



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
May 11, 2020
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Commissioner
Francis Carbajal, Commissioner
Gabriel Jimenez, Commissioner

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****REGARDING CORNOVIRUS COVID-19****

On March 4, 2020, Governor Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The Governor has issued Executive Orders that temporarily suspend requirements of the Brown Act, including allowing the Planning Commission to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public.

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on “Join A Meeting” or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

PUBLIC COMMENTS may be submitted in writing to the Planning Secretary at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes for the April 13, 2020 Planning Commission meeting

6. PUBLIC HEARING - Continued from the April 13, 2020 Planning Commission Meeting

Categorical Exempt - CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

DPA Case No 969: A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility bridge on the subject property.

MOD Case No. 1321: A request to replace a portion of the required front yard landscape strip with 19 new standard parking stalls.

MOD Case No. 1322: A request to not provide full screening of the proposed steel tanks from the public right-of-way (Emmens Way).

The subject property is located at 10747 Patterson Place (APN: 8011-017-053 & 8011-017-054), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

7. PUBLIC HEARING - Continued from March 9, 2020 Planning Commission Meeting

Categorically Exempt - CEQA Guidelines Section 15282(h)

Zoning Text Amendment - Accessory Dwelling Unit

Ordinance No. 1110: Ordinance of the City of Santa Fe Springs Amending Sections 155.003 (Definitions), 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units) of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in the A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs)

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 698-1

A request for a ten-year permit approval of the existing monopalm wireless telecommunications facility located at 12832 Imperial Highway, (APN: 8045-001-016) within the M-2, Heavy Manufacturing Zone.

(Synergy a division of Advantage Engineers, on behalf of T-Mobile)

9. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 808

A request for the operation, maintenance, and modification of an existing 49'-0"-tall flagpole Wireless Telecommunications Facility located at 9910 Jordan Circle (APN: 8005-014-045), within the M-2, Heavy Manufacturing, Zone.

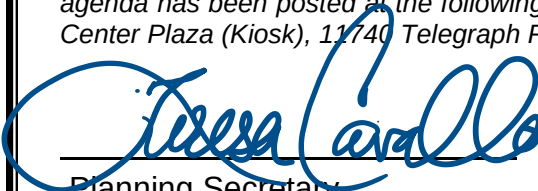
(Derma Group on behalf American Tower)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

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



Planning Secretary

May 7, 2020

Date



City of Santa Fe Springs

Planning Commission Meeting

May 7, 2020

APPROVAL OF MINUTES

Minutes of the April 11, 2020 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

April 11, 2020

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for April 11, 2020



APPROVED:

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

April 13, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ybarra led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Carbajal
Commissioner Jimenez

Staff: Richard L. Adams II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the March 9, 2020 Planning Commission meeting

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to approve the minutes as submitted, with the following vote:

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

Nays: None

Absent: None

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the March 9, 2020 Planning Commission Meeting

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

DPA Case No 969: A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility; and

MOD Case No. 1321: A request to replace a portion of the required front yard landscape strip with 8 new standard parking stalls; and

MOD Case No. 1322: A request to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).

The project site is located at 10747 Patterson Place (APN: 8011-017-054), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

Chair Ybarra reminded everyone that the Public Hearing remained opened and called upon the Commissioners for questions and/or comments. There were none.

There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra kept the Public Hearing open and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to continue Development Plan Approval (DPA) Case No. 969, Modification Permit (MOD) Case No. 1321, and Modification Permit (MOD) Case No. 1322 to the May 11, 2020 Planning Commission meeting, which passed by the following roll call vote:

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

Nays: None

Absent: None

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Class 1 and Class 3

Amendment of Conditional Use Permit (CUP) Case No. 781

- Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 781, 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 Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the

- City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), and Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Amendment of Conditional Use Permit Case No. 781, subject to the conditions of approval as contained within Resolution No. 161-2020; and
- Adopt Resolution No. 161-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 7. Present via Zoom was the Applicant Michael Vargas and his representative Crystal Wong.

Chair Ybarra called upon the Planning Commissioners for questions or comments.

A discussion ensued regarding parking, soccer tournaments, and business time frames.

Chair Ybarra opened the Public Hearing at 6:28 p.m. and asked if the applicant would like to speak. Both, Mr. Vargas and Ms. Wong spoke on behalf of their entitlement and requested changes.

There being no one else from the attendees wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 6:43 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Chair Arnold to approve Amendment of Conditional Use Permit (CUP) Case No. 781, and that the requested weekend hours be revised to state 7:00 a.m. on Saturday and Sundays, which passed by the following roll call vote:

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

City Attorney Richard Adams II read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 971

Amendment of Conditional Use Permit Case No. 780

Modification Permit Case No. 1325

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 971, Amendment of Conditional Use Permit Case No. 780, Modification Permit Case No. 1325, 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 Ordinance and consistent with the goals, policies and program of the City's General Plan; and

- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Ordinance for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Adopt Resolution No. 160-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Laurel Reimer to present Item No. 8. Present via Zoom was the Applicant Doug Off.

Chair Ybarra called upon the Planning Commissioners for questions or comments.

Commissioner Aranda inquired about the meandering sidewalk and easements. Ms. Reimer replied that an easement would be filed and the City will maintain the meandering sidewalk.

Chair Ybarra opened the Public Hearing at 7:00 p.m. and asked if the applicant or anyone from the attendees would like to speak. There being no one wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:01 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to adopt and approve the Mitigated Negative Declaration, Development Plan Approval Case No. 971, Amendment of Conditional Use Permit Case No. 780 and Modification Permit Case No. 1325, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

City Attorney Richard Adams II read the City's appeal process to inform the Planning Commission and public.

9. PUBLIC HEARING

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Amendment No. 29

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 29 and, after receiving all public comments, close the Public

Hearing; and

- Find and determine the an action to amend the Land Use Element of the City's General Plan, to correct a typographical error related to the maximum building coverage for all properties designated as Business Park, is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-Activities Covered by General Rule; and
- Recommend to the City Council, approval of General Plan Amendment Case No. 29, request for approval to amend the Land Use Element of the City's General Plan, to correct a typographical error related to the maximum building coverage for all properties designated as Business Park; and
- Adopt Resolution No. 158-2020, which incorporates the Planning Commission's findings and recommendation regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none.

Chair Ybarra opened the Public Hearing at 7:10 p.m. and asked if any of the attendees wished to speak. There being no one from the attendees wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:11 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to recommend to City Council to approve General Plan Amendment No. 29, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Nays: None

Absent: None

10. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82433

Development Plan Approval (DPA) Case Nos. 947-949

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82433, Development Plan Approval Case Nos. 947-949, 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
- Find that Tentative Parcel Map No. 82433 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 Ordinance, for the granting of a Development Plan Approval; 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. 8256 and Development Plan Approval Case Nos. 947-949, subject to the conditions of approval as contained with Resolution No. 159-2020; and
- Adopt Resolution No. 159-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 10 before the Planning Commission. Present via Zoom was Jeremy Krout on behalf of the Applicant Brookhollow Group.

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

A discussion ensued regarding the definition of a business park and logistic centers, reduction of small businesses in the area, amendment to City's General Plan and Zoning Code.

Chair Ybarra opened the Public Hearing at 7:46 p.m. and asked if the applicant's representative would like to address the Planning Commission. Mr. Jeremy Krout on behalf of Brookhollow Group thanked staff and the Planning Commission for their consideration. Mr. Krout furthermore spoke on behalf of Brookhollow's entitlement and how Brookhollow took into consideration the City's needs and the need to rebuild due to the lifespan of the current buildings and how financially it would be best to rebuild than maintain the existing buildings.

Chair Ybarra asked if any of the attendees wished to speak. There being no one from the attendees wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:51 p.m. and requested a motion and second for Item No. 10.

It was moved by Commissioner Carbajal, seconded by Chair Ybarra to adopt and approve the Mitigated Negative Declaration, Tentative Parcel Map (TPM) No. 82433, and Development Plan Approval (DPA) Case Nos. 947-949, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard Adams II read the City's appeal process to inform the Planning

Commission and public.

CONSENT ITEMS

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

Development Plan Approval Case Nos. 930, 931, 932, and 933

- Find and determine that granting a one (1) year time extension of Development Plan Approval Nos. 930, 931, 932, and 933 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a one (1) year time extension for Development Plan Approval Case Nos. 930, 931, 932, and 933 (until September 10, 2021), subject to the original conditions of approval for Development Plan Approval Nos. 930, 931, 932, and 933.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 14

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before April 13, 2025, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 43

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before April 13, 2025, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 76

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 76, and request that this matter be brought back in five-years, before April 13, 2025, for another

compliance review report.

Chair Ybarra requested a motion regarding Item Nos. 11A-11D.

It was moved by Commissioner Carbajal, seconded by Commissioner Arnold to approve Consent Items No. 11A thru 11D, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Nays: None

Absent: None

12. ANNOUNCEMENTS

Commissioners:

Commissioners reminded everyone to keep their distance and be safe.

Commissioner Jimenez noted that his 8th graders school was not holding an 8th Grade Promotion due to Covid-19.

Staff:

Planning Consultant Laurel Reimer notified the Planning Commissioners that the City's General Plan Consultants would like to hold a group interview and Ms. Reimer would be sending a follow-up email with details.

13. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 7:58 p.m. to the next regular Planning Commission meeting scheduled for April 13, 2020, at 6:00 p.m.

Frank Ybarra
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

May 11, 2020

PUBLIC HEARING – Continued from the April 13, 2020 Planning Commission Meeting

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

DPA Case No 969: A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility bridge on the subject property.

MOD Case No. 1321: A request to replace a portion of the required front yard landscape strip with 19 new standard parking stalls.

MOD Case No. 1322: A request to not provide full screening of the proposed steel tanks from the public right-of-way (Emmens Way).

The subject property is located at 10747 Patterson Place (APN: 8011-017-053 & 8011-017-054), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322, 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 Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant's MOD requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322, subject to the conditions of approval as contained within Resolution No. 157-2020; and

RECOMMENDATIONS (CONT.):

- Adopt Resolution No. 157-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Brenntag Pacific, Inc.
10747 Patterson Place
Santa Fe Springs, CA 90670
- B. Property Owner: Brenntag Pacific, Inc.
10747 Patterson Place
Santa Fe Springs, CA 90670
- C. Location of Proposal: 10747 Patterson Place
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: CEQA Exemption – Section 15301
- G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

BACKGROUND/LOCATION

The subject site is located west of Patterson Place and north of Florence Avenue at 10747 Patterson Place. The subject site, currently occupied by Brenntag Pacific Inc., measures ±457,816 sq. ft. (11.12 acres) and is currently developed with a ±128,178 sq. ft. concrete tilt-up industrial building, rail spurs, and a tank farm. Brenntag Pacific Inc. is a wholesale distributor of chemicals and ingredient solutions.

The applicant currently uses rail cars to transport their chemicals to and from the subject site. The chemicals that cannot be transferred into the existing tanks are currently held in the rail cars situated along the existing spur line until they need to be replenished. Brenntag Pacific Inc. is requesting to add 19 new steel tanks and appurtenant improvements to the existing tank farm to help offload the chemicals and solutions into a safer location. In addition to the compliance of Building Code requirements, the proposed storage tanks are designed and confirmed by inspection to meet the California and International Fire Codes. They have a fire protection system specifically designed to protect the contents, with internal sensors which flood the tank farm containment and the interior of the tanks with foam in the event of a fire.

It should be noted that the quantities of the chemicals will remain the same (897,000 gallons). Once the proposed tanks are constructed, the rail cars will transfer the chemicals into the appropriate tanks and immediately return to its point of origin. The rail cars will no longer need to remain on the subject property for an extended time period. As a result, the applicant will no longer pay a high cost rental fee to store the chemicals in the rail cars and thus, reduce a financial burden to the business.

The applicant is concurrently requesting consideration and approval for a Modification Permit to replace a portion of the required front yard landscape strip with 19 new standard parking stalls; and a Modification Permit to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlement:

Development Plan Approval (DPA 969) – A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility bridge located at 10747 Patterson Place (APN: 8011-017-053 & 8011-017-054), in the M-2, Heavy Manufacturing, Zone.

Modification Permit (MOD 1321) – A request to replace a portion of the required front yard landscape strip with 19 new standard parking stalls.

Modification Permit (MOD 1322) - A request to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).

DEVELOPMENT PLAN APPROVAL (DPA 969):

The applicant is proposing to construct a total of 19 new above-ground metal tanks ranging from 8,500 gallons to 35,000 gallons in capacity, along the northwest portion of the subject site. All 19 storage tanks will be located directly north of the 8 existing storage tanks on the west side of the existing spur line. As proposed, 15 tanks will stand at 35' in height, 3 at 14' in height, and 1 at 20' in height.

Pursuant to the procedures set forth in Section 155.742 of the Zoning Ordinance, a Development Plan Approval (DPA) is required for a metal building or storage tank of metal construction. Said tank must also be completely concealed from view from the public right-of-way. The applicant has, therefore, concurrently submitted a request to not fully screen the proposed tanks from Emmens Way.

Parking and Circulation

A total of 204 parking stalls will be provided for the subject property: 200 standard stalls and 4 standard accessible parking stalls. As proposed, the project is required to provide a total of 175 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = 107 stalls, and 1 stall per 1000 sq. ft. for the remaining 28,178 sq. ft. = 28 stalls.

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

MODIFICATION PERMIT (MOD 1321):

Pursuant to Section 155.260 of the City's Zoning Ordinance, a minimum 15' wide landscape strip is required between the on-site parking area and the property line adjoining the public street, unless the property fronts onto a major or secondary highway, which then requires a minimum 20' wide landscape strip. The applicant is proposing to replace a portion of the existing landscape strip along Florence Avenue with 19 standard parking stalls.

Although, the project does not meet the standard landscape strip requirement as defined by the City's Zoning Ordinance, it should be noted that the portion of landscaping along Florence Avenue is at a higher grade than the public right-of way and therefore, is not visible from the public street. Due to the irregular shaped angle of the front property line, the reduction of the 20' wide landscape strip increases up to maximum of 15'-4", as the property line moves from east to west. In addition, the applicant is proposing to remove 2,910 sq. ft. of landscaping, but replace 1,770 sq. ft. of the landscape removed. As a result, there will be a total reduction of 1,140 sq. ft. of landscaping removed; however, the subject property still exceeds the overall landscaping requirement by 930 sq. ft. A total of 11,807 sq. ft. of landscaping is required for the subject property and the applicant will be providing a total of 12,737 sq. ft. Furthermore, the applicant is proposing to not only relocate the 9 trees within the project area, but add an additional 10 trees to the newly landscaped areas. And lastly, it should be noted that the 19 proposed parking stalls are surplus and not essential for the subject use to meet the minimum number of required parking stalls. The applicant has informed the City that additional parking in the front of the building is more practical than the rear for both security and safety concerns.

MODIFICATION PERMIT (MOD 1322):

Pursuant to Section 155.742 of the City's Zoning Ordinance, all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public right-of-way.

Although, the proposed tanks do not meet the standard screening requirement as defined by the City's Zoning Ordinance, it should be noted that the storage tanks will only be visible from Emmens Way, a local collector street approximately 335' west of the subject site. The proposed tanks will not be visible from Florence Avenue. In addition, only the top portion of the storage tanks will be visible from Emmens Way.

Furthermore, the applicant has agreed to paint the storage tanks to match the associated building color and thus, reduce their visibility.

STREETS AND HIGHWAYS

The subject site is located on the northwest corner of Patterson Place and Florence Avenue. Patterson Place is designated as a "Local Street" and Florence Avenue is designated as a "Major Arterial", 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 use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Oil Field Reclamation Facility</u> (12720 Telegraph Rd./SFSA Investment Co. Inc.)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse/Distribution</u> (12770 Florence Ave./Dyno Exchange, Inc.)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Manufacturing/Distribution</u> (10715 Shoemaker Ave./Jarrow Formulas, Inc.)
West	M-2, Heavy Manufacturing, Zone	Public Facilities	<u>City of Santa Fe Springs Municipal Services Yard</u> (12636 Emmens Way/City maintenance facility)

The subject use is existing and continues to be consistent with both the Zoning and General Plan designations of the subject property.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 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 27, 2020. The legal notice was also posted at the City's Town Center kiosk on February 27, 2020, and published in a newspaper of general circulation (Whittier Daily News) February 27, 2020, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FgbkV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ZONING REQUIREMENTS

The procedures set forth in Section 155.742 of the Zoning Ordinance, states that a DPA is required for the construction of a metal storage tank on any parcel of land. 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 Ordinance. The Modification Permit requests are to deviate from the requirements set forth in Section 155.260 for the reduction of the required landscape strip and Section 155.742 to not fully screen the proposed steel tanks.

Code Section:	Development Plan Approval/Tank Screening Requirements
155.742	<u>Section 155.742</u> The Commission may grant approval of a development plan subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. In granting any development plan approval that would permit a metal building or storage tank of metal construction to be located on any parcel of land, the Commission shall impose conditions

	requiring all metal buildings on the parcel to be located and/or designed in such a manner as to be completely concealed from view from public rights-of-way, and further requiring all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public rights-of-way. All conditions of development plan approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.
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Code Section:	Landscape Setback Requirement
155.260	<u>Section 155.260</u> (C) For property with frontage on a local street, a minimum 15 feet wide landscaping strip shall be required between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. On lots fronting a major or secondary highway, said landscaping strip shall be 20 feet in width.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The subject use is an existing business within the City. In addition, the proposed project will not create additional building square footage and the quantity of chemical storage will remain the same. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

Development Plan Approval

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, 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 Ordinance. 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 Ordinance, to grant a modification from requirements of the property development standards set forth in the City's Zoning Ordinance 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 Ordinance. 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

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- 1) That the proposed development is in conformance with the overall objectives of this chapter.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's

Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

CRITERIA FOR GRANTING A MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.695 of the City's Zoning Ordinance, before granting a Modification Permit, the Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- 1) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.
- 2) That the subject property cannot be used in a reasonable manner under the existing regulations.
- 3) That the hardship involved is due to unusual or unique circumstances.
- 4) 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.

In addition, pursuant to Section 155.696 of the City's Zoning Ordinance, 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:

- 1) 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.
- 2) That the purpose of the modification is not based exclusively on the financial advantage to the owner.
- 3) That the alleged difficulties were not created by any person presently having an interest in the property.
- 4) That the conditions involved are not generally applicable to most of the surrounding properties.
- 5) That the requested modification would not diminish property values in the neighborhood.
- 6) That the proposed modification will not increase congestion or endanger the public safety.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (157-2020), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval. Staff also finds that the applicants request meets the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 969, MOD 1321, and MOD 1322 are attached to Resolution 157-2020 as Exhibit A.



Wayne M. Morrell
Director of Planning

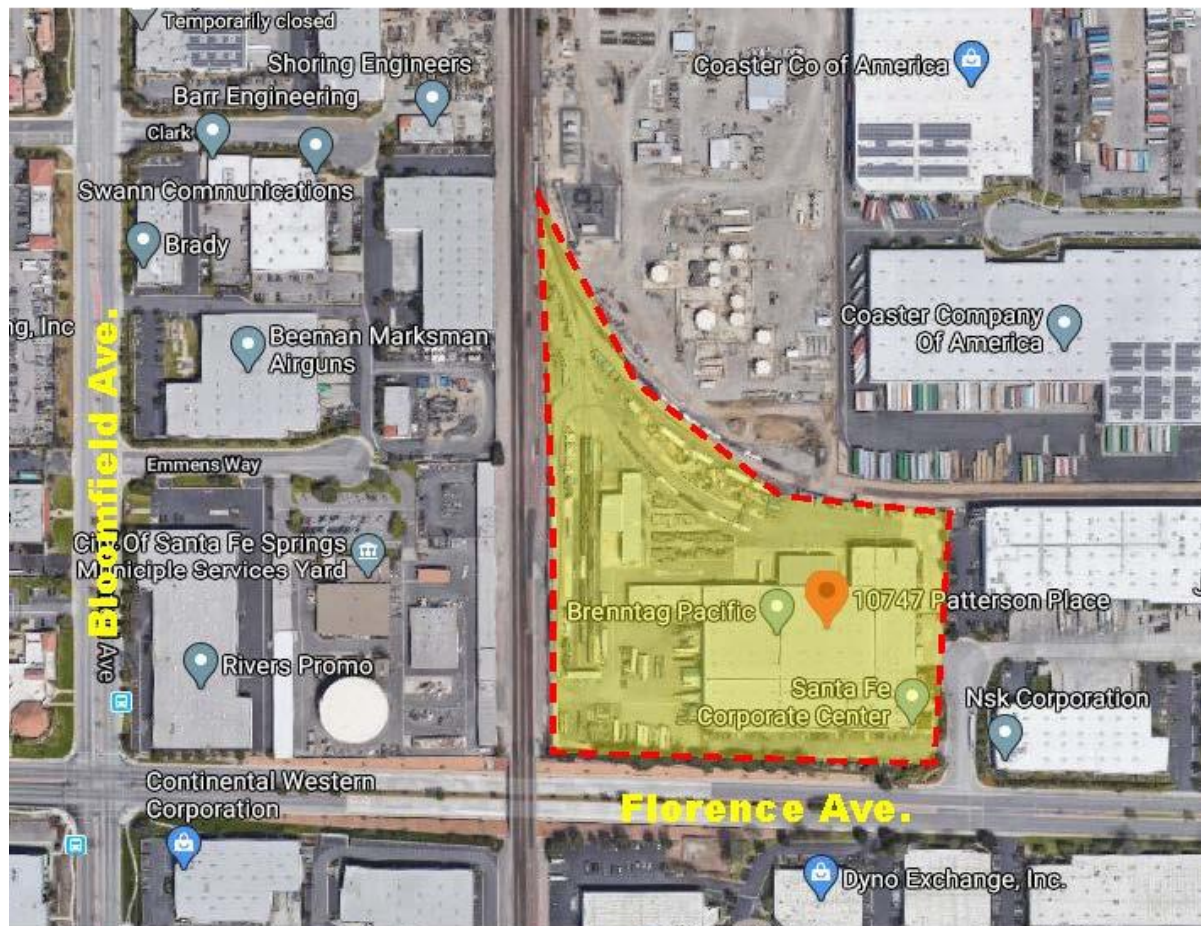
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 157-2020
 - a. Exhibit A – Conditions of Approval
5. Full Set of Proposed Plans

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 969,
MODIFICATION PERMIT CASE NO. 1321, &
MODIFICATION PERMIT CASE NO. 1322



NORTH

10747 Patterson Place
(Applicant: Brenntag Pacific, Inc.)

Public Hearing Notice



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 969,
MODIFICATION PERMIT CASE NO. 1321, AND
MODIFICATION PERMIT CASE NO. 1322**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 969: A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility bridge located at 10747 Patterson Place (APN's: 8011-017-054), in the M-2, Heavy Manufacturing, Zone.

MODIFICATION PERMIT CASE NO. 1321: A request to replace a portion of the required front yard landscape strip with 8 new standard parking stalls.

MODIFICATION PERMIT CASE NO. 1322: A request to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).

PROJECT SITE: 10747 Patterson Place, Santa Fe Springs, CA 90670 (Brenntag Pacific, Inc.)

THE HEARING will be held in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs on **Monday, March 9, 2020 at 6:00 p.m.**

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item 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 Public Hearing.

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

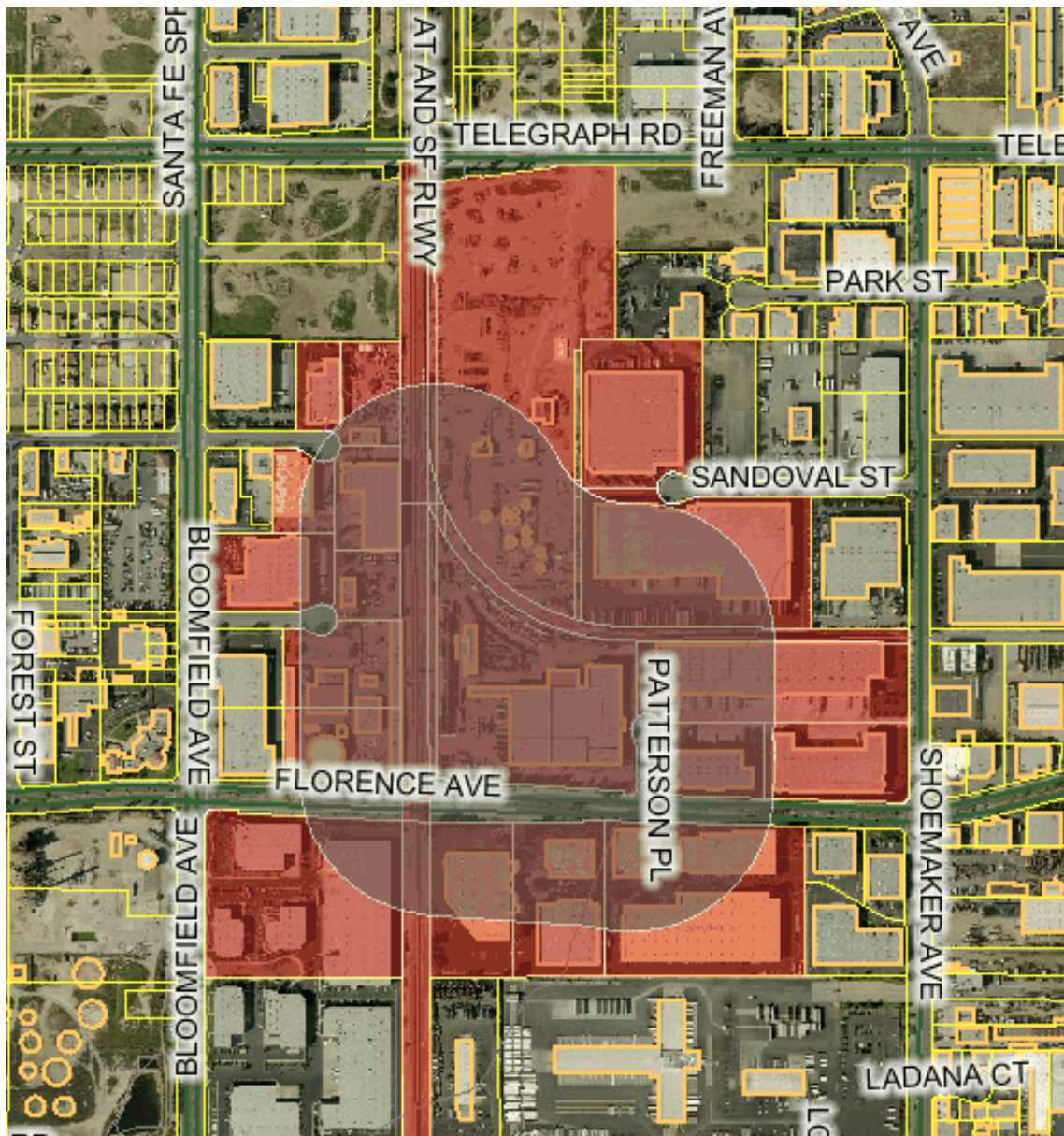
Public Hearing Notice (Continued)

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

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

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

Radius Map for Public Hearing Notice



ATTACHMENT 4
Resolution 157-2020
a. Exhibit A – Conditions of Approval

ATTACHMENT 5

Full Set of Proposed Plans

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 157-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 969,
MODIFICATION PERMIT CASE NO. 1321, AND
MODIFICATION PERMIT CASE NO. 1322.**

WHEREAS, a request was filed for Development Plan Approval Case No. 969 to construct 19 new steel tanks, a new pipe bridge, and a new utility bridge located at 10747 Patterson Place, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1321 to replace a portion of the required front yard landscape strip with 19 new standard parking stalls; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1322 to not provide full screening of the proposed steel tanks from the public right-of-way (Emmens Way); and

WHEREAS, the subject property is located on the northwest corner of Patterson Place and Florence Avenue, with Accessor's Parcel Numbers of 8011-017-053 and 8011-017-054, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Brenntag Pacific, Inc., 10747 Patterson Place, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed use expansion which includes Development Plan Approval Case No. 969 and Modification Permit Case No. 1321, and Modification Permit Case No. 1322 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 the provided staff reports, 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.

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 27, 2020, 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 27, 2020 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the proposed project was originally scheduled for the March 9, 2020 Planning Commission Meeting, but was continued once to the April 13, 2020 meeting; and twice to the May 11, 2020 meeting to allow the applicant additional time to make modifications to their proposal; 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, and any public testimony, written comments, or other materials presented at the Planning Commission Meeting on May 11, 2020 concerning the environmental findings and determination, Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification permit Case No. 1322.

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 proposed project consists of an existing use, will not create additional building square footage, and the quantity of chemical storage will remain the same. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission has made 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 Ordinance "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 General Plan Land Use designation of Industrial. The proposed project is consistent with the goals and policies within the Industrial land use section of the City's General Plan.

Table 1
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.	The proposed project will allow an existing Santa Fe Springs business to remain in the city through alterations of their existing business plan. Storing chemicals in the proposed tanks rather in rail cars is not only more efficient for the business, but provides additional safety measure for persons on the subject property and the community in general.
	Policy 11.2: Work with property owners who wish to upgrade and expand their facilities.	The proposed project will allow an existing Santa Fe Springs business to upgrade their operations and the subject property itself.

2. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing. Maintaining a wholesale distributor of chemicals and ingredient solutions on the subject property is consistent with said zoning classification.
3. Since the proposed project is industrial, rather than residential or commercial in nature, the land use will continue to be maintained for an industrial use thus will continue to be consistent with its general plan designation of industrial.
4. The proposed project will allow an existing Santa Fe Springs business to remain in the City rather than go elsewhere outside the City which would result in a net loss of jobs to the local job market. The proposed project will provide greater efficiency in the movement of goods and also provide a more practical parking layout for their employee and customers.

(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.

The project involves the installation of 19 new metal tanks ranging from 14' high to 35' high. Although, a Modification Permit is necessary since the tanks will not be

entirely screened from view, it should be noted that the applicant has made considerable effort to provide practical screening of the proposed metal tanks. To minimize the visibility of the tank profiles from Emmens Way (which is approximately 335 feet away), the applicant is proposing to paint the existing and proposed storage tanks, which are visible, to match the existing building color and thus should visually blend with the existing development. The proposed metal tanks, therefore, will not have an adverse visual impact on the building or to the general appearance of the area.

- (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 steel tanks will contain various chemicals, which are part of the existing operations and currently stored in rail cars. In addition, the new improvements including a new pipe bridge and a new utility bridge are extensions of the existing rail spur on the subject site. Since the proposed tanks will be storing chemicals that are currently stored on the rail spur (in rail cars), the quantities of chemical storage will remain the same. The proposed project is merely to improve overall efficiency of the existing operations and the proposed structures mentioned are all located in a rear yard area where its visibility from the public is minimal. Nevertheless, as mentioned previously, the applicant is planning to paint the tanks to match the existing building color. Therefore, the project is harmonious with the existing building, structures, and with the general area.

- (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.*

The main focus to screen the metal tanks is through painting said tanks to match the existing building color. Staff believes the applicant has given proper attention and consideration to the location and design. Additionally, typical methods for screening the proposed metal tanks would not be practical for this project given its limited visibility from the public. Based on the fact that the proposed tanks are approximately 335 feet from Emmens Way and, more importantly, only the top portions of the tanks are visible, the applicant does not technically need to provide a complete screening method. Furthermore, the option of providing a landscape screening is halted by a downgrade slope in the area west of the proposed metal tanks. As a result, the proposed method of painting the tanks to match the color of the adjacent building is the most viable solution. As such, the overall project will be in harmony with the existing development and the objectives of this chapter.

- (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.*

The subject metal tanks are proposed to be screened by being painted to match the existing building color. The project does not involve the construction of any new

building and/or walls. As a result, the proposed improvements will blend in with the existing building and 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.

As evident from previous findings, staff has had considerable discussions with the applicant regarding the placement and screening of the proposed metal tanks to ensure that they would blend in with the existing building and general area and not have an adverse effect on surrounding properties. Compared to many other tanks in the surrounding area that are clearly visible from a public street, the Planning Commission believes the applicant has made a noteworthy effort to design and place the proposed tanks in a manner that would help minimize its view from the public right-of-way.

- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The Planning Commission finds that the proposed project is not a residential development and therefore, the requirements pertaining to low income units do not apply.

SECTION III. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Ordinance, 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 has made 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.

Landscape

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for a reduction of the standard landscape requirements.

Previous Landscape Modifications

Case No.	Site Address	Request	Date Approved
MOD 1316	9427 Norwalk Blvd.	Landscape Reduction	January 2020
MOD 1301	10415 Norwalk Blvd.	Landscape Reduction	November 2018
MOD 1296	8739 Dice Rd.	Landscape Reduction	October 2018
MOD 1270	12636 Los Nietos Rd.	Landscape Reduction	July 2016
MOD 1243	10200 Matern Pl.	Landscape Reduction	June 2014

Screening

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for a reduction of the standard screening of metal tanks requirements.

Previous Metal Tank Screening Modifications

Case No.	Site Address	Request	Date Approved
MOD 1260	9051 Sorensen Ave.	Screening Reduction	February 2016
MOD 1259	10643 Norwalk Blvd.	Screening Reduction	February 2016

As a result, the Planning Commission finds that the granting of both modifications 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.*

Landscape

In February 1997, the Planning Commission and Community Development Commission approved MOD 1069 to allow a reduction of required parking stalls and as a result, the property was required to maintain 151 of the 189 parking stalls required. Due to the changes in security procedures, access to rear parking stalls is limited to select employees. To help ensure that employees and visitors use the front entrance of the facility, the applicant is proposing to install 19 new parking stalls within the front yard landscape area. Since the site conditions are existing and fully developed, the removal of existing landscaping is the most practical approach to providing the desired number of parking stalls outside of the rear yard area. Along with the 19 parking stalls mentioned, the applicant also plans to add 34 parking stalls to the rear (total of 204 parking stalls), which will then exceed the number of required parking stalls and thus eliminate the need for MOD 1069.

As it pertains to the landscape area, the frontage along Florence Avenue slopes due to the railroad underpass, and therefore, visibility of the westerly portion, which the 19 parking stalls will be located, is limited to non-existent. The applicant has

made a good-faith effort to replace approximately 61% (1,770 sq. ft. of 2,910 sq. ft.) of the landscaping removed to the landscape area adjacent to the existing building. It should be noted that the overall landscape area will exceed the total landscaping required and thus, not creating an overall impact.

Screening

The proposed project will allow an existing Santa Fe Springs business remain in the City and modify its current operations rather than possibly re-locating outside the City which would result in a net loss of jobs to the local job market. However, the steel tanks, which is the subject of the MOD request, is critical to the applicant's plans to modify their existing operations. Without the proposed metal tanks, as well as the upgrade to the existing rail spur, the applicant would need to consider re-locating to another site. As mentioned previously, only the top portions of the steel tanks will be visible from Emmens Way. A full screening of the steel tanks would not only be impractical, but would not be cost effective and thus, the applicant would continue to use the rail car storage.

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

Landscape

As mentioned previously, the subject property will exceed the overall landscaping requirements in spite of the fact that they will be not be replacing the exact amount of landscaping being removed for the proposed 19 parking stalls. The subject property is irregular shaped and located on a slope caused by the adjacent railroad underpass. The downgrade separation becomes greater as you move from east to west. This grade separation therefore, restricts the visibility of the portion of landscaping being removed from the public right-of-way and reduces the visual impact to the community.

Screening

As pertained in Section 155.742 of the City's Zoning Ordinance, the proposed steel tanks shall be screened from the public right away. The existing and proposed steel tanks will not be visible from the two streets immediately adjacent to the subject property (Patterson Place and Florence Avenue), but will have slight visibility from a nearby street just west of the subject property (Emmens Way). It should be noted that the subject property and Emmens Way is separated by a ±100-foot railroad easement and a neighborly property to the west. There is approximately 335 feet between the subject property and Emmens Way. In addition, only the top portions of the steel tanks will be visible. Screening of the entire tank would not be necessary or practical and therefore, the applicant will be painting the steel tanks to match the existing building color. The combination of the distance and the painting of the tanks will help reduce the aesthetics impact from Emmens Way.

- (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.*

Landscape

As mentioned previously, although the landscape setback will not meet the minimum requirements set forth in the City's Zoning Ordinance, the majority of the landscaped areas are located along the property's frontage for maximum aesthetic value. In addition, the applicant will be replacing 1,700 sq. ft. of the 2,910 sq. ft. of landscape being removed for the proposed 19 parking stalls. Along with the portion of replacement landscaping, the applicant will also be planting 10 additional trees to the front yard landscaping area. As a result, the overall landscaping will exceed the total amount of landscaping required per the City's Zoning Ordinance. The Planning Commission therefore finds that the Modification Permit, if granted, would not be detrimental to other persons or properties in the area.

Screening

As mentioned previously, the existing and proposed steel tanks will not be visible from either of the adjacent streets (Patterson Place and Florence Avenue). Although the top portion of the proposed steel tanks will be visible from Emmens Way, they are located approximately 335 feet away and will be painted to match the existing building color. As a result, the aesthetics impacts will be mitigated. Therefore, the Planning Commission finds that the Modification Permit, if granted would not be detrimental to other persons or properties in the area.

In addition, pursuant to Section 155.696 of the City's Zoning Ordinance, 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.*

Landscape and Screening

The unusual or otherwise unique circumstance related to the subject property is the fact that it is located on a slope caused by the adjacent railroad underpass. The grade separation becomes greater as you travel from east to west. As a result of the grade separation, the portion of landscaping being removed as well as the existing and proposed storage tanks will not have a visual impact to the public right-of-way. In addition, the rail spur is an existing feature to the subject property and therefore, it would not be practical to position the storage tanks anywhere else on the subject property.

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

Landscape

As mentioned previously, the applicant has made a noticeable effort to maximize the landscaping throughout the site and will replace a majority of the landscaping being removed (61%) as well as plant 10 additional trees to the front yard landscape area. It should be noted that the applicant is voluntarily adding parking stalls in a location that is more practical for their employees and visitors given the restrictions placed in the rear yard area.

Screening

Although the painting of the steel tanks is less costly than a full tank screening, a full tank screening would not be necessary or practical as only the top portion of the tanks will be visible. Additionally, the visual impacts will be mitigated by the distance from Emmens Way and by painting the steel tanks to match the existing building color. Furthermore, the storage of chemicals in the rail cars for an extended period of time should be discouraged as they are not designed with the safety features as the steel tanks provide. The immediate offloading of the chemicals into storage tanks that meet all regulating provisions will create a safer and more efficient process for the business and adjacent properties alike. As a result of the extensive on-site improvements the applicant is making, the granting of this modification is not exclusively based on the financial advantage.

- (C) *That the alleged difficulties were not created by any person presently having an interest in the property.*

Landscape

As mentioned previously, the subject property has proper security restrictions to the rear yard area and thus, prohibiting the applicant from providing additional parking in those areas. As a result of the subject property being fully developed, the front entrance area is the most practical and efficient location for employee and visitor parking.

Screening

The rail spur improvements are an existing feature to the subject property and as a result, the proposed storage tanks need to be located in close proximity to the existing spur. Furthermore, the subject property slopes down into the adjacent railroad easement along the west side of the subject property therefore, preventing the placement of trees for a landscaping screening.

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

Landscape and Screening

The subject property is unique in that it is located on a downward slope created by the railroad underpass. Additionally, it is uncommon for a property to require screening from three nearby streets as one or two streets is more typical. Furthermore, the proposed improvements are related to the existing use. The steel

tanks are a critical component to their business operations. Furthermore, due to the nature of the business and the chemicals involved, access and circulation of persons and vehicles are limited to the front portion of the property. The Planning Commission therefore, finds 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*

Landscape

As mentioned previously, the subject property will exceed the overall landscaping requirements in spite of the fact that they will be not be replacing the exact amount of landscaping being removed for the proposed 19 parking stalls. The subject property is irregular shaped and located on a slope caused by the adjacent railroad underpass. The downgrade separation becomes greater as you move from east to west. This grade separation therefore, restricts the visibility of the portion of landscaping being removed from the public right-of-way and reduces the visual impact to the community.

Screening

As mentioned previously, the existing and proposed steel tanks will not be visible from either of the adjacent streets (Patterson Place and Florence Avenue). Although the top portion of the proposed steel tanks will be visible from Emmens Way, they are located approximately 335 feet away and will be painted to match the existing building color. As a result, the aesthetics impacts will be mitigated.

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

Landscape and Screening

The Planning Commission finds that the proposed modifications will not increase congestion or endanger the public safety. The proposed exterior improvements will not increase the existing building square footage and, therefore, will not require additional parking stalls. Additionally, the applicant uses an existing rail spur to transfer products to and from the subject property, which reduces the impact to congestion normally caused by large trucks. Furthermore, the additional parking stalls will reduce the amount of time a person circulates around the parking area looking for an open stall. Lastly, the proposed storage tanks will free up the existing rail spur that is currently occupied by the rail cars.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 157-2020 to approve Development Plan Approval Case No. 969 to construct 19 new steel tanks, a new pipe bridge, and a new utility bridge, Modification Permit Case No. 1321 to replace a portion of the required front yard landscape strip with 19 new standard parking stalls, and

Modification Permit Case No. 1322 to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way) for the subject property located at 10747 Patterson Place, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of May, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Development Plan Approval Case No. 969

Modification Permit Case No. 1321

Modification Permit Case No. 1322

10747 Patterson Place (APNs: 8011-017-053 & 8011-017-054)

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-1511 x7545)

STREETS

1. That the applicant shall pay a flat fee of \$ 104,317.90 to reconstruct/resurface the existing street frontage to centerline for Patterson Place and Florence Avenue.
2. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted “No Stopping Any Time.” The City will install the offsite signs and the applicant shall pay \$ 1,800.00 to install (9) new signs.

CITY UTILITIES

3. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Patterson Place and Florence Avenue. Storm drain plans shall be approved by the City Engineer.
4. 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.
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.
6. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

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.

MISCELLANEOUS

8. 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.
9. 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.
10. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit record drawings and an electronic file (AutoCAD Version 2014 or higher) to the office of the City Engineer.
11. 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)

12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.
18. The Applicant shall comply with all applicable sections of the 2019 California Fire Code including any referenced NFPA standards.
19. The Applicant shall not store chemicals in rail cars without prior approval from the Department of Fire-Rescue.

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

20. 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.
21. That the applicant shall update the hazardous materials inventory and site plan in the California Environmental Reporting System (CERS) within 30 days of filling the new storage tanks.

WASTE MANAGEMENT :
(Contact : Teresa Cavallo 562.868-0511 x7309)

22. 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.

23. 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.
24. 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: Vince Velasco 562.868-0511 x7353)

25. Approval of the subject Development Plan Approval (DPA) Case No. 969 is still contingent upon approval of Modification Permit Case No. 1321 to replace a portion of the required front yard landscape strip with 8 new standard parking stalls and Modification Permit Case No. 1322 to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).
26. *Prior* to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
27. The 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).*
28. 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).*
29. The applicant, Brenntag Pacific, Inc., 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.

30. 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).*
31. The project shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
32. That all parking areas shall be re-striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case.
33. A minimum of 178 parking stalls shall be provided and continually maintained on-site at all times.
34. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. 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.
35. The 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.*
36. The final plot plan, floor plan and elevations of the proposed project and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
37. That the existing and proposed tanks shall be painted a color to match the adjacent building on the subject property and thereafter continuously maintain in a state of good condition.
38. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material.
39. The applicant, Brenntag Pacific, Inc., shall not allow commercial vehicles, trucks and/or truck tractors to queue on Patterson Place and/or Florence Avenue, use said streets as a staging area, or to back up onto the street from the subject property.

40. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
41. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all

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

42. The applicant, Brenntag Pacific, Inc., shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
43. The applicant, Brenntag Pacific, Inc., shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
44. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a

court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

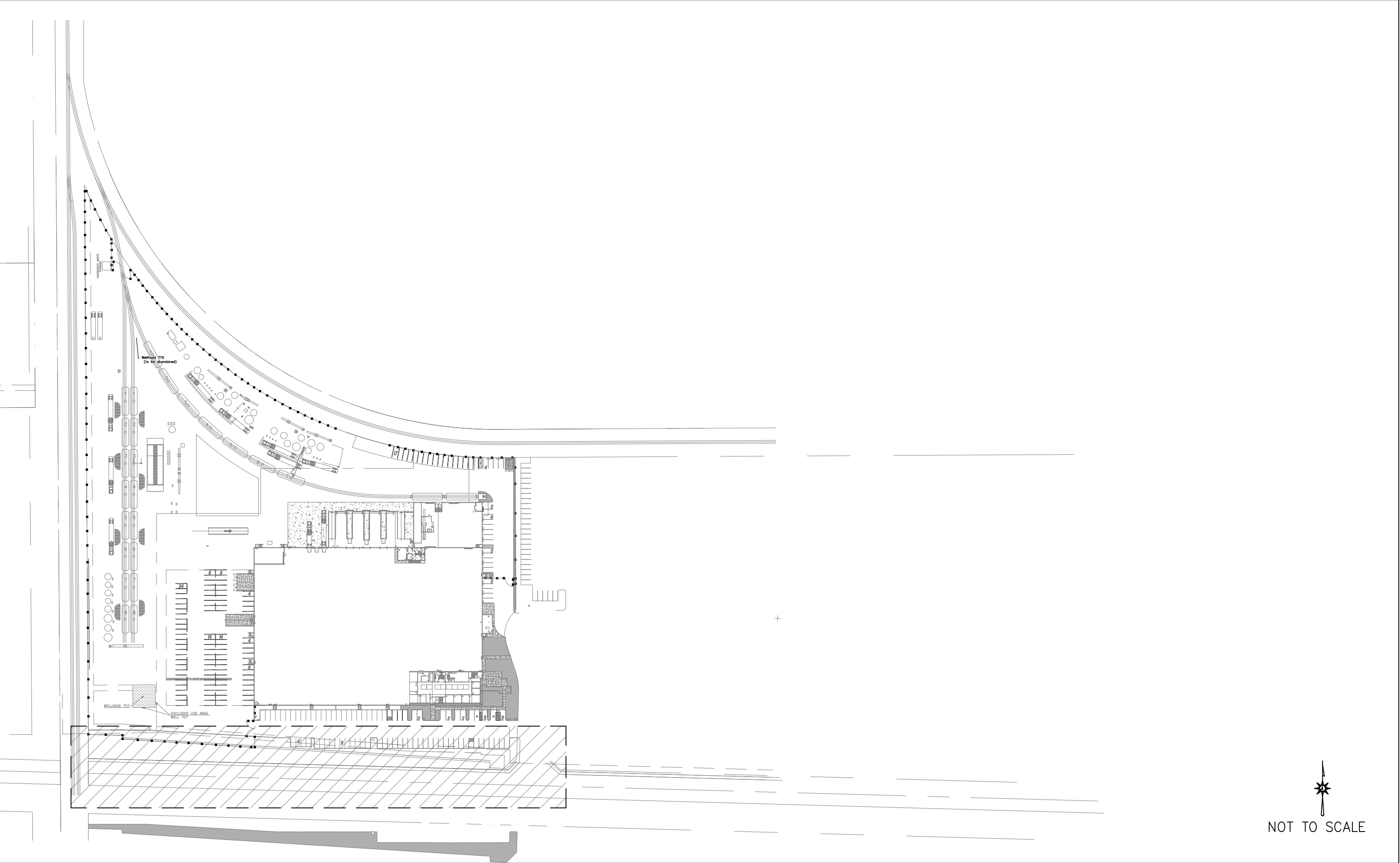
45. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
46. It is hereby declare to be the intent that if any provision of this 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.
47. All otherwise specified in the action granting a 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.

LANDSCAPE CONSTRUCTION DOCUMENTS for

BRENNTAG PARKING

SANTA FE SPRINGS, CALIFORNIA

SITE PLAN



MAINTENANCE SCHEDULE ADD TO IRRIGATION CONTROLLER CABINET					
Weekly	Bimonthly	Monthly	Quarterly	Biannually	Annually
Check irrigation coverage and adjust heads.	Verify ET irrigation controller is functioning properly.	Check mulch coverage and replace.	Conduct general inspection with owner.	Prune and trim shrubs and fast growing evergreen trees.	Prune and trim slow-growing and deciduous trees.
Weed and cultivate shrub and ground cover areas.	Edge ground cover and lawns.	Check water basins around trees and shrubs and replace.	<i>Controller Cabinet-</i> Open Cabinet And Clean Out Debris And Replace Battery As Necessary. Check Wiring And Repair As Needed And Check Clock And Reset If Necessary.	Inspect trees for girdling by stake ties or guys and replace.	Mow ground covers.
Check for and remove dead seed pods, flowers, branches and plants.	Fertilize seasonal color and bedding plants.	Trim hedges and topiary shrubs.		Mow Fast - Growing Ground Covers	Fertilize trees, shrubs, and ground cover.
Check for and repair vandalism damage.		Submit to owner a record of extra work, and chemicals used.	<i>Poc-</i> Visually Inspect Components For Leaks, Pressure Settings, Settlement Or Other Damage Affecting The Operation of A Component Repair As Needed.		
Check for snails, rodents, insects, fungus, diseases, and other pests & apply remedy.		<i>Irrigation Schedule-</i> verify ET controller if functioning properly and adjusting schedule for seasonal variations and other conditions which may affect the amount of water needed to maintain plant health, adjust as necessary.			
Sprinklers visually check for any broken misaligned or clogged heads. Heads with incorrect arc, inadequate coverage or overspray and low head drainage. Repair as needed.		Filters and strainers visually check for leaks, broken fitting clean and flush screens.	Remote control valves, isolation valves and quick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed.		
			Mainline and laterals visually inspect for leaks or settlement of trench.		

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT _____

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWEO.

APPLICANT _____

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM.

AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESNT SPRAY ON THE BUILDING

WATER COMPANY: SANTA FE SPRINGS PUBLIC WORKS

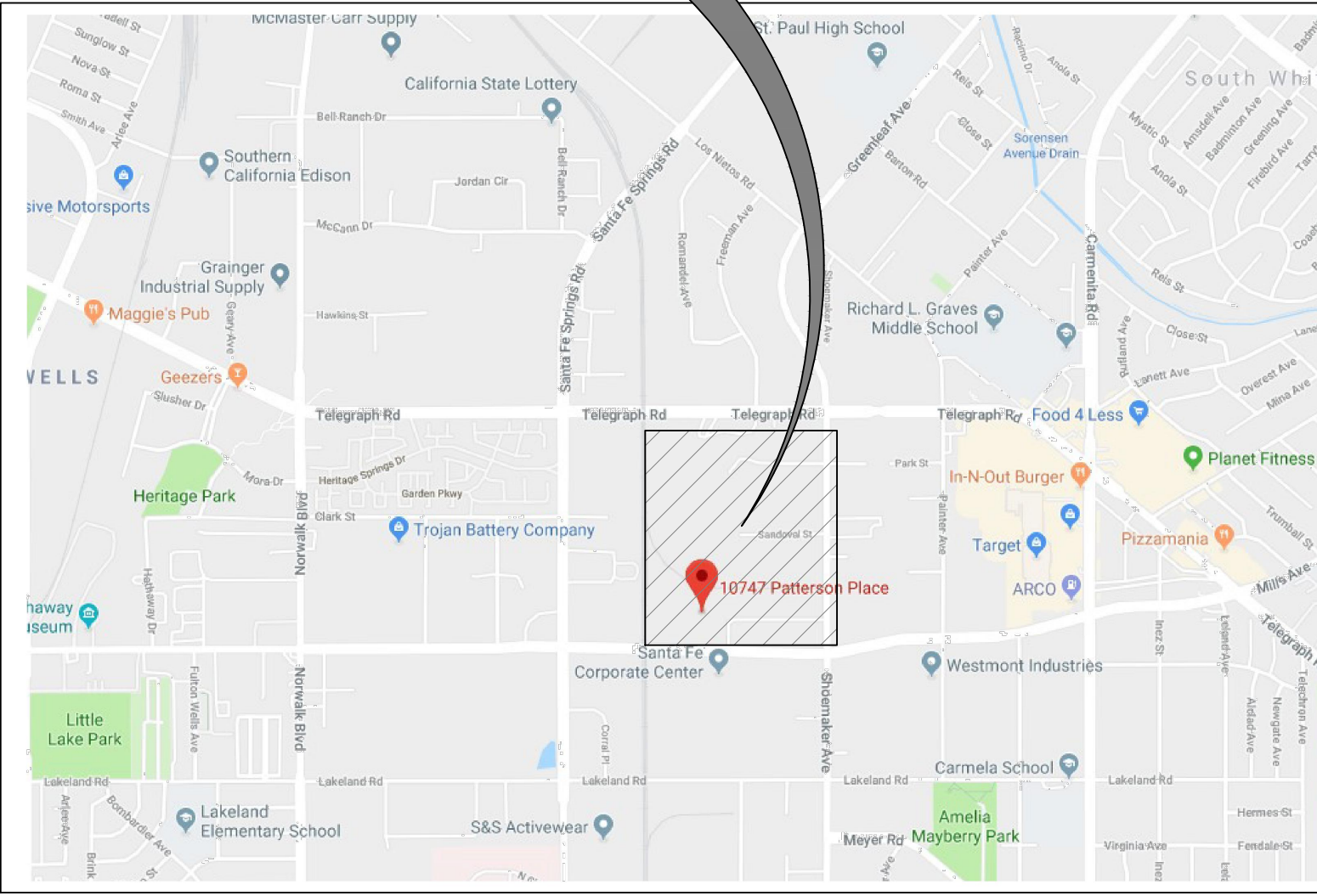
PHONE # JOHN, (562) 409-7540

WATER TYPE: POTABLE

STATIC WATER PRESSURE: 65 PSI

LANDSCAPE AREA: 4360 SF

PROJECT LOCATON

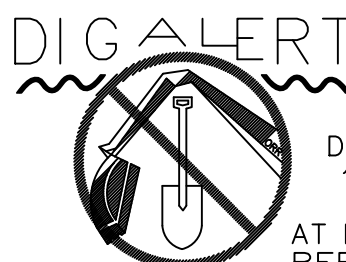


VICINITY MAP: (n.t.s.)

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)	50.1	Project Type					0.45
Hydrozone # / Planting Description ^a	Plant (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1. Low water use	0.2	Drip	0.81	0.25	1960	484	15032
2. Low water use	0.2	Drip	0.81	0.25	1900	469	14572
3. Medium water use	0.5	Drip	0.81	0.62	375	231	7190
4. Medium water use	0.5	Drip	0.81	0.62	125	77	2397
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals		4360	1262	39192
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	39192
						Maximum Allowed Water Allowance (MAWA) ^e	60944
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area	1262						
Total Area	4360						
Average ETAF	0.29						
All Landscape Areas							
Total ETAF x Area	1262						
Total Area	4360						
Average ETAF	0.29						

Sheet List Table

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CONSTRUCTION PLAN	L4
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PLANTING SPECIFICATIONS	L13



DIAL TOLL FREE
1-800-227-2600

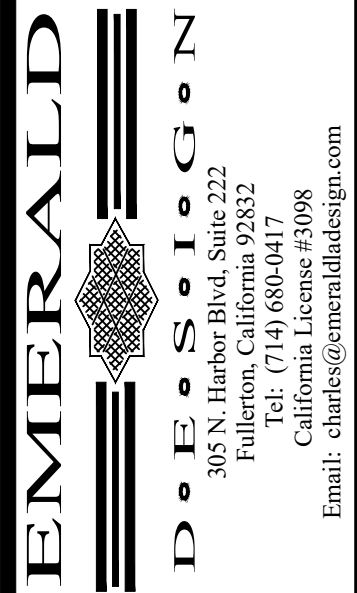
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE:

N

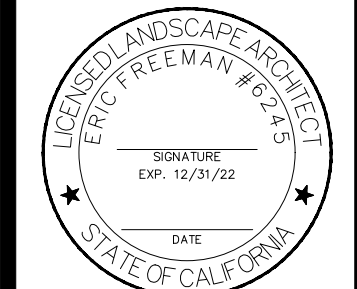
BY	XX
REVISION	
DATE	



BRENNTAG PACIFIC, INC.
10747 PATTERSON PLACE
SANTA FE SPRINGS, CA 90760
(562) 332-5482

BRENNTAG PARKING
SANTA FE SPRINGS, CALIFORNIA

LANDSCAPE
INDEX SHEET



JOB NAME: BRENNTAG PARKING

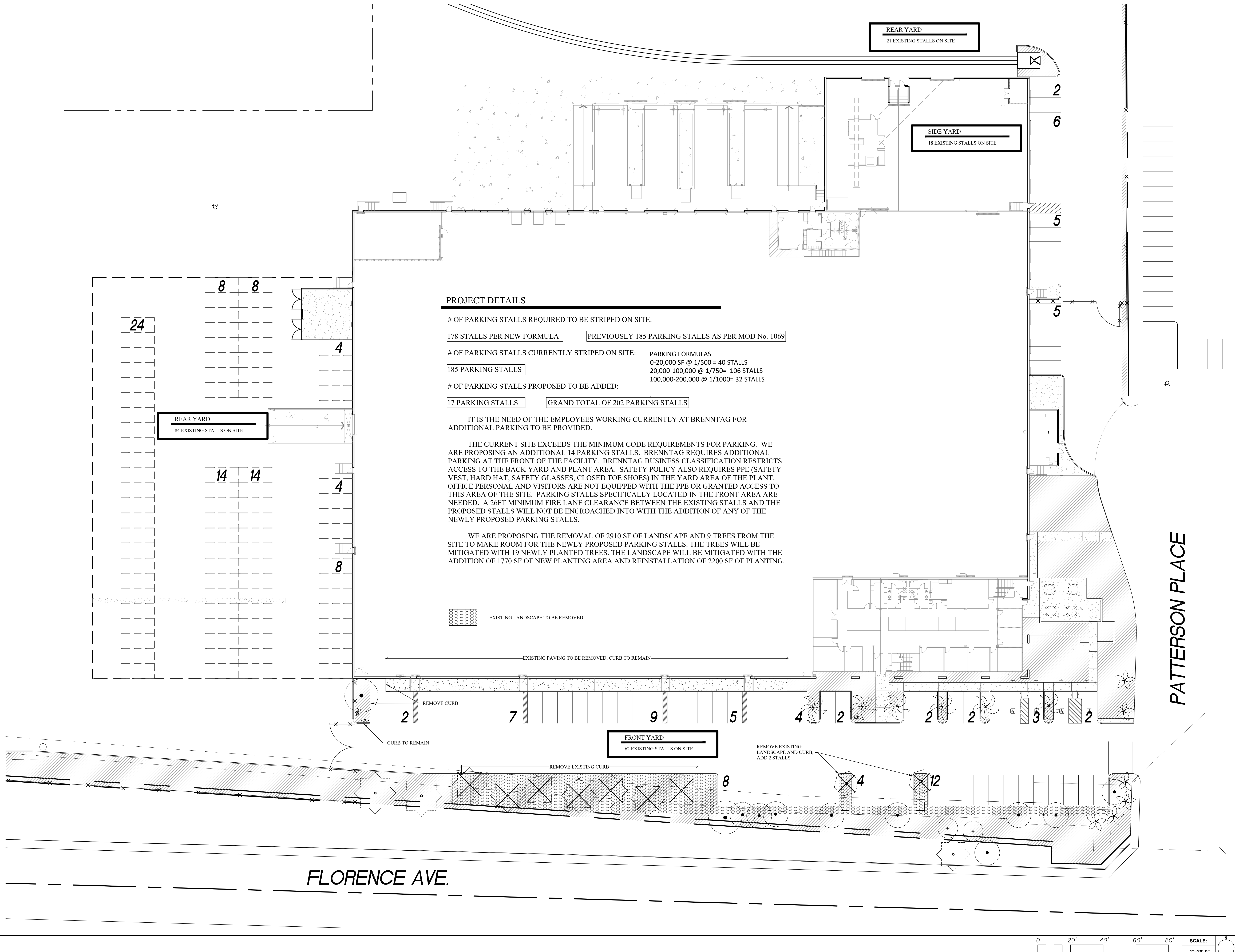
DRAWN BY: SMKL

CHECKED BY: C.S.L.

DATE: 2-27-19

SHEET NO.

L1



PROJECT DETAILS

OF PARKING STALLS REQUIRED TO BE STRIPED ON SITE:

178 STALLS PER NEW FORMULA

PREVIOUSLY 185 PARKING STALLS AS PER MOD No. 1069

OF PARKING STALLS CURRENTLY STRIPED ON SITE:

185 PARKING STALLS

PARKING FORMULAS

0-20,000 SF @ 1/500 = 40 STALLS

20,000-100,000 @ 1/750= 106 STALLS

100,000-200,000 @ 1/1000= 32 STALLS

OF PARKING STALLS PROPOSED TO BE ADDED:

17 PARKING STALLS

GRAND TOTAL OF 202 PARKING STALLS

IT IS THE NEED OF THE EMPLOYEES WORKING CURRENTLY AT BRENNTAG FOR ADDITIONAL PARKING TO BE PROVIDED.

THE CURRENT SITE EXCEEDS THE MINIMUM CODE REQUIREMENTS FOR PARKING. WE ARE PROPOSING AN ADDITIONAL 14 PARKING STALLS. BRENNTAG REQUIRES ADDITIONAL PARKING AT THE FRONT OF THE FACILITY. BRENNTAG BUSINESS CLASSIFICATION RESTRICTS ACCESS TO THE BACK YARD AND PLANT AREA. SAFETY POLICY ALSO REQUIRES PPE (SAFETY VEST, HARD HAT, SAFETY GLASSES, CLOSED TOE SHOES) IN THE YARD AREA OF THE PLANT. OFFICE PERSONAL AND VISITORS ARE NOT EQUIPPED WITH THE PPE OR GRANTED ACCESS TO THIS AREA OF THE SITE. PARKING STALLS SPECIFICALLY LOCATED IN THE FRONT AREA ARE NEEDED. A 26FT MINIMUM FIRE LANE CLEARANCE BETWEEN THE EXISTING STALLS AND THE PROPOSED STALLS WILL NOT BE ENCROACHED INTO WITH THE ADDITION OF ANY OF THE NEWLY PROPOSED PARKING STALLS.

WE ARE PROPOSING THE REMOVAL OF 2910 SF OF LANDSCAPE AND 9 TREES FROM THE SITE TO MAKE ROOM FOR THE NEWLY PROPOSED PARKING STALLS. THE TREES WILL BE MITIGATED WITH 19 NEWLY PLANTED TREES. THE LANDSCAPE WILL BE MITIGATED WITH THE ADDITION OF 1770 SF OF NEW PLANTING AREA AND REINSTALLATION OF 2200 SF OF PLANTING.

EXISTING LANDSCAPE TO BE REMOVED

EXISTING PAVING TO BE REMOVED, CURB TO REMAIN

REMOVE CURB

CURB TO REMAIN

REMOVE EXISTING CURB

REMOVE EXISTING LANDSCAPE AND CURB. ADD 2 STALLS

DATE	REVISION	BY
		XX

EMERALD DESIGN
304 N. Harbor Blvd, Suite 222
Fullerton, California 92832
Phone: (714) 771-1111
California License #1908
Email: charlie@emeraldsgn.com

BRENNTAG PACIFIC, INC.
10747 PATTERSON PLACE
SANTA FE SPRINGS, CA 90760
(562) 332-9482

BRENNTAG PARKING
SANTA FE SPRINGS, CALIFORNIA

EXISTING SITE / DEMOLITION

JOB NAME: BRENNTAG PARKING
DRAWN BY: SMKL
CHECKED BY: C.S.L.
DATE: 2-27-19

SHEET NO. L2

Static Pressure Available = 65 PSI @ POC
John of Santa Fe Springs Public Works (562) 409-7540
Maximum System Flow @ Station #3 = 15 GPM

Worst Case Pressure Calculations POC 15 GPM @ Station 3	
3/4" Meter	3.6
1-1/2" Backflow Preventer	13.0
300' of 1-1/2" Mainline	2.13
1-1/2" Control Valve	4.00
30' of Lateral Line	2.50
TOTAL PSI LOSS:	
15% FITTING:	3.78
PSI Required @ Head	35.00
TOTAL PSI REQUIRED @ POC:	
64.01	

IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
- Verify power and water sources with general contractor and in the field.
- Contractor to Coordinate with electrician for 120 VAC electrical power sources to controller locations by others.
- Do not install the irrigation system as shown when it is obvious that unforeseen obstructions, grade differences, or differences in area dimensions would require a change in the system's design. Notify the owner immediately upon discovery of such discrepancies.
- Coordinate pipe and wire sleeve installation with paving contractor.
- Adjust irrigation heads to provide optimal coverage and reduce overspray onto walls, paving, and fences.
- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended
- Contractor to revise and or repair any existing irrigation to provide existing landscape with continuous uninterrupted irrigation. Contractor to be responsible to replace any dead plant material caused by improper irrigation.

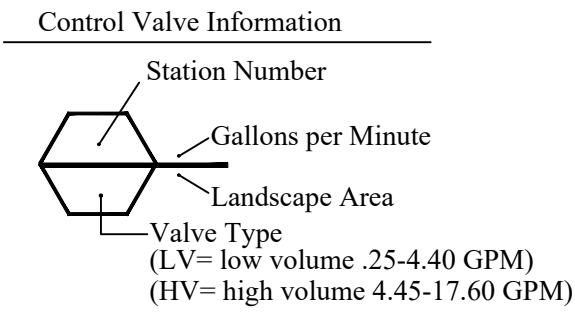
DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
○	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve -Sized Noted
⊗	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
◆	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
◆	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
+	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

* Contractor shall install all Netafim Products per Manufactures Specifications
Netafim Contact Info phone: 888-638-2346 web: www.netafimusa.com

IRRIGATION PIPE & VALVE LEGEND

- Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
- Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger
"OR" Drip irrigation supply header (where occurs)-
0 to 8 GPM= 3/4" PVC
8 to 12 GPM= 1" PVC
12 to 22 GPM= 1 1/4" PVC
22 to 30 GPM= 1 1/2" PVC
- Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
- Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing
(By Netafim USA, To be Buried 4"min - 6"max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)
- ~~~~~ Saw cut paving to install new lateral or main lines.
(Only if needed) Patch to match existing.



THIS PLAN IS DIAGRAMMATIC. THE ACTUAL LOCATION OF IRRIGATION EQUIPMENT INCLUDING BUT NOT LIMITED TO VALVES, MAIN LINES, LATERAL LINES, SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. QUANTITIES OF DRIP LINE ROWS MUST BE INSTALLED AS SHOWN ON PLAN. FEWER LINES THAN SHOWN WILL NOT BE APPROVED AND ADDITIONAL LINES WILL BE REQUIRED AT CONTRACTORS EXPENSE.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip' Rate
○	HUNTER	MSBN-50H-PROS-06-SI-PRS30	STREAM BUBBLER	30	.50	12"	

IRRIGATION LEGEND

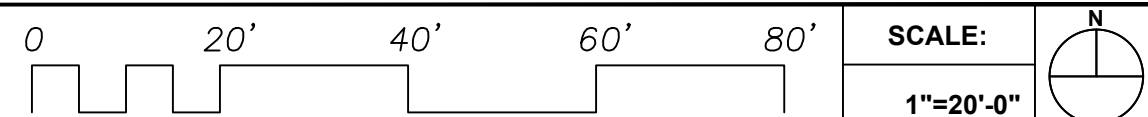
SYMBOL	MANUF.	MODEL #	DESCRIPTION
⊗	Toro	Evolution Series with Integrated Smart Control	6 Station wall mounted automatic ET controller. Mount on wall where shown or as directed by owner. Coordinate with electrician to provide 120VAC power to controller.
⊗	Toro	EVO-WS	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
⊗	Toro	Rain Sensor Plus	Wireless Rain Sensor. Install Unobstructed, 2' Below Top of Roof on Outside Wall
M	-	-	1" Water Meter (Existing)
⊗	Febc	Existing	1-1/2" Reduced Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
⊗	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve-Sized Noted
●	Rainbird	33 DRC	3/4" Quick Coupler Valve

CONTRACTOR MUST PROVIDE ALL COMPONENTS, PROGRAMMING AND DATA INPUT FOR IMMEDIATE ET BASED SCHEDULING BY THE IRRIGATION CONTROLLER. PROVIDE MANUFACTURER DOCUMENTATION / CERTIFICATION THAT THIS HAS BEEN COMPLETED. AFTER THIS IS DONE TEMPORARY MANUAL PROGRAMMING IS ALLOWED FOR A MAXIMUM 3 MONTH ESTABLISHMENT PERIOD.

@ POC
Tie into water line downstream from existing irrigation-dedicated water meter. Verify proper connection to existing main line and meter sizes in the field.
Maximum flow of 15 @ station #3

PATTERSON PLACE

FLORENCE AVE.



DATE	REVISION	BY
		XX



BRENTAG PACIFIC, INC.
10747 PATTERSON PLACE
SANTA FE SPRINGS, CA 90760
(562) 332-9482

BRENTAG PARKING
SANTA FE SPRINGS, CALIFORNIA

LANDSCAPE IRRIGATION

LANDSCAPE ARCHITECT
BRENTAG PACIFIC, INC.
10747 PATTERSON PLACE
SANTA FE SPRINGS, CA 90760
(562) 332-9482

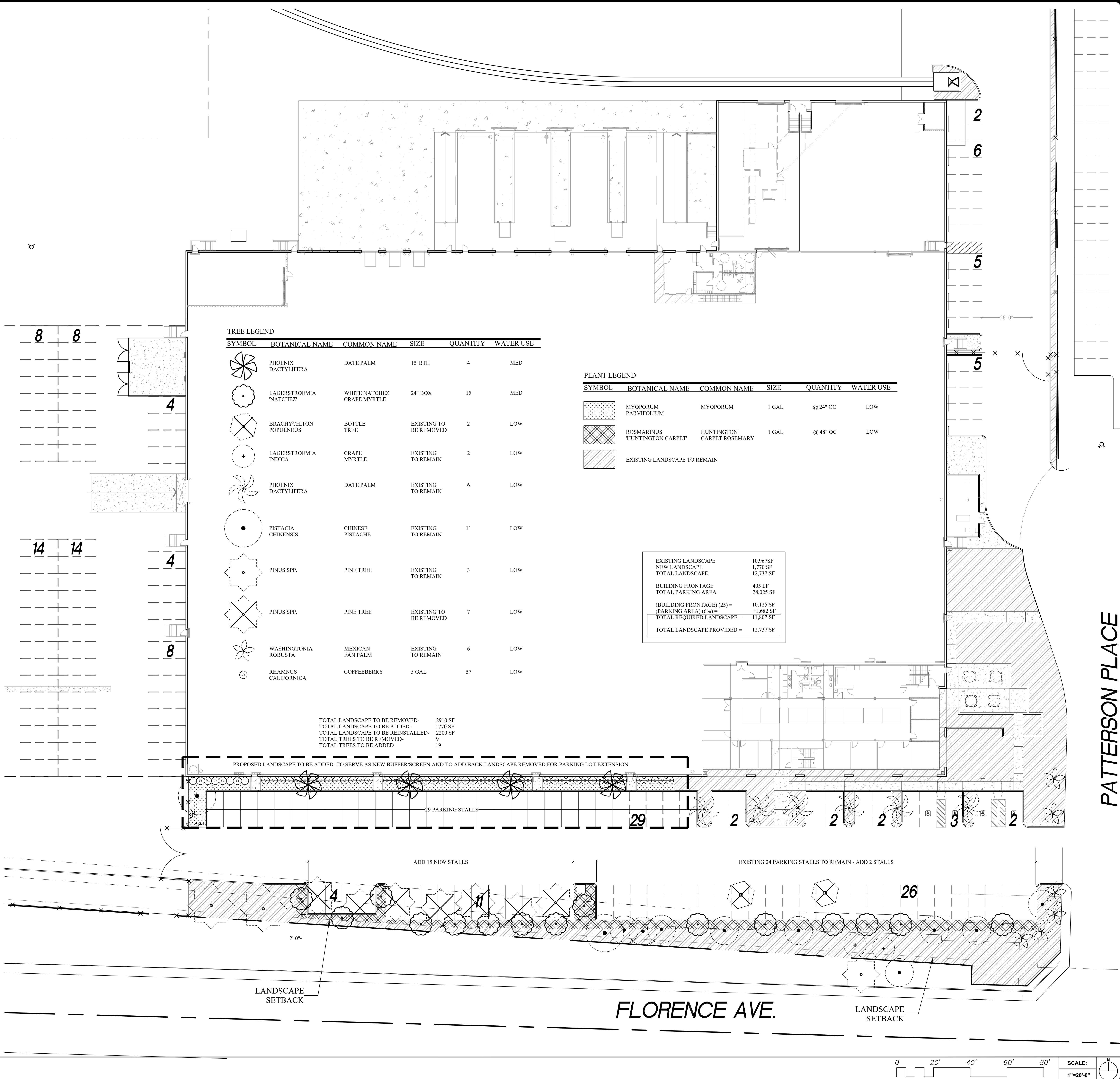
JOB NAME: BRENTAG PARKING
DRAWN BY: SMKL
CHECKED BY: C.S.L.
DATE: 2-27-19
SHEET NO.
L5

PLANTING NOTES

- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
- Provide weed control per Specifications.
- Provide agricultural suitability and fertility test in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval. Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:
 - 4 cubic yards nitrilized soil amendment
 - 15 lbs. 6-20-20 commercial fertilizer
 - 15 lbs. agricultural gypsum
 - 10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
 - 6-20-20 fertilizer per Specification D.4.j
 - 4/5 cubic yard screened site topsoil
 - 1/5 cubic yard nitrilized soil amendment
 - 2 lbs. iron sulfate 1 lbs. organic gypsum
 - 2 lbs. Gro Power Plus soil conditioner or approved equal
- Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
- Double-stake all trees, or guy (multi-trunked trees) per details.
- Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium to heavy grind or approved equal shredded organic mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- Any compacted soils in planting areas shall be returned to a "friable" condition prior to the installation of plant materials. Friable condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will be allowed to spread unimpeded.
- Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
- Provide a 36" min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf. Keep mulch 2" clear of trunks.
- Install Jute Netting on all 2:1 or steeper slopes
- | | |
|---------------------------------|---|
| POTTING SOIL MIX | CACTUS/SUCCULENT MIX |
| Peat (Approximately 40%) | Pumice or Perlite (Approximately 40%) |
| Compost (Approximately 20%) | Potting Soil Mix (Approximately 15%) |
| Bark Ash (Approximately 5%) | Clean Washed River Sand (Approximately 10%) |
| Vermiculite (Approximately 35%) | Loosened Coir (Approximately 35%) |

SOIL AND GRADING REQUIREMENTS

- A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:
1. a determination of soil texture, indicating the available water holding capacity;
 2. an approximate soil infiltration rate, either measured or derived from soil texture/ infiltration rate tables, indicating a range of infiltration rates where appropriate;
 3. the measure of pH, total soluble salts, and sodium; and
 4. any recommended amendments to the soil.
- B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.
- NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.



DATE	REVISION	BY
		XX

EMERALD DESIGN

304 N. Harbor Blvd, Suite 222
Fullerton, California 92832
California License #1098
Email: chris@emeraldsgn.com

BRENTAG PACIFIC, INC.

10747 PATTERSON PLACE
SANTA FE SPRINGS, CA 90760
(562) 332-9482

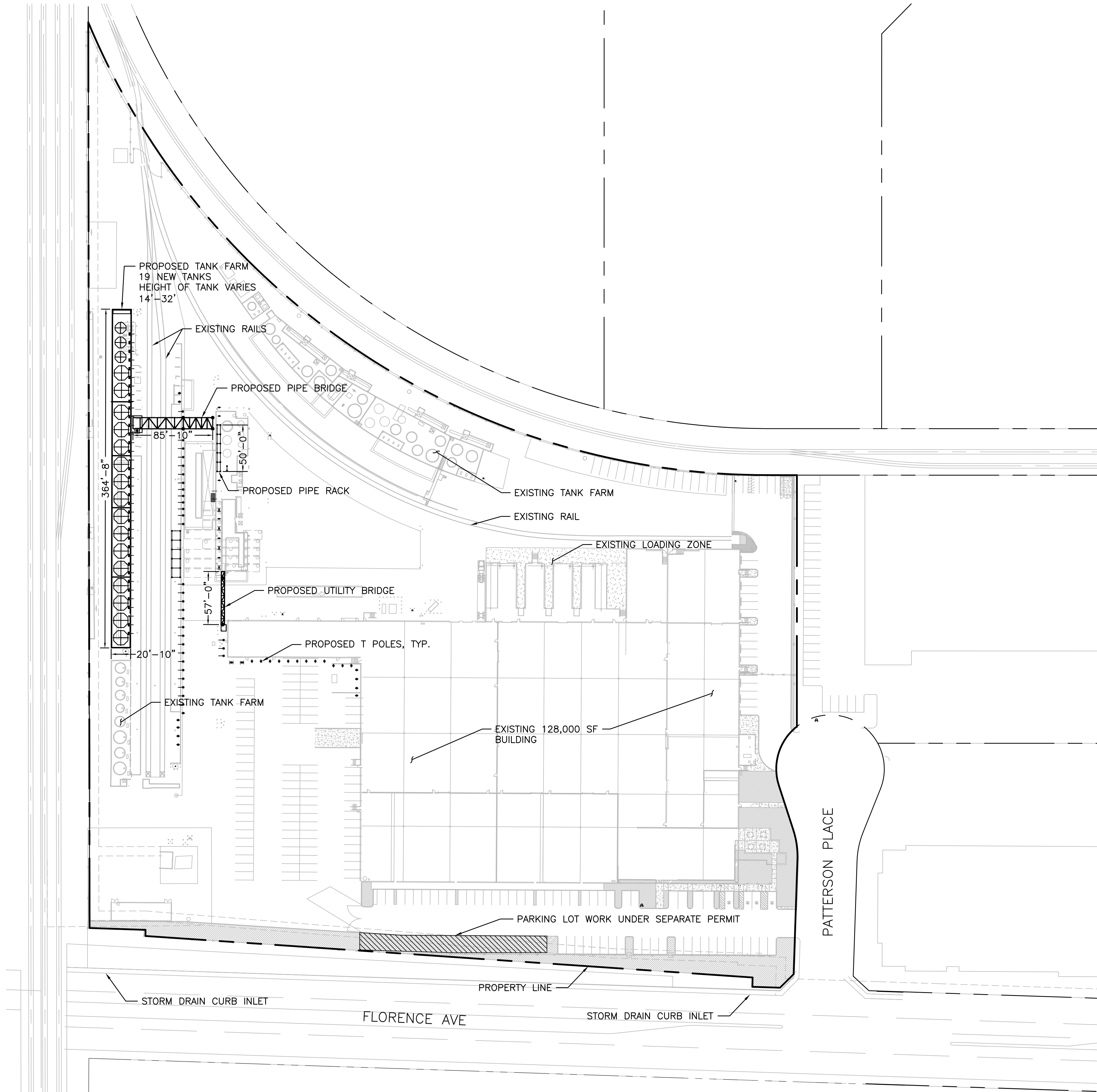
BRENTAG PARKING

SANTA FE SPRINGS, CALIFORNIA

PARKING LOT DESIGN AND REMEDIATION

JOB NAME: BRENTAG PARKING
DRAWN BY: SMKL
CHECKED BY: C-S-L
DATE: 2-27-19
SHEET NO.
L6

L:\2017\700134 - Brenntag Santa Fe Springs Planning\Submittals\2019-08-XX DPA pre-submittal meeting\Item C_Site Plan.dwg Plotted 8/23/2019 4:16:14 PM by Matthew Falconer



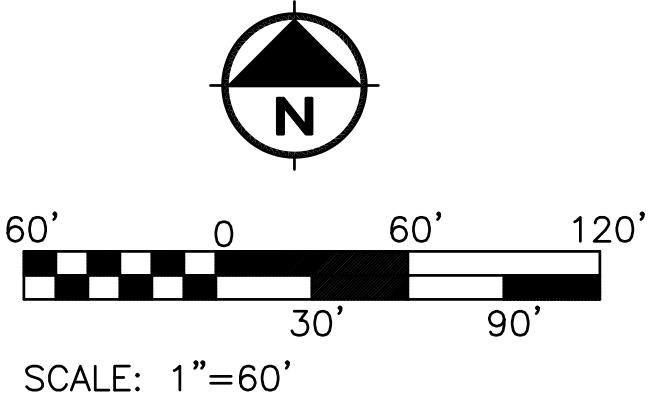
NOTES:

- DESCRIPTION ON PROPOSED WORK:
EXPAND CHEMICAL BLENDING AND DISTRIBUTION OPERATIONS THROUGH ADDITION OF NEW TANK FARM, AND ASSOCIATED EQUIPMENT, INCLUDING PIPING, PUMPS, AND MOTORS.
- SITE PLAN SHOWN FOR:
BRENNTAG PACIFIC INC.
10747 PATTERSON PLACE
SANTA FE SPRINGS, CA 90670
PERSON OF CONTACT: BRIAN BEAL
(562) 903-9626
- PLAN PREPARED BY:
KPFF
400 OCEANGATE, STE. 500
LONG BEACH, CA 90802
PERSON OF CONTACT: CHRIS MANSOUR
(562) 437-9100
- ON-SITE PARKING REQUIREMENTS FOUND FROM CITY OF SANTA FE SPRINGS CODE OF ORDINANCES CHAPTER 155 SECTION 481.
- LANDSCAPING REQUIREMENT FOUND FROM CITY OF SANTA FE SPRINGS LANDSCAPE GUIDELINES.
- TRASH ENCLOSURE REQUIREMENT FOUND FROM CALIFORNIA CODE OF REGULATIONS TITLE 14, DIVISION 7, SECTION 17313.
- BRENNTAG PACIFIC INC. SANTA FE SPRINGS PLANT HAS AN APPROVED INDUSTRIAL STORMWATER PERMIT FROM THE CALIFORNIA WATER BOARD. SEE WDD 4 191021833.

SITE INFORMATION		
ITEM NO.	ITEM DESCRIPTION	ITEM VALUE
a.	PROPERTY AREA	10.85 AC PROPERTY PARCEL NO. 8011-017-054
b.	GROSS FLOOR AREA	128,178 SF EXISTING BUILDING
c.	PERCENT OF LOT COVERAGE WITH BUIDINGS	27%
d.	ON-SITE PARKING	151 STALLS REQUIRED 152 PLANNED
e.	LANDSCAPING	AREA REQUIRED: 29000 SF AREA PROVIDED: 21327 sf
f.	TRASH ENCLOSURE	AREA REQUIRED: 524 SF AREA PROVIDED: 900 SF

LEGEND:

----- PROPERTY LINE



△	8/2/2019	ISSUED FOR PLAN CHECK	CM	
NO.	DATE	REVISIONS	BY	CK. APVD.



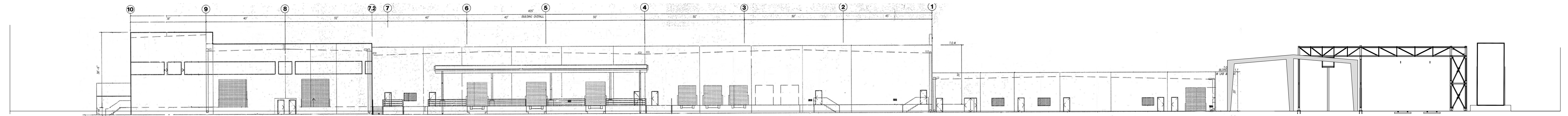
PROJECT MGR:	CM
DESIGNED BY:	CM
DRAWN BY:	MF
CHECKED BY:	#
APPROVED BY:	#
APPROVED BY:	#
APPROVED BY:	#
DATE:	8-16-19
JOB NO:	1700134

BRENNTAG PACIFIC

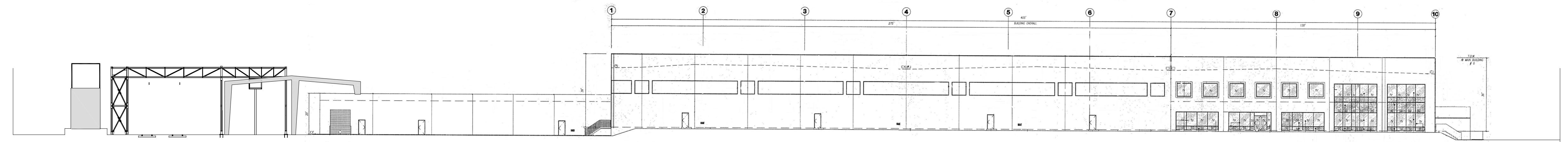
SITE PLAN
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670

SCALE 1" = 60'	SHEET 1 OF 1	DRAWING NO. C-1	REV. 0
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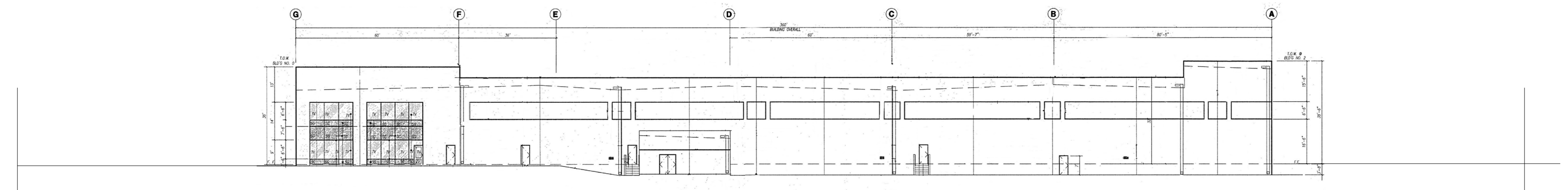
NOT FOR CONSTRUCTION



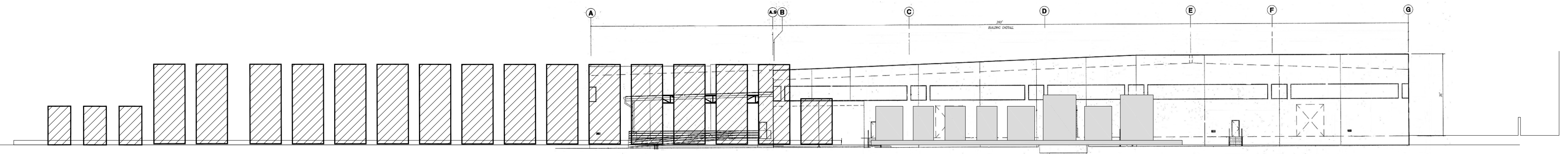
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



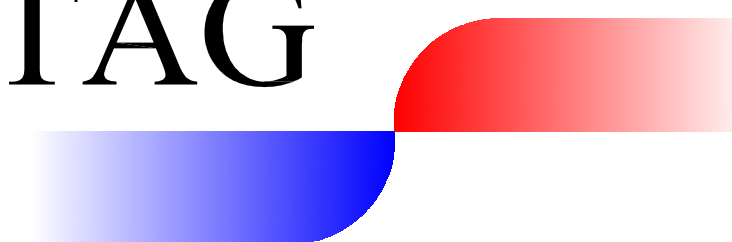
WEST ELEVATION

5 4 3 2 1					
NO.	DATE	REVISIONS	BY	CK.	APVD



400 Oceangate, Suite 500
Long Beach, California 90802
(562) 437-9100 Fax (562) 437-9200

BRENNTAG



PROJECT MGR:	CM
DESIGNED BY:	CM
DRAWN BY:	MF
CHECKED BY:	#
APPROVED BY:	#
APPROVED BY:	#
APPROVED BY:	#
DATE:	8-16-19
JOB NO:	1700134

BRENNTAG PACIFIC

BUILDING ELEVATIONS
10747 PATTERSON PLACE, SANTA FE SPRINGS, CA 90670

SCALE 1" = 30'	SHEET 1 OF 1	DRAWING NO. C-2	REV. 0
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PUBLIC HEARING – (Continued from Planning Commission Meeting of March 9, 2020)

Categorically Exempt – CEQA Guidelines Section 15282(h)

Zoning Text Amendment – Accessory Dwelling Unit

Ordinance No. 1110: Ordinance of the City of Santa Fe Springs Amending Sections 155.003 (Definitions), 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units) of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in the A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Accessory Dwelling Unit (Ordinance No. 1110) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find that pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA), this project is Statutorily Exempt; and
- Adopt Resolution No.155-2020, which incorporates the Commission's findings and action regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1110, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

BACKGROUND

The State of California enacted Government Code Section 65852.2 in 1982, establishing a mandate that every local agency adopt provisions for permitting secondary dwelling units. The intent of the legislation was to encourage housing for extended family members and to increase the availability of rental housing. In 2003, Assembly Bill 1866 was adopted, requiring all local governments to allow secondary dwelling units within single-family residential zones. In February 2016, Senator Wieckowski introduced Senate Bill 1069 and Assembly member Bloom introduced Assembly Bill 2299 which proposed specific amendments to State law to promote the production of secondary dwelling units, herein forth referred to as "accessory" dwelling units. Also, in 2016, Assembly member Thurmond introduced AB 2406 to add provisions for the creation of junior accessory dwelling units. All three of these bills ultimately passed and became law.

During the last legislative session there were a number of bills enacted relating to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).

The Legislature has further restricted local control and mandated new requirements, including the approval of junior accessory dwelling units which is a unit of no more than 500 square feet contained within a single-family dwelling. If a city does not have an accessory dwelling unit ordinance that is compliant with State law, then any applications submitted will be processed under the State law requirements without any local input. As the new law had gone into effect on January 1, 2020, it is now necessary to adopt these changes through an Ordinance to reactively retain some local standards and design controls that were not otherwise dictated by State law.

It is noted that the ordinance presented by staff reflects previous directives from the Department of Housing and Community Development (“HCD”) and the Legislature’s overriding intent to deal with California’s housing crisis during this past legislative session.

ANALYSIS

Santa Fe Springs' existing Zoning Ordinance provisions applicable to accessory dwelling units (Section 155.644) and junior accessory dwelling units (Section 155.644.1) are affected by these legislations to the extent that a local ordinance imposes requirements beyond those specifically allowed by State law, those local provisions were superseded as of January 1, 2020. The two primary bills that impacted accessory dwelling units were AB 68 and AB 881. The following is a brief summary of each of the two bills that take effect January 1, 2020.

Summary of AB 68 (Ting)

Under AB 68, local agencies will be required to ministerially approve one ADU and one Junior ADU (JADU) (defined as a unit no more than 500 square feet in size and contained entirely within an existing single-family structure) per lot that is within an existing structure; one detached ADU within a proposed (new construction) or existing structure or the same footprint as the existing structure, along with one JADU; multiple ADUs within existing multifamily structures; or two detached ADUs on a multifamily lot. AB 68 also require the local agencies to allow up to 25% of the existing multifamily dwelling unit to construct an ADU.

AB 68 also eliminate the requirement for owner occupancy of either the primary dwelling or the ADU. The bill also strengthens the existing requirement that ADUs be used for rental terms of at least 30 days by requiring that local governments mandate 30-day minimum rentals for ADUs.

AB 68 also prohibit local agencies from enacting ADU ordinances that would do the following:

- Impose requirements on lot coverage or minimum lot size.

- Allow more than 60 days to ministerially approve an ADU or JADU permit application if there is an existing single-family or multifamily dwelling on the lot.
- Set a maximum ADU size that does not allow an ADU of at least 800 square feet and 16 feet in height.
- Require replacement parking when a garage, carport, or covered parking structure is demolished to create an ADU, or is converted to an ADU.
- Require a setback for ADUs within existing structures, and new ADUs located in the same location and footprint as existing structures, and no more than a four-foot side and rear yard setback.
- Require, as a condition for ministerial approval of an application, correction of physical conditions that do not conform with current zoning standards.

Summary of AB 881 (Bloom)

This bill made a number of changes to the ADU provisions by the following:

- ADUs must now be allowed in all residential zones, albeit with some limitations. Additionally, in certain circumstances they are also required to be located in mixed-use zones.
- All ADUs, as well as JADUs, must be approved within 60 days if they meet the ministerial requirements. If the ADU or JADU is being proposed in conjunction with a new primary structure, the approval may be delayed until the accessory structure is approved.
- The grounds on which ADUs may be denied are now limited to water, sewer, traffic flow and public safety.
- The City may no longer have a minimum lot size for lots on which ADUs must be allowed. This will eliminate the existing requirement for a 5,000 square foot minimum lot size. In reality, this should make little difference for the City of Santa Fe Springs because 5,000 square feet is the minimum required lot size in the City.
- The law has been clarified to provide that ADUs must be allowed within a proposed or existing primary dwelling, in addition to being attached or detached. The difference between an interior ADU and a JADU would primarily be the size. JADU is defined as a unit no more than 500 square feet in size and contained entirely within an existing single-family

structure.

- At most, the City may require a four-foot side and rear yard setback. No setbacks may be required if the ADU is being converted from or constructed in the exact same location as a permitted accessory structure, including a garage. Garage conversions are mandatory and no replacement parking can be required for a garage that is removed as part of creating an ADU.
 - Because of this, the proposed Ordinance includes amendments to require that all accessory structures, except garages, to have at least a four-foot setback. This will eliminate the potential for zero lot line accessory building conversions in the future.
- Through January 1, 2025, the City can no longer impose an owner-occupancy requirement for ADUs and this requirement may not be imposed on any units approved during this time.
- State law has been amended to provide that a City may establish a maximum square footage requirement of 850 square feet for studio and one bedroom units and 1,000 square feet for more than one bedroom. Accordingly, the City has revised its ordinance to impose these standards.
- If the City were to impose a percent limitation based on the existing size of the primary house, such as a 50% limit, it must still allow a ADU that is at least 800 square feet.
- Four category of accessory dwelling units must be approved regardless of any other provisions for an ADU within a residential or mixed-use zone; these are:
 - An ADU within a proposed or existing single-family dwelling when certain conditions are met.
 - A detached ADU that is no more than 800 square feet, no more than 16 feet high, and more than 4 foot side and rear yard setbacks. It should be noted that when this type of ADU is approved; the owner may also have a JADU within the house.
 - ADUs inside a multi-family dwelling in spaces that are not used as habitable spaces, such as storage rooms, boiler rooms, attics, basements, or garages provided the unit complies with the building code standards for dwellings. The City must allow up to 25% of the number of existing units and a minimum of one.

- Two detached ADUs on a lot with a multifamily dwelling provided that each ADU is no greater than 16 feet in height and has minimum four-foot side and rear yard setbacks. State law does not impose a minimum size, but staff is recommending that an 800 square foot limit be imposed in these situations.
- For the above four types of units, staff may not require correction of nonconforming zoning conditions.

Other Bills

SB 13 added section 17980.12 to the Health and Safety Code. Under this new requirement, through January 1, 2030, the City must include a notice to owners of ADUs with building code violations that they can seek to defer the corrections if it is not a matter of health and safety. If the City agrees, then enforcement shall be delayed for five years. This only applies to ADUs built before January 1, 2020 or to ADUs built after January 1, 2020 in a city that did not have a compliant ordinance but does have one at the time the request for delay is made.

AB 670 added section 4751 to the Civil Code. This section provides that CC&Rs for lots zoned for single-family residential use may not prohibit or unreasonably restrict the construction or use of an ADU or JADU.

PROPOSED ZONING TEXT AMENDMENT

The proposed text changes are shown underlined and the existing text that is being replaced is shown as a ~~strike through~~.

§ 155.003 DEFINITIONS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit may also be located within an existing or proposed primary dwelling unit. An **ACCESSORY DWELLING UNIT** also includes the following:

- (1) An efficiency unit, as defined in Cal. Health and Safety Code § 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code § 18007.

ACCESSORY DWELLING UNIT, JUNIOR. A junior accessory dwelling unit is

a unit that is no more than 500 square feet in size and contained entirely within a single-family residence.

§ 155.644 ACCESSORY DWELLING UNITS.

(A) *Intent.* In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the general plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code § 65852.2.

(B) *Interpretation.* In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is in conflict with State law, the mandatory requirement of State law shall control, but only to the extent legally required.

(CB) *Applications:*

(1) Administrative Review: All accessory dwelling unit applications shall be ministerially approved by the Director of Planning and Development and a permit issued within 120 60 days upon presentation of a complete application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in ~~division (C)~~ subsection (D) and (E) of this section. If the accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(2) Fees: Applications for an accessory dwelling unit shall be accompanied by an application fee and shall be subject to applicable inspection and permit fees.

(DE) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) ~~The accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3, Multiple-Family~~

Residential Zone which is developed with an existing residential dwelling. The accessory dwelling unit shall be allowed only on a lot or parcel that zoned for residential use with an existing or proposed residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except as specified in subsection F(1)(a) below. that no accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to conform to the zoning and General Plan.

~~(4) The lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet.~~

(4) The accessory dwelling unit may be attached to or detached from the primary residential dwelling or located within an existing or proposed single-family residence.

~~(5) The accessory dwelling unit may be attached to or located within the living area of the primary dwelling or detached from the primary dwelling.~~

(5) Floor Area Standards:

~~(a) The maximum floor area for an attached or detached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640. The detached or attached accessory dwelling unit with one or less bedroom shall not exceed a total floor area of 850 square feet.~~

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom. The detached or attached accessory dwelling unit with more than one bedroom shall not exceed a total floor area of 1,000 square feet.

(c) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(d) The minimum floor area for an accessory dwelling unit shall be 150 square feet.

(6) Setback Standard:

(a) The accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located the front setback standard applicable to the specific zone in which it is located, unless otherwise modified by this section.

(b) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage. The accessory dwelling unit shall set back no less than four feet from the side and rear property line.

(c) Notwithstanding any other provision of this section, no setback shall be required for an existing permitted living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit. A setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(7) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit. The accessory dwelling unit shall not be greater than 16 feet in height.

(8) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits. The attached or detached accessory dwelling unit shall be located within, to the rear, or to the side of the existing or proposed primary residence unless the accessory dwelling unit is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage.

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit. The accessory dwelling unit shall comply with all building, safety,

fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers are not required for the primary dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. Mechanical parking lifts may also be used for replacement parking.

~~(1211) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances: When a garage, carport, or covered parking structure is demolished in conjunction with the construction of or conversion to an accessory dwelling unit, no replacement parking shall be required. Additionally, no parking shall be required for an accessory dwelling unit in any of the following instances:~~

(a) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(b) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

(d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(e) When there is a car share vehicle located within one block of the accessory dwelling unit.

~~(12) When a garage, carport, or covered parking structure is demolished~~

~~in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.~~

(13) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit. This provision shall not apply to an accessory dwelling unit approved between January 1, 2020 and January 1, 2025.

(14) The accessory dwelling unit and the primary residential dwelling may be rented concurrently provided that the for terms of the rental is at least 31 days or more, but the accessory dwelling unit shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling ~~and located within a single-family zone~~ and meeting the definition of subsection (F)(1)(a) below, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge. Such requirements and charges may be imposed when the accessory dwelling unit is being constructed in connection with a proposed single-family residential dwelling.

(b) For all other accessory dwelling units other than those described in subsection (D)(16)(a) above, ~~detached units or units within multi-family zones~~, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(16) Impact Fees.

(a) No impact fee shall be imposed on any accessory dwelling

unit less than 750 square feet in size.

(b) For accessory dwelling units 750 square feet or greater, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

(c) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with Government Code sections 66000 et seq. and 66012 et seq.

(d) For purposes of this section, “impact fee” shall have the same meaning as set forth in Government Code section 65852.2(f).

(17)(16) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(18)(17) The accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the accessory dwelling unit, including but not limited to, sewer, water and traffic capacity. Prior to obtaining a building permit for the accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorder with the County Recorder to evidence and give notice of the requirement of this section.

(18) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(E) Design Standards.

(1) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(2) When feasible, windows facing an adjoining residential property shall be designed to protect the privacy of neighbors. If window placement does not protect privacy, then fencing or landscaping might be used to provide screening.

(3) An accessory dwelling unit shall have a separate exterior entrance from the primary dwelling unit.

(4) To the maximum extent feasible, the accessory dwelling unit shall not alter the appearance of the primary single-family dwelling unit.

(5) When feasible, no more than one exterior entrance on the front or on any street-facing side of the primary dwelling unit and accessory dwelling unit combined.

(6) No exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit.

(F) Mandatory Approvals.

(1) Notwithstanding any other provision of this chapter, the City shall ministerially approve an application for any of the following accessory dwelling units within a residential or mixed-use zone:

(a) A junior or accessory dwelling unit within the existing or proposed space of a single-family dwelling or accessory structure subject to the following requirements:

(i) An expansion of up to 150 square feet shall be allowed in an accessory structure that is converted to an ADU solely for the purposes of accommodating ingress and egress.

(ii) The junior or accessory dwelling unit shall have exterior access separate from the existing or proposed single-family dwelling.

(iii) The side and rear setbacks shall be sufficient for fire and building and safety.

(iv) If the unit is a junior accessory dwelling unit, it shall comply with the requirements of Section 155.644.1 below.

(b) One detached or attached accessory dwelling unit subject to the following requirements:

(i) The accessory dwelling unit shall be set back no less than four feet from the side and rear property line.

(ii) The accessory dwelling unit shall be on a lot or parcel with an existing or proposed single-family dwelling.

(iii) The accessory dwelling unit shall not exceed 800 square feet in size.

(iv) The accessory dwelling unit shall not exceed 16 feet in

height.

(v) A junior accessory dwelling unit may be developed with this type of detached accessory dwelling unit, it shall comply with all requirements of Section 155.644.1 below.

(c) On a lot with a multifamily dwelling structure, up to 25 percent of the total multifamily dwelling units, but no less than one unit, shall be allowed within the portions of the existing structure that are not used as livable space, including, but no limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings.

(d) On a lot with a multifamily dwelling structure, up to two detached units, provided that neither unit is greater than 16 feet in height and has at least four foot side and rear yard setbacks.

(2) For those accessory dwelling units which require mandatory approval, the City shall not require the correction of legal, nonconforming zoning conditions.

(G) Enforcement. Until January 1, 2030, the City shall issue a statement along with a notice to correct a violation of any provision of any building standard relating to an accessory dwelling unit that substantially provides as follows:

(1) You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the City Planning Department. If the City determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.

(2) This provision shall only apply if the accessory dwelling unit was built before January 1, 2020 and after January 1, 2020.

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS.

~~(A) Intent. In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single family dwelling to:~~

- ~~(1) More efficiently use and expand the existing housing stock;~~
- ~~—(2) Promote opportunities for house sharing, particularly among the age-~~

~~in-place senior population; and~~

~~(2) Expand affordable rental housing in the community.~~

(A) Intent. In enacting this section, it is the intent of the city to encourage the provision of junior accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the general plan. Junior accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create junior accessory dwelling units can benefit from added income, and an increased sense of security. Allowing junior accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of junior accessory dwelling units consistent with Cal. Government Code § 65852.22.

(B) Administrative review. All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section. All junior accessory dwelling unit applications shall be ministerially approved by the Director of Planning and Development and a permit issued within 60 days upon presentation of a complete application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) and (D) of this section. If the junior accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(C) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units do not count towards ~~are not required to meet~~ the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit or the main single-family dwelling may be rented, provided the rental term for terms is of at least 31 days or more, but the junior accessory dwelling unit shall not be sold or owned separately from

the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling ~~and must include the conversion of an existing bedroom(s) and ancillary spaces.~~

(5) The junior accessory dwelling unit shall not exceed 500 square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home. ~~A with an interior entry to the main living area shall be required if the junior accessory dwelling unit shares sanitary facilities with the single-family home room.~~ The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

~~(a) A sink with a maximum width and length dimensions of 16 inches and a maximum waste line diameter of 1.5 inches;~~

~~(ab) A cooking facility with appliances; and that do not require electrical service greater than 120 volts or natural or propane gas; and~~

~~(be) A food preparation counter and storage cabinets which do not exceed six feet in length.~~

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. ~~The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.~~

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) The junior accessory dwelling unit shall comply with all applicable building standards and shall be subject to permit and inspection fees to ensure such compliance. Fire sprinklers shall be required if they are required in the existing or proposed single-family residence.

(11) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection

fee, a junior accessory dwelling unit shall not be considered to be a separate or new dwelling unit.

(120) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(D) The City shall not require the correction of a legal, nonconforming zoning conditions for approval of a junior accessory dwelling unit.

SUMMARY OF THE PROPOSED CHANGES

This ordinance was adopted in response to the various State laws that took effect on January 1, 2020. Provisions in these laws had modified or otherwise eliminated several local controls on accessory dwelling unit and junior accessory dwelling unit. Amongst the changes that affect the City are the following:

1. Reduce the ADU/JADU processing time from 120 days to 60 days.
2. Allow a JADU in addition to an ADU within a single-family parcel.
3. Increase the number of ADUs allowed in a multi-family development.
4. Establish less stringent development standard for ADU.
5. Eliminate an owner occupancy requirement.
6. Allow the conversion of existing garages without any replacement parking.

1. Reduce the ADU/JAU processing time

Existing City's Code	New State's Law	Proposed City's Code
Director of Planning and Development to ministerially approve or deny a permit application within 120 days.	Local agency to ministerially approve or deny a permit application within 60 days.	Director of Planning and Development to ministerially approve or deny a permit application within 60 days.

2. Allow a JADU in addition to an ADU

Existing City's Code	New State's Law	Proposed City's Code
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One accessory dwelling unit OR one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling.	One accessory dwelling unit AND one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling.	One accessory dwelling unit AND one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling.
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3. Increase the number of ADUs allowed in a multi-family development

Existing City's Code	New State's Law	Proposed City's Code
One accessory dwelling unit per lot with a proposed or existing multi-family dwelling.	A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.	On a lot with a multifamily dwelling structure, owner may convert existing unhabitable spaces into accessory dwelling units up to 25 percent of the number of existing units.

4. Establish additional development standard for ADU

Existing City's Code	New State's Law	Proposed City's Code
Setback: Same standards as accessory structure. Height: Depends on the primary zone Floor Area.: Detached: Maximum 640 Attached: 50% of the primary dwelling Design Standard: None Mandatory Approval: None	Setback: Prohibit local agency to require a setback of no more than 4 feet for an accessory dwelling unit. No setback shall be required for an existing permitted living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.	Setback: Minimum 4 feet set back from all property line. Height: maximum 16 feet Floor Area: Maximum 850 sq. ft. or 1,000 sq. ft. if the ADU contains more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the

	Height: none Floor Area.: Prohibit a local agency from establishing a maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than 850 sq. ft., and 1,000 sq. ft. if the accessory dwelling unit contains more than one bedroom. Minimum 150 sq. ft. per dwelling Design Standard: None Mandatory Approval: All residential lot must be permitted for a 800 sq. ft. ADU that is at least 16 feet in height with four-foot side and rear yard setbacks	existing primary dwelling. Minimum 150 sq. ft. per dwelling Design Standard: § 155.644(E), apply when feasible. Mandatory Approval: Notwithstanding any other provision of this chapter, the City shall ministerially approve an application that meet all criteria under § 155.644(F)
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5. Eliminate owner occupancy requirement

Existing City's Code	New State's Law	Proposed City's Code
Require owner occupancy for either dwelling unit.	A local agency shall not require owner occupancy for ADU created between January 1, 2020 to January 1, 2025	No owner occupancy requirement for ADU created between January 1, 2020 to January 1, 2025

6. Allow conversion of existing garages without any replacement parking

Existing City's Code	New State's Law	Proposed City's Code
Must replace existing garage parking when converting an existing garage into an ADU.	A local agency shall allow conversion of existing garages without any replacement parking.	Allow conversion of existing garages without any replacement parking.

GENERAL PLAN CONSISTENCY

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

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency</u>
<u>Housing</u>	Goal 2: Promote the continued availability of a range of housing types to meet the needs of existing and future residents.	Consistent: The proposed Zoning Text Amendment will help promote the production of accessory dwelling units by streamlining the permitting process for accessory dwelling unit.
	Policy 2.3: Continue to provide flexibility in the density and mix of land uses through the Planned Development overlay and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed Zoning Text Amendment will provide the opportunity for homeowners to construct an accessory dwelling unit and a junior accessory dwelling unit on all residential zones.

LEGAL NOTICE OF PUBLIC HEARING

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

This legal notice was posted Santa Fe Springs City Hall and City's Town Center on January 30, 2020, and published in a newspaper of general circulation

(Whittier Daily News) on January 30, 2020, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquires regarding the proposed project.

It should be noted that due to the COVID-19 outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meeting accessible telephonically or otherwise electronically to all members of the public. All public notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information were also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ENVIRONMENTAL DOCUMENT

Upon review of the proposed project, staff finds the project meets the criteria for a statutory exemption pursuant to California Environmental Quality Act (CEQA), Section 15282(h), which reads as follows, "The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code." Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days after the adoption of the proposed ordinance.

LEGAL REVIEW

The City Attorney has reviewed the proposed Zoning Text Amendment. Comments are reflected in the proposed Ordinance.



Wayne Morrell
Director of Planning

Attachment:

1. Resolution 155-2020
2. Proposed Ordinance No. 1110

ATTACHMENT 1

Resolution 155-2020

ATTACHMENT 2

Proposed Ordinance No. 1110

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 155-2020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.644 (ACCESSORY DWELLING UNITS) AND 155.644.1 (JUNIOR ACCESSORY DWELLING UNITS) OF CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO THE CONSTRUCTION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN A-1, LIGHT AGRICULTURAL; R-1, SINGLE-FAMILY RESIDENTIAL; AND R-3, MULTI-FAMILY RESIDENTIAL, ZONES.

WHEREAS, effective January 1, 2020, Government Code sections 65852.2 and 65852.22 relating to accessory dwelling units and junior accessory dwelling units were amended; and

WHEREAS, the California State legislature adopted more than eighteen housing bills in 2019 related to housing; and

WHEREAS, in order to encourage the construction of accessory dwelling units and junior dwelling units, the State Legislature has provided additional amendments to Government Code section 65852.2 and section 65852.22; and

WHEREAS, the new State laws relating to accessory dwelling units and junior accessory dwelling units took effect on January 1, 2020 and the City must adopt a new compliant Ordinance to impose local control or otherwise must process applications for accessory dwelling units and junior accessory dwelling units using the State law requirements ; and

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Ordinance with the intention of amending Section 155.003, 155.644 and 155.644.1 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code regarding construction of accessory dwelling units and junior accessory dwelling units in A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zone; and

WHEREAS, after study and deliberations by the Department of Planning and Development of the existing city regulations, the City, with the assistance from the City Attorney, has prepared for adoption of these amendments to the text of the City's Zoning Ordinance; and

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

WHEREAS, the City of Santa Fe Springs Planning Commission held a Public Hearing on May 11, 2020 via teleconferencing regarding the proposed amendments to the text of the City's Zoning Ordinance.

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

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

1. That the facts in this matter are as stated in the staff report regarding the proposed amendment to the text of the City's Zoning Ordinance.
2. That the Planning Commission find that pursuant to Section 15282 (h) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City's Zoning Ordinance is exempt from CEQA by a statutory exemption for the adoption of an ordinance regarding accessory dwelling units to implement the provisions of Section 65852.1 and 65852.2 of the Government Code.
3. That the Planning Commission finds that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan.
4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1110, to effectuate the proposed amendment to the text of the City's Zoning Ordinance.

PASSED and ADOPTED this _____ day of May, 2020

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1110

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.003 (DEFINITIONS), 155.644 (ACCESSORY DWELLING UNITS) AND 155.644.1 (JUNIOR ACCESSORY DWELLING UNITS) OF CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO THE CONSTRUCTION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN A-1, LIGHT AGRICULTURAL; R-1, SINGLE-FAMILY RESIDENTIAL; AND R-3, MULTI-FAMILY RESIDENTIAL, ZONES.

WHEREAS, effective January 1, 2020, Government Code sections 65852.2 and 65852.22 relating to accessory dwelling units and junior accessory dwelling units were amended; and

WHEREAS, the California State legislature adopted more than eighteen housing bills in 2019 related to housing; and

WHEREAS, in order to encourage the construction of accessory dwelling units and junior dwelling units, the State Legislature has provided additional amendments to Government Code section 65852.2 and section 65852.22; and

WHEREAS, the new State laws relating to accessory dwelling units and junior accessory dwelling units took effect on January 1, 2020 and the City must adopt a new compliant Ordinance to impose local control or otherwise must process applications for accessory dwelling units and junior accessory dwelling units using the State law requirements ; and

WHEREAS, on May 11, 2020, the Planning Commission of the City of Santa Fe Springs held a duly noticed public hearing, at which time it considered all evidence presented, whether written or oral; and

WHEREAS, after the close of the public hearing, the Planning Commission recommended that the City Council adopt this Ordinance; and

WHEREAS, on May 28, 2020, the City Council of the City of Santa Fe Springs held a duly noticed public hearing at which time it considered all evidence presented, whether written or oral; and

WHEREAS, this ordinance is exempt from review under the California Environmental Quality Act (CEQA); California Public Resources Code Section 2100 et seq.) and CEQA regulations (Title 14, California Code of Regulations Section 15000, et seq.) pursuant to Section 15282(h) because this ordinance is covered by a statutory exemption for the adoption of an ordinance regarding

accessory dwelling units to implement the provisions of Section 65852.1 and 65852.2 of the Government Code; and

WHEREAS, the City desires to amend its regulations to comply with State law and retain some of its local standard.

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

SECTION 1. The City Council hereby finds that the proposed amendments to the text of the City's Zoning Ordinance is consistent with the City's General Plan.

SECTION 2. The City Council hereby finds this Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15282(h) which provides a statutory exemption for the adoption of an ordinance regarding accessory dwelling units to implement the provisions of Section 65852.1 and 65852.2 of the Government Code. As the standards of Government Code section 65852.22 relating to junior accessory dwelling units are incorporated into Government Code 65852.2, this exemption covers junior accessory dwelling units as well. Regardless of whether the City adopts this Ordinance, accessory dwelling units and junior accessory dwelling units must be allowed in the City in accordance with the standards set forth in State statute. Therefore, this Ordinance is categorically exempt under California Public Resources Code Section 2100 et seq. and the statutory exemption of CEQA Guidelines section 15282(h) which provides that CEQA does not apply where a city or county adopt an ordinance regarding second units in a single-family or multifamily residential zone.

SECTION 3. Section 155.003 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended and added to as follows:

§ 155.003 ACCESSORY DWELLING UNITS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation. An accessory dwelling unit may also be located within an existing or proposed primary dwelling unit. An ***ACCESSORY DWELLING UNIT*** also includes the following:

- (1) An efficiency unit, as defined in Cal. Health and Safety Code § 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code § 18007.

ACCESSORY DWELLING UNIT, JUNIOR. A junior accessory dwelling unit is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence.

SECTION 4. Section 155.644 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended and added to as follows:

§ 155.644 ACCESSORY DWELLING UNITS.

(A) *Intent.* In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the general plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code § 65852.2.

(B) *Interpretation.* In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is in conflict with State law, the mandatory requirement of State law shall control, but only to the extent legally required.

(C) *Applications:*

(1) *Administrative Review:* All accessory dwelling unit applications shall be ministerially approved by the Director of Planning and Development and a permit issued within 60 days upon presentation of a complete application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in subsection (D) and (E) of this section. If the accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(2) *Fees:* Applications for an accessory dwelling unit shall be accompanied by an application fee and shall be subject to applicable inspection and permit fees.

(D) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel that zoned for residential use with an existing or proposed residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except as provided for in subsection F(1)(a).

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and

will not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to conform to the zoning and General Plan.

(4) The accessory dwelling unit may be attached to or detached from the primary residential dwelling or located within an existing or proposed single-family residence.

(5) Floor Area Standards:

(a) The detached or attached accessory dwelling unit with one or less bedroom shall not exceed a total floor area of 850 square feet.

(b) The detached or attached accessory dwelling unit with more than one bedroom shall not exceed a total floor area of 1,000 square feet.

(c) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(d) The minimum floor area for an accessory dwelling unit shall be 150 square feet.

(6) Setback Standard:

(a) The accessory dwelling unit shall comply with the front setback standard applicable to the specific zone in which it is located, unless otherwise modified by this section.

(b) The accessory dwelling unit shall be set back no less than four feet from the side and rear property line.

(c) Notwithstanding any other provision of this section, no setback shall be required for an existing permitted living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit. A setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(7) The accessory dwelling unit shall not be greater than 16 feet in height.

(8) The attached or detached accessory dwelling unit shall be located within, to the rear, or to the side of the existing or proposed primary residence unless the accessory dwelling unit is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage.

(9) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein and Health and Safety code section 18007; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. Mechanical parking lifts may also be used for replacement parking.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of or conversion to an accessory dwelling unit, no replacement parking shall be required. Additionally, no parking shall be required for an accessory dwelling unit in any of the following instances:

(a) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(b) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(c) The accessory dwelling unit is part of the existing primary residence or an existing permitted accessory structure.

(d) When on-street parking permits are required but has not offered to the occupant of the accessory dwelling unit.

(e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(13) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit. This provision shall not apply to an accessory dwelling unit approved between January 1, 2020 and January 1, 2025.

(14) The accessory dwelling unit and the primary residential dwelling may be rented concurrently provided that the term of the rental is at least 31 days or more, but the accessory dwelling unit shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and meeting the definition of subdivision (F)(1)(a) below, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge. Such requirements and charges may be imposed when the accessory dwelling unit is being constructed in connection with a proposed single-family residential dwelling.

(b) For all other accessory dwelling units other than those described in subdivision (D)(16)(a) below, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(16) Impact Fees:

(a) No impact fee shall be imposed on any accessory dwelling unit less than 750 square feet in size.

(b) For accessory dwelling units 750 square feet or greater, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

(c) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with Government Code sections 66000 et seq. and 66012 et seq.

(d) For purposes of this section, "impact fee" shall have the same meaning as set forth in Government Code section 65852.2(f).

(17) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(18) Prior to obtaining a building permit for the accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(E) *Design Standards.*

(1) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for ministerial review and approval prior to the issuance of any building permits.

(2) When feasible, windows facing an adjoining residential property shall be designed to protect the privacy of neighbors. If window placement does not protect privacy, then fencing or landscaping might be used to provide screening.

(3) An accessory dwelling unit shall have a separate exterior entrance from the primary dwelling unit.

(4) To the maximum extent feasible, the accessory dwelling unit shall not alter the appearance of the primary single-family dwelling unit.

(5) When feasible, no more than one exterior entrance on the front or on any street-facing side of the primary dwelling unit and accessory dwelling unit combined.

(6) No exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit.

(F) Mandatory Approvals.

(1) Notwithstanding any other provision of this chapter, the City shall ministerially approve an application for any of the following accessory dwelling units within a residential or mixed-use zone:

(a) A junior or accessory dwelling unit within the existing or proposed space of a single-family dwelling or accessory structure subject to the following requirements:

(i) An expansion of up to 150 square feet shall be allowed in an accessory structure that is converted to an ADU solely for the purposes of accommodating ingress and egress.

(ii) The junior or accessory dwelling unit shall have exterior access separate from the existing or proposed single-family dwelling.

(iii) The side and rear setbacks shall be sufficient for fire and building and safety.

(iv) If the unit is a junior accessory dwelling unit, it shall comply with the requirements of Section 155.644.1 below.

(b) One detached or attached accessory dwelling unit subject to the following requirements:

(i) The accessory dwelling unit shall be set back no less than four feet from the side and rear property line.

(ii) The accessory dwelling unit shall be on a lot or parcel with an existing or proposed single-family dwelling.

(iii) The accessory dwelling unit shall not exceed 800 square feet in size.

(iv) The accessory dwelling unit shall not exceed 16 feet in height.

(v) A junior accessory dwelling unit may be developed with this type of detached accessory dwelling unit, it shall comply with all requirements of Section 155.644.1 below.

(c) On a lot with a multifamily dwelling structure, up to 25 percent of the total multifamily dwelling units, but no less than one unit, shall be allowed within the portions of the existing structure that are not used as livable space, including, but no limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings.

(d) On a lot with a multifamily dwelling structure, up to two detached units, provided that neither unit is greater than 16 feet in height, is provided with at least a four foot side and rear yard setback. The maximum square footage shall comply with the limits set forth in subsection D (5) of this section.

(2) For those accessory dwelling units which require mandatory approval, the City shall not require the correction of legal, nonconforming zoning conditions.

(G) *Enforcement.* Until January 1, 2030, the City shall issue a statement along with a notice to correct a violation of any provision of any building standard relating to an accessory dwelling unit that substantially provides as follows:

(1) You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the City Planning Department. If the City determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.

(2) This provision shall only apply if the accessory dwelling unit was built before the effective date of this Ordinance, which date is July 11, 2020.

SECTION 5. Section 155.644.1 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended and added to as follows:

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS.

(A) *Intent.* In enacting this section, it is the intent of the city to encourage the provision of junior accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the general plan. Junior accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create junior accessory dwelling units can benefit from added income, and an increased sense of security. Allowing junior accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of junior accessory dwelling units consistent with Cal. Government Code § 65852.22.

(B) *Administrative review.* All junior accessory dwelling unit applications shall be ministerially approved by the Director of Planning and Development and a permit issued within 60 days upon presentation of a complete application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) and (D) of this section. If the junior accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(C) Junior accessory dwelling unit standards. The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing an existing or proposed single-family dwelling. Junior accessory dwelling units do not count towards the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit or the main single-family dwelling may be rented, provided the rental term is at least 31 days or more, but the junior accessory dwelling unit shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling.

(5) The junior accessory dwelling unit shall not exceed 500 square feet in size.

(6) The junior accessory dwelling unit shall include a separate exterior entrance from the main entrance to the single-family home. An interior entry to the main living area shall be required if the junior accessory dwelling unit shares sanitary facilities with the single-family home. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A cooking facility with appliances; and

(b) A food preparation counter and storage cabinets which do not exceed six feet in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) The junior accessory dwelling unit shall comply with all applicable building standards and shall be subject to permit and inspection fees to ensure such compliance. Fire sprinklers shall be required if they are required in the existing or proposed single-family residence.

(11) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered to be a separate or new dwelling unit.

(12) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(D) The City shall not require the correction of a legal, nonconforming zoning conditions for approval of a junior accessory dwelling unit.

SECTION 6. Effective Date. This Ordinance shall take effect on the thirty-first day after passage.

SECTION 7. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 8. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

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

PASSED and ADOPTED this ____ day of _____, 2020, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

William Rounds, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 698-1

A request for a ten-year permit approval of the existing monopalm wireless telecommunications facility located at 12832 Imperial Highway, (APN: 8045-001-016) within the M-2, Heavy Manufacturing Zone.

(Synergy a division of Advantage Engineers, on behalf of T-Mobile)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 698-1 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 698-1, subject to the conditions of approval as contained with Resolution No.162-2020; and
- Adopt Resolution No. 162-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: Synergy a Division of Advantage Engineers
Attn: Jillianne Newcomer
2500 Red Hill, Suite 240
Santa Fe Springs, CA 92705
(951) 382-2523
JNewcomer@Synergy.cc

- B. Facility Owner: Vertical Bridge Holdings, LLC
750 Park Commerce Drive, Suite # 200
Boca Raton, FL 33487
- C. Property Owner: Coast Industrial
Attn: Donald and Patricia Homcontact
379 E. Avocado Crest Road
La Habra Height, CA 90631
- D. Subject Property: 12832 Imperial Hwy
Santa Fe Springs, CA 90670
APN: 8045-001-016
- E. Existing Zone: M-2 (Heavy Manufacturing Zone)
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Staff Contact: Claudia Jimenez, Assistant Planner
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The Planning Commission first approved Conditional Use Permit Case No. 698 on July 27, 2009, which permitted a 68'- 4" high monopalm and an associated equipment room. The approval allowed T-Mobile to establish, operate, and maintain a monopalm and equipment enclosure at 12832 Imperial Highway, in the M-2 (Heavy Manufacturing) Zone.

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 the new ordinance, Conditional Use Permits are only valid for the lifespan of the approval. Once a wireless CUP has expired, the applicant must come back to the Planning Commissioners for consideration of a new 10-year time period.

As standard practice for consideration of a new 10-year time period, staff conducted a site visit on April 10, 2019 to determine if the facility was in compliance with all existing conditions of approval prior to bringing the matter before the Planning Commission. Following the inspection, staff directed the applicant to comply with the following:

- Replacement of slats on chain-link fence.
- Cut h-frame support post below height of the fenced area.
- All antennas, tower mounted equipment and mounting hardware to be painted, camouflaged, and re-painted to match palm fronds
- All palm fronds to be replaced and new fronds must extend between and beyond the antenna faces.

Staff conducted a follow-up inspection on March 26, 2020 and confirmed all work had been completed.

STREETS AND HIGHWAYS

The subject property fronts on Imperial Highway. Imperial Highway is designated as a "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The proposed wireless telecommunication facility, provided that a CUP is obtained, is consistent with both the Zoning and General Plan designation of the subject property. The subject property and the properties to the south are zoned M-2, Heavy Manufacturing. Properties to the west, east, and north (across Imperial Highway), are also zoned M-2, Heavy Manufacturing. The Burlington Northern Santa Fe railroad right-of-way is south of the site. Properties located south of the railroad right-of-way are located in the City of Norwalk. The general plan land use designation for the site is Industrial. Properties to the west, east, and north (across Imperial Highway), also have a general plan land use designation of Industrial. The Burlington Northern Santa Fe railroad right-of-way is south of the site. Properties located south of the railroad right-of-way are located in 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 April 30, 2020. The legal notice was also posted at the City's Town Center kiosk on April 30, 2020 and published in a newspaper of general circulation (Whittier Daily News) on April 30, 2020 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.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor

Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ZONING REQUIREMENTS

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

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. Consequently, no further environmental documents are required.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a

conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 162-2020 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 698-1, subject to the conditions of approval as provided within Exhibit A of Resolution 162-2020.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Site Photos
4. Photo Simulations
5. Project Plans
6. Resolution 162-2020
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Conditional Use Permit Case No .698-1
12832 Imperial Hwy
APN: 8045-001-016
Synergy on behalf of Verizon Wireless

Attachment 2. Public Hearing Notice



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

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

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 698-1

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

CONDITIONAL USE PERMIT CASE NO. 698-1: A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit, an existing 68'-4" tall monopalm located in the M-2, Heavy Manufacturing zone.

PROJECT SITE: 12832 Imperial Hwy (APN: 8045-001-016)

APPLICANT: Synergy on behalf of T-Mobile

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

THE HEARING will be held on **Monday, May 11, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/55833944?pwd=b0FqbKZaDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

Dial: 888-475-4499
Meeting ID: 558 333 944

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

ALL INTERESTED PERSONS are invited to participate in the Planning Commission hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained by e-mail: claudiajimenez@santafesprings.org.

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

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

Attachment 3: Site Photos



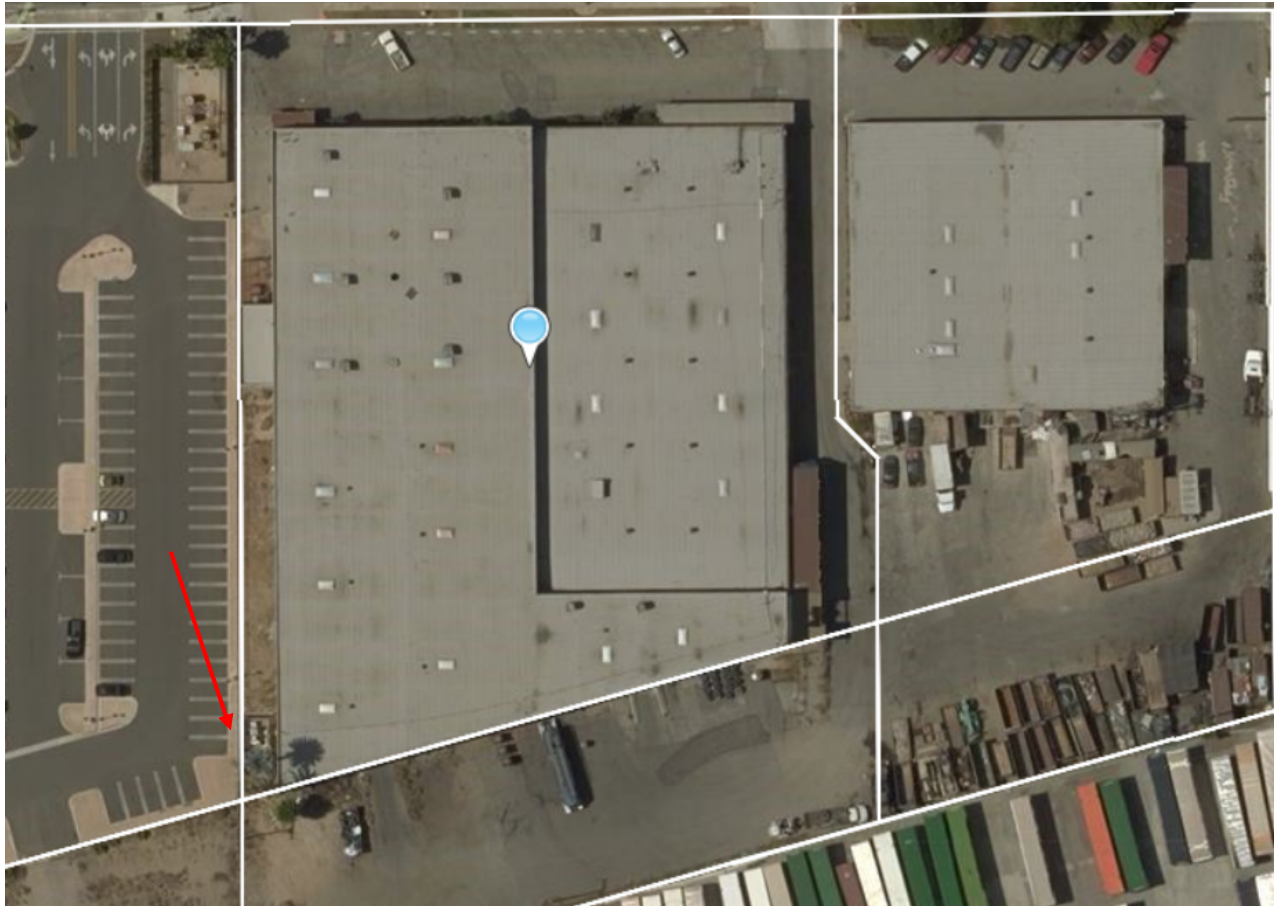
Due to Covid-19 the slats are on back order. Condition has been added to replace the missing slats.

Attachment 4: Photo Simulations



SITE PHOTOS – LA92855A

Site Address: 12832 Imperial Hwy, Santa Fe Springs, CA



Mar 26, 2020 at 3:48:33 PM
12800 Imperial Hw
Santa Fe Springs CA 9067
United State



View from base of tower



View of all sectors



Alternative View of Site



Attachment 5: Project Plans

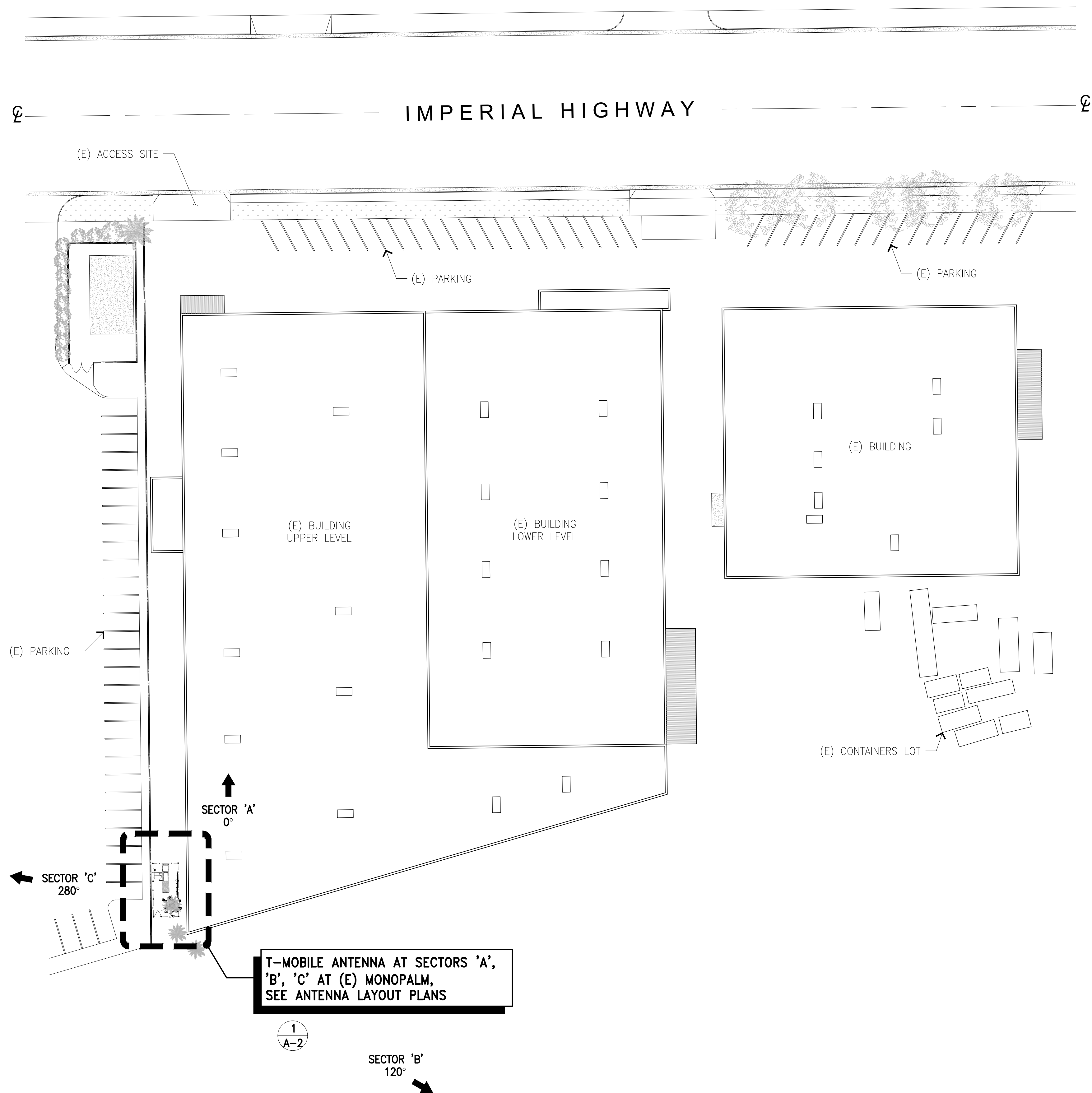
The T-Mobile logo, featuring a magenta 'T' with a black dot on its left vertical bar, followed by the word 'Mobile' in a black serif font, and a registered trademark symbol (®) to the right.

T-Mobile®
Stick Together®

3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

LA92855A

FROM T-MOBILE OFFICE: 3257 E. GUASTI RD., ONTARIO, CA 91761. HEAD WEST
TOWARD N CENTRE LAKE DR. CONTINUE STRAIGHT. TURN RIGHT TOWARD N
CENTRE LAKE DR. TURN LEFT AT THE 1ST CROSS STREET ONTO N CENTRE LAKE
DR. TURN RIGHT ONTO E GUASTI RD. TURN RIGHT ONTO N ARCHIBALD AVE.
TURN LEFT TO MERGE ONTO I-10 W TOWARD LOS ANGELES. MERGE ONTO I-10
W. TAKE EXIT 31A TO MERGE ONTO I-605 S. TAKE EXIT 11 TO MERGE ONTO
I-5 S/SANTA ANA FWY TOWARD SANTA ANA. TAKE THE IMPERIAL HWY EXIT. TURN
LEFT ONTO IMPERIAL HWY. TURN RIGHT. CONTINUE STRAIGHT. DESTINATION WILL
BE ON THE LEFT. ARRIVE AT 12832 IMPERIAL HWY. SANTA FE SPRINGS, CA
90670



NOTE:
ALL PLANS AND DIMENSIONS HAVE BEEN CREATED USING EXISTING DRAWINGS WITHOUT THE USE OF A SURVEY. SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC. DOES NOT GUARANTEE ACCURACY OR MAKE ANY WARRANTIES AS TO THE EXISTING CONDITIONS AS COMPARED TO THE PLANS. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED.



Stick Together[®]

3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

(CUP RENEWAL)
LA92855A
LA92855A

12832 IMPERIAL HWY.
SANTA FE SPRINGS, CA. 90670
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

03/26/19

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	02/18/19	90% ZD, ISSUED FOR REVIEW	NF/RB
B	03/26/19	100% ZD	PAD

PLANS PREPARED BY:



a division of  advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:



a division of  advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
NF/RB	SYNERGY	SW

LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

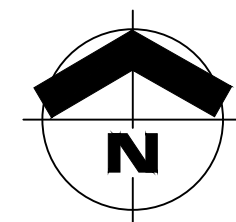
SHEET NUMBER:

A-1

REVISION:

B

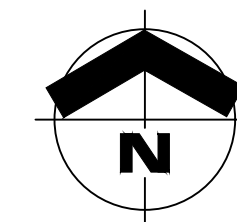
LA92855A



SCALE:	
$3/8" = 1' - 0"$	0 1' 2' 5'

1

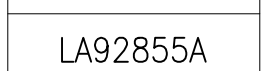
NOTE:
(E) MONOPALM BRANCHES ARE
NOT SHOWN FOR CLARITY

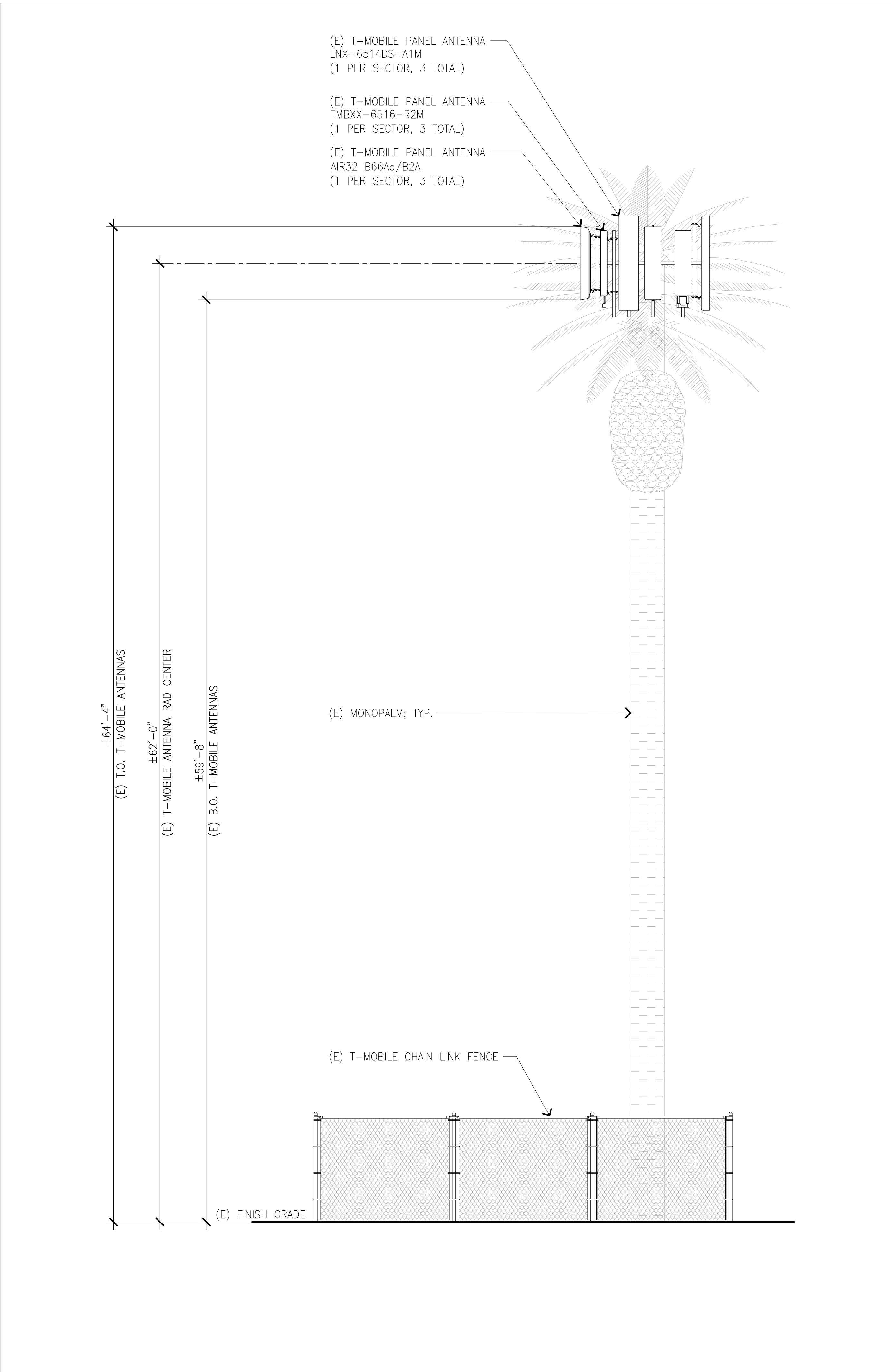


SCALE: 1"=1'-0"

0 5' 10'

--	--



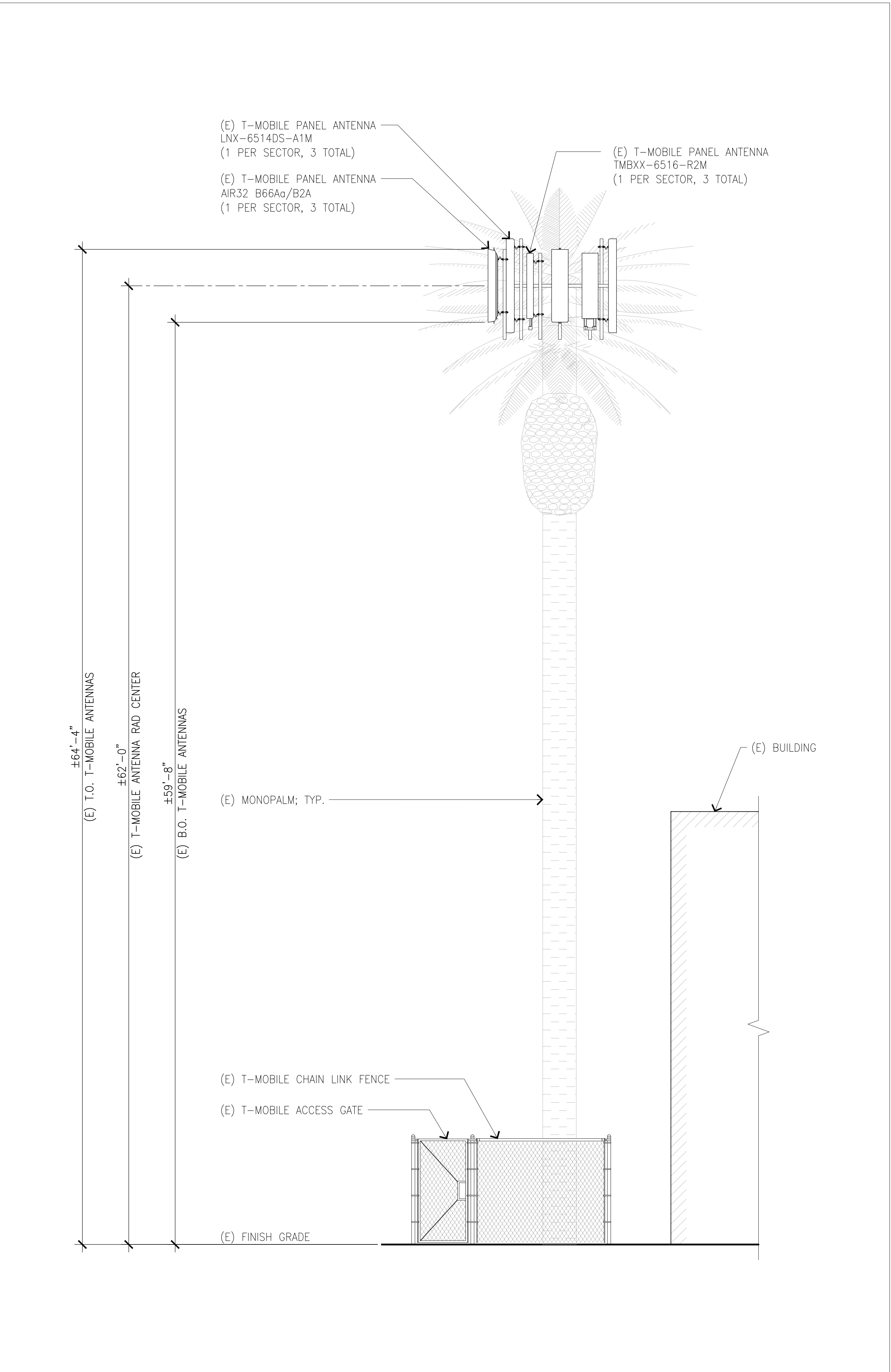


EXISTING WEST ELEVATION

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

0 1' 2' 4' 8'

1



EXISTING SOUTH ELEVATION

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

0 1' 2' 4' 8'

1



Stick Together

3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761

PROJECT INFORMATION:

(CUP RENEWAL)
LA92855A
LA92855A

12832 IMPERIAL HWY.
SANTA FE SPRINGS, CA. 90670
LOS ANGELES COUNTY

CURRENT ISSUE DATE:

03/26/19

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	02/18/19	90% ZD, ISSUED FOR REVIEW	NF/RB
B	03/26/19	100% ZD	PAD

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Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY:

NF/RB

CHK.:

SYNERGY

APV.:

SW

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3

REVISION:

B

LA92855A

Attachment: 6. Resolution 162-2020

- **Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 162-2020
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 698-1

WHEREAS, a request was filed for Conditional Use Permit Case No. 698-1 to allow a ten-year permit approval of the existing monopalm wireless telecommunications facility located at 12832 Imperial Highway, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the south side of Imperial Highway, approximately 1,650 feet east of Bloomfield with an Accessor's Parcel Number of 8045-001-016, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Coast Industrial, 379 E. Avocado Crest Road, La Habra Heights, CA 90631; and

WHEREAS, the wireless telecommunications facility owner is Vertical Bridge Holdings, LLC, 750 Park Commerce Drive, Suite #200, Boca Raton, FL 33487; and

WHEREAS, the wireless telecommunications facility carrier is T-Mobile, 3257 E. Gausti Road, Suite 200, Ontario, CA 91764; and

WHEREAS, the proposed Conditional Use Permit Case No. 698-1 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, staff finds that the wireless telecommunications facility Conditional Use Permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. Consequently, no further environmental documents are required

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 30, 2020 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. Said notice was also posted at the City's Town Center kiosk; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing, by teleconference, on May 11, 2020. At which time it considered public testimony concerning Conditional Use Permit Case No. 698-1

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. As stated in §157.06, manufacturing zones are the top preferred location for wireless telecommunications facilities; therefore, the request is consistent with the current zoning and land use designation. The Conditional Use Permit request will allow for a ten-year permit approval 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 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 will allow for a ten-year permit approval at the existing monopalm wireless telecommunications facility. The facility is disguised as a monopalm, setback 385' from Imperial Highway, and there are live palm trees planted on the subject property, which help minimize its visibility. The equipment associated

with the facility is surrounded by an 8'-tall chain link fence with slats, which screens the cabinets from view. The facility's large setback, nearby live trees, and the strategic location and screening of equipment mitigate the visual impact. Therefore, the Planning Commission finds that the continued use of the existing monopalm will maintain 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 subject wireless facility has been in operation for nearly 11 years without incident. The facility has not adversely affected the immediate vicinity or the city in general. Therefore, if the wireless facility continues to operate in strict compliance with the conditions of approval, it will not be detrimental to persons or property in the immediate vicinity.

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

The facility is disguised as a monopalm and the associated equipment is screened by a chain link fence with slats. Additionally, the facility is setback over 385' from Imperial Highway and live palm trees are planted nearby. The facility's location and monopalm design successfully achieves community compatibility to the maximum extent possible.

- 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 11 years without complaints from the surrounding community. Alternate sites were not considered for this request because it would not be feasible to ask T-Mobile to relocate a facility that has proven to be compatible with the community. Nevertheless, alternative sites would have been evaluated 11 years ago, prior to the initial installation of this facility.

- 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.*

This approval will "maintain service quality" and ensure that coverage in the general area remains.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 162-2020 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the

California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 698-1 to allow a ten-year permit approval of an existing monopalm wireless telecommunications facility located at 12832 Imperial Highway, within the M-2, Heavy Manufacturing, Zone subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of May, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 698-1 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. That **Synergy Advantages Engineers** ~~Royal Street Communications LLC~~ 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 Synergy **(Revised Ongoing)**
2. **Synergy Advantages Engineers** ~~That Royal Street Communications LLC~~ 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. **(Revised Ongoing)**
3. **Synergy Advantages Engineers** ~~That Royal Street Communications LLC~~ shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing **Synergy Advantages Engineers** ~~Royal Street Communication~~ in the City of Santa Fe Springs. **(Revised Ongoing)**
4. **Synergy Advantages Engineers** ~~That Royal Street Communications LLC~~ shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief. **(Revised Ongoing)**
5. The telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by **Synergy Advantages Engineers** ~~Royal Street Communication~~ in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Revised Ongoing)**
6. The applicant shall allow public safety personnel to access and use the telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost. **(Ongoing)**

PLANNING DEPARTMENT:

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

7. **The facility shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance. (New)**
8. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at ~~(562) 868-0511 x7570~~ **MuniEnvironmental, at (562) 432-3700 or info@MuniEnvironmental.com. (Revised Ongoing)**
9. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. ~~909~~ **1054. (Revised Ongoing)**
10. That the signals generated by **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~ wireless telecommunications facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity. **(Revised Ongoing)**
11. That insofar as is feasible, **Synergy Advantages Engineers** ~~Royal Street Communication LLC~~, shall cooperate with any subsequent applicants for wireless communications facilities with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time. **(Revised Ongoing)**
12. **The applicant shall add additional slats to the existing chain-link fence. (New)**
13. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure. **(Ongoing)**
14. That the two ~~proposed~~ live trees shall be Date Palms with minimum heights of 42 feet and 56 feet, respectively. **(Revised)**
15. ~~That the proposed telecommunication facility shall be designed to resemble a palm tree. The base pole of the proposed mono-palm shall be dip galvanized and the bark for the proposed base pole shall be made of custom formulated polyurethane, approximately one and one half to two pounds per square foot. The faux bark shall extend to the full height of the tree. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, growth lines, and texture of true bark shall be recreated true to life. To further the naturalistic look, the bark shall be finished with appropriate painting and lighting~~ **(Satisfied)**
16. That the wireless antenna shall be similar in shape and color to an actual fifty foot tall palm tree – a tree shape that is a symmetrical pyramid of soft-looking foliage, including a tapered trunk, feathered branching attachments, lengths and patterns. The constructed monopalm shall appear healthy, full and vigorous. **(Ongoing)**
17. ~~That prior to plan check submittal, the~~ **Synergy Advantages Engineers** ~~Royal Street Communication LLC shall provide staff with a sample of the color and texture~~

~~proposed for the monopalm, base pole, palm fronds and node (pineapple).~~**(Satisfied)**

18. ~~To ensure the realism of the base pole, palm fronds, and node (pineapple),~~ **Synergy Advantages Engineers** ~~Royal Street Communications LLC, upon selection of the company that will fabricate the base pole, palm fronds and node shall promptly notify staff of the name of the company and a provide contact phone number. Staff may direct the applicant/operator to choose a different company if it is determined that the manufacturer does not produce a quality antenna that provides the desired realism.~~ **(Satisfied)**
19. ~~That upon completion of the construction of the wireless telecommunication facility, if the facility is not designed as specified in conditions #14 and # 15 above, the Director of Planning and Development shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the facility is modified to comply with condition #14 and #15.~~ **(Satisfied)**
20. That the antennas array shall be located within the length of the palm fronds, shall not project beyond the full length of the palm fronds, and shall be designed to be camouflaged within the palm fronds. **(Ongoing)**
21. That the proposed monopalm shall be provided with a minimum of 50 fronds. **(Ongoing)**
22. That the ~~proposed~~ **Synergy Advantages Engineers** ~~Royal Street Communication LLC~~ telecommunications facility shall not exceed the height of 68'-4" (top of frond) as specified on the plans submitted by the applicant and on file with the case.**(Revised)**
23. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility (~~faux clock tower and associated equipment~~) in good condition and shall agree to the repair and replacement of equipment, stealth components, and structural components due to damage caused by any condition, including outdoor exposure and/or inclement weather. Under this condition, if the telecommunications facility components fade in color due to outdoor exposure, **Synergy Advantages Engineers** ~~Royal Street Communication LLC~~ shall replace such components within 90 days, **Synergy Advantages Engineers** ~~Royal Street Communication LLC~~ 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. **(Revised Ongoing)**
24. The antenna facility shall be continually operated in accordance with all applicable Federal regulations governing such operations. **(Ongoing)**
25. The installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire/Rescue. Permit(s) are also required from the Building Division. **(Ongoing)**
26. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the

use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**

27. The facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
28. **Synergy Advantages Engineers** ~~Royal Street Communication LLC~~, shall ensure that any FCC licensed telecommunications carrier that is buying, leasing or is considering a transfer of ownership of the approved telecommunication facility, shall first submit a letter of notification of intent to the Director of Planning and Development. **(Revised Ongoing)**
29. Upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 698 - **1, SBA Synergy Advantages Engineer** ~~Royal Street Communication LLC~~ and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure 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. **(Revised Ongoing)**
30. **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. **(Ongoing)**
31. **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~, and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~ and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(Revised Ongoing)**
32. **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~ 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. (Revised Ongoing)**

33. **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~ shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or subcontractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact **the Finance Department at (562) 868-0511, extension 7520** ~~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. **(Revised Ongoing)**
34. **The wireless telecommunications facility shall be substantially in accordance with the plans submitted by the applicant and on file with the case.** ~~The proposed equipment shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case.~~ **(Revised Ongoing)**
35. That the maintenance vehicle(s) associated with the telecommunication facility shall park in the designated parking stall as shown in the approved site plan on file with the case. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the telecommunication facility shall not obstruct or impede any traffic **(Ongoing)**
36. That **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~, shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity. **Synergy Advantages Engineer** Royal Street Communication LLC, shall submit a copy of the initial report by Federal Communications Commission requirements, to the Department of Planning and Development prior to the telecommunication facility being energized by Southern California Edison. **(Revised Ongoing)**
37. That any addition or alteration to the site, structural design, and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.) or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than **Synergy Advantages Engineer** ~~Royal Street Communication LLC~~, the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans, and specifications may be required to be submitted to the Building Division of the City. **(Revised Ongoing)**
38. That any ~~proposed~~ wireless communications facilities that co-locate on the ~~proposed~~ facility shall be required to submit written verification (As provided in condition #35) and shall include the cumulative radiation and emission of ~~both~~ the existing facility. **(Revised Ongoing)**

39. 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. **(Ongoing)**
40. That Conditional Use Permit Case No. 698-1 shall be valid until **May 11, 2030** ~~July 27, 2019~~ Approximately three (3) months before **May 11, 2030** ~~July 27, 2019~~, **Synergy Advantages Engineer** ~~Royal Street Communication~~ 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. **(Revised Ongoing)**
41. That **Synergy Advantages Engineer** ~~Royal Street Communication~~ 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 Reconsideration of Conditional Use Permit Case No. 698-1, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised Ongoing)**
42. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 698-1 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 698-1 if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. **(Revised Ongoing)**
43. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 808

A request for the operation, maintenance, and modification of an existing 49'-0"-tall flagpole Wireless Telecommunications Facility located at 9910 Jordan Circle (APN: 8005-014-045), within the M-2, Heavy Manufacturing, Zone.

(Derma Group on behalf American Tower)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 808 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 Ordinance and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 808, subject to the conditions of approval as contained within Resolution No. 163-2020; and
- Adopt Resolution No. 163-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: The Derma Group
Attn: Arvin Norouzi
22431 Antonio Parkway., Suite B160-234
Rancho Santa Margarita, CA 92688
- B. Facility Owner: American Tower Corporation
19100 Von Karman Ave., Suite 200
Irvine, CA 92612
- C. Wireless Carrier: Verizon Wireless
15505 Sand Canyon Ave.

- D. Property Owner: Irvine, CA 92612
Albert and Sons Real Estate LLC
165 S Spruce Ave.
Rialto, CA 92367
- E. Subject Property: 9910 Jordan Circle
Santa Fe Springs, CA 90670
APN: 8005-014-045
- F. Existing Zone: M-2, Heavy Manufacturing
- G. General Plan: Industrial
- H. CEQA Status: Categorically Exempt (Class 1)
- I. Staff Contact: Claudia Jimenez, Assistant Planner
claudiajimenez@santafesprings.org

BACKGROUND

The subject wireless telecommunications facility was first approved in 2008 via a building permit, which permitted a 49'-0" tall flagpole and associated equipment room. At the time, wireless facilities were only regulated by an adopted set of guidelines, and numerous facilities that had met certain requirements were allowed to be constructed without obtaining a Conditional Use Permit. On September 28, 2017, the City Council adopted Ordinance No. 1090, which incorporated Chapter 157 (Wireless Telecommunications Facilities) into the City's Municipal Code. Chapter 157 established a comprehensive list of regulations and standards for the permitting, placement, design, installation, operation, and maintenance of wireless telecommunications facilities throughout Santa Fe Springs. Pursuant to §157.04(A), all wireless telecommunications facilities are now required to obtain a Conditional Use Permit.

The Derma Group, on behalf of American Tower Corporation, is seeking approval for a new Conditional Use Permit (CUP 808), which includes the following improvements: install (36) 7/8" coax, (35) 5/8" coax, (6) radios, (3) inband combiners, (1) CCE cabinet, (1) 6102 cabinet, , and remove (12) ground remote radio units to an existing wireless telecommunications facility. Since the existing wireless flagpole does not currently have a valid Conditional Use Permit. As required by §155.711 and §157.10 of the Santa Fe Springs Municipal Code, The Derma Group has requested a 10-year approval period of the Conditional Use Permit.

STREETS AND HIGHWAYS

The subject property is located on the northeast corner of Jordan Circle. Jordan Circle is designated as a "Local Street", within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The proposed wireless telecommunication facility, provided that a CUP is obtained, is consistent with both the Zoning and General Plan designation of the subject property.

The zoning, General Plan and land use of the surrounding properties are listed on the following page:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Grocery Store Distribution</u> (9737 Bell Ranch Drive/ Nexus Food)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Tile Manufacture</u> (9920 Jordan Circle/ Zella International)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Copier Repair Service</u> 9900 Bell Ranch /IKOP Automation Inc.)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Auto Parts</u> (99211 Jordan Circle/ /Mackin Industries)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail on April 30, 2020 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also posted at the City's Town Center kiosk on April 30, 2020, and published in a newspaper of general circulation (Whittier Daily News) on April 30, 2020 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise

electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on “Join A Meeting” or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ZONING REQUIREMENTS

Section 157.04 of the City’s Municipal Code requires that all wireless telecommunications facilities have a valid Conditional Use Permit. The procedures set forth in Section 155.711 of the Zoning Ordinance states 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). The proposed project involves an existing wireless telecommunications facility and there will be no expansion of the site. Consequently, no further environmental documents are required.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City’s Zoning Ordinance, 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 Ordinance. 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.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the City's Zoning Ordinance, 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.
- 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.

STAFF CONSIDERATIONS

Staff visited the site on March 20, 2020 and confirmed that the facility is operating in compliance. Based on the findings set forth within Resolution No. 163-2020 (see Attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 808, subject to the conditions of approval as provided within Exhibit A of Resolution No. 163-2020.


Wayne M. Morrell
Director of Planning

Attachments:

- 1. Aerial Photograph
- 2. Public Hearing Notice
- 3. Site Photos
- 4. Resolution No. 163-2020
 - a. Exhibit A – Conditions of Approval
- 5. Photo Sims
- 6. Project Plans

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 808
9910 Jordan Circle
The Derma Group on behalf of American Tower
Corporation

Attachment 2: Public Hearing Notice



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

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

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 808

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

CONDITIONAL USE PERMIT CASE NO. 808: A request that the Planning Commission approval of Conditional Use Permit Case No. 808, the operation, maintenance, and modification of Wireless Telecommunications

APPLICANT / PROJECT LOCATION: The Derma Group on behalf of American Tower Corporation 9910 Jordan Circle (APN: 8005-014-045)

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

THE HEARING will be held on **Monday, May 11, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/558333944?pwd=b0FobkV2aDZneVRnQ3BhYU12SmJlQj09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

Dial: 888-475-4499
Meeting ID: 558 333 944

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

ALL INTERESTED PERSONS are invited to participate in the Planning Commission hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained by e-mail claudiajimenez@santafesprings.org.

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

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

Attachment 3: Site Photos



Attachment 4: Resolution No. 163-2020
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 163-2020
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 808

WHEREAS, a request was filed for Conditional Use Permit Case No. 808 for the operation, maintenance, and modification of an existing 49'-0" tall flagpole wireless telecommunications facility located at 9910 Jordan Circle, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the northeast corner of Jordan Circle, approximately 500 feet north of McCann Drive with an Accessor's Parcel Number of 8005-014-045, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Albert and Sons Real Estate LLC, 165 Spruce Avenue, Rialto, CA 92367; and

WHEREAS, the wireless telecommunications facility owner is American Tower Corporation, 19100 Von Karman Avenue, Suite #200, Irvine, CA 92612; and

WHEREAS, the wireless telecommunications facility carrier is Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92612; and

WHEREAS, the proposed Conditional Use Permit Case No. 808 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, 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). The proposed project involves an existing wireless telecommunications facility and there will be no expansion of the site. Consequently, no further environmental documents are required

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 30, 2020 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. Said notice was also posted the City's Town Center kiosk; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing, by teleconference, on May 11, 2020. At which time it considered public testimony concerning Conditional Use Permit Case No.808

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves a modification of the following improvements: install (36) 7/8" coax, (35) 5/8" coax, (6) radios, (3) inband combiners, (1) CCE cabinet, (1) 6102 cabinet, , and remove (12) ground remote radio units to an existing wireless telecommunications facility, no additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. As stated in §157.06, manufacturing zones are the top preferred location for wireless telecommunications facilities, therefore the request is consistent with the current zoning and land use designation. The Conditional Use Permit request will 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 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 will allow for a ten-year permit approval and equipment upgrades at the existing monopole wireless telecommunications facility. The facility is disguised as a flagpole. The equipment associated with the facility is surrounded by a chain link fence with slats, which fully screens the cabinets from view. Therefore, the Planning Commission finds that the continued use of the existing monopole “flagpole” will maintain 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 12 years without incident. The facility has not adversely affected the immediate vicinity or the city in general. Therefore, if the wireless facility continues to operate in strict compliance with the conditions of approval, it will not be detrimental to persons or property in the immediate vicinity.

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

The facility is disguised as a flagpole and the associated equipment is screened by a chain link fence with slats. . The facility’s location and flagpole design 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 12 years without complaints from the surrounding community. Alternate sites were not considered for this request because it would not be feasible to ask Verizon to relocate a facility that has proven to be compatible with the community. Nevertheless, alternative sites would have been evaluated 12 years ago, prior to the initial installation of this facility.

- 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 Verizon to provide enhanced services, capacity, and data services to the surrounding community. Upgrading the existing

facility, versus constructing a new facility, is the least intrusive means of providing the increased network coverage and capacity that Verizon needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 163-2020 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 808 to allow a ten-year approval and modification of an existing flagpole wireless telecommunications facility located at 9910 Jordan Circle, within the M-2, Heavy Manufacturing, Zone subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of May, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 808 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. That American Tower Corporation 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 Synergy.
2. American Tower Corporation 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.
3. **American Tower Corporation** shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing American Tower Corporation in the City of Santa Fe Springs.
4. American Tower Corporation shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief.
5. The telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by American Tower Corporation in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
6. The applicant shall allow public safety personnel to access and use the telecommunication facility's wireless capabilities, for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost.

PLANNING DEPARTMENT:

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

7. The American Tower Corporation shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.

8. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, MuniEnvironmental, at (562) 432-3700 or info@MuniEnvironmental.com.
9. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No.1054.
10. That the signals generated by American Tower Corporation wireless telecommunications facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity.
11. That insofar as is feasible, American Tower Corporation, shall cooperate with any subsequent applicants for wireless communications facilities with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time.
12. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure.
13. That American Tower Corporation-telecommunications facility shall not exceed the height of 50'-0" (top of radome) as specified on the plans submitted by the applicant and on file with the case.
14. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility (flagpole and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth components, and structural components due to damage caused by any condition, including outdoor exposure and/or inclement weather. Under this condition, if the telecommunications facility components fade in color due to outdoor exposure, American Tower Corporation shall replace such components within 90 days, American Tower Corporation 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. The antenna facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
16. The installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire/Rescue. Permit(s) are also required from the Building Division.
17. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
18. 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.

19. American Tower Corporation, shall ensure that any FCC licensed telecommunications carrier that is buying, leasing or is considering a transfer of ownership of the approved telecommunication facility, shall first submit a letter of notification of intent to the Director of Planning and Development.
20. Upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 808, American Tower Corporation and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure 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.
21. American Tower Corporation, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned.
22. Construction drawings shall not be accepted for Plan Check without referencing Conditional Use Permit No. 808.
23. American Tower Corporation and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at American Tower Corporation 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.
24. American Tower Corporation 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.**
25. American Tower Corporation shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or subcontractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 752 for additional information. A business license application can also be downloaded at www.santafesprings.org.

26. The wireless telecommunications facility shall be substantially in accordance with the plans submitted by the applicant and on file with the case.
27. That the maintenance vehicle(s) associated with the telecommunication facility shall park in the designated parking stall as shown in the approved site plan on file with the case. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the telecommunication facility shall not obstruct or impeded any traffic.
28. That American Tower Corporation shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity, American Tower Corporation, shall submit a copy of the initial report by Federal Communications Commission requirements, to the Department of Planning and Development prior to the telecommunication facility being energized by Southern California Edison.
29. That any addition or alteration to the site, structural design, and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.) or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than American Tower Corporation, the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans, and specifications may be required to be submitted to the Building Division of the City.
30. That any wireless communications facilities that co-locate on the facility be required to submit written verification and shall include the cumulative radiation and emission of the existing facility.
31. 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.
32. That Conditional Use Permit Case No. **808** shall be valid until **May 11, 2030** Approximately three (3) months before **May 11, 2030**, American Tower Corporation and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
33. That American Tower Corporation agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 808, 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.

34. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 808 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 808 if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
35. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Attachment 5: Photo Sims





1



2



Attachment 6: Project Plans



VZW LOCATION CODE: 159584
VZW SITE NAME: JORDAN
AWS-3, 850LTE ADD/PCSLTE, 700LTE CONV.

**9910 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)**

DEPARTMENT	NAME / SIGNATURE	DATE
LESSEE RF ENGINEER		
LESSEE OPERATIONS		
SITE ACQUISITION MANAGER		
PROJECT MANAGER		
ZONING VENDOR		
LEASING VENDOR		
CONSTRUCTION MANAGER		
A/E MANAGER		
PROPERTY OWNER		

ON GROUND:

- REMOVE (12) RRU's
- REMOVE (35) 5/8" COAX
- REMOVE (1) 6102 CABINET
- INSTALL (1) CCE CABINET
- INSTALL (6) RADIOS
- INSTALL (3) INBAND COMBINERS

ON TOWER:

- INSTALL (36) $\frac{7}{8}$ " COAX

PROJECT SCOPE OF WORK

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 THE LATEST EDITIONS OF THE FOLLOWING:

1. CALIFORNIA BUILDING CODE (2019 EDITION)
2. CALIFORNIA CODE COUNCIL
3. ANSI/TIA/EIA-222-H
4. CALIFORNIA ELECTRIC CODE (2019 EDITION)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES



LOCATION MAP

FROM ATC IRVINE OFFICE (19100 VON KARMAN, IRVINE, CA 92612) TAKE HWY 405N TO HWY 605N EXITING AT TELEGRAPH ROAD AND PROCEED EAST. TURN LEFT ON SANTA FE SPRINGS RD., TURN LEFT ON MACAAN DR. THEN TURN RIGHT ON JORDAN CIRCLE. SITE IS INSIDE SUPERIOR HANDFORGE PROPERTY.

VZW LOCATION CODE:	159584	SITE ADDRESS:	9910 JORDAN CIR SANTA FE SPRINGS, CA 90670 (LOS ANGELES COUNTY)
VZW SITE NAME:	JORDAN		
ATC SITE #:	413985	AIN:	8005-014-045
ATC SITE NAME:	JORDAN CA	JURISDICTION:	CITY OF SANTA FE SPRINGS
PROJECT DESCRIPTION:	ANTENNA RELOCATION/RECONFIGURATION	PRESENT OCCUPANCY TYPE:	TELECOMMUNICATIONS FACILITY
TOWER TYPE:	50' CONCEALMENT TOWER	CURRENT ZONING:	M-2

SITE INFORMATION

*LATITUDE N 33° 56' 54.20"
*LONGITUDE W 118° 03' 54.76"
*GROUND ELEV. (AMSL) = 160'±

*INFORMATION PROVIDED BY ATC

TOWER COORDINATES

LESSEE
NAME: VERIZON WIRELESS
ADDRESS: 15505 SAND CANYON AVE
CITY, STATE, ZIP: IRVINE, CA 92618

CIVIL ENGINEER:
NAME: TOWER ENGINEERING
PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: ANDREW T. HALDANE, P.E.
PHONE: (919) 661-6351

TOWER MANAGER:
NAME: AMERICAN TOWER CORPORATION
ADDRESS: 19100 VON KARMAN AVE, STE 200
CITY, STATE, ZIP: IRVINE, CA 92612
CONTACT: CATRINA HAMPTON
PHONE: (657) 230-6016
SITE NAME: JORDAN CA
SITE NUMBER: 413985

PROPERTY OWNER:
NAME: ALBERT AND SONS REAL ESTATE I, LLC
ADDRESS: 165 S SPRUCE AVE
CITY, STATE, ZIP: RIALTO, CA 92367

[illegible]

GENERAL NOTES:

1. ALL REFERENCES TO DRAWN BY OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON, WIRELESS, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF CALIFORNIA.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H, FOR A 95 MPH 3-SECOND GUST WIND LOAD, THIS CONFORMS TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2019 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS, THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROFILESOLLED WITH A FULLY LOADED TANDDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION

GENERAL NOTES

DRIVING DIRECTIONS

17. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. STRUCTURAL STEEL, ASTM DESIGNATION A36.
 - B. ALL BOLTS, ASTM A325 TYPE 1 GALVANIZED HIGH STRENGTH BOLTS.
 - C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
4. HOLES SHALL NOT BE FLAME CUT THROUGH STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE. SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1--98 STRUCTURAL WELDING CODE - STEEL.

CONTACT INFORMATION

SHEET INDEX

PLANS PREPARED FOR:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
FAX: (919) 661-6350

PLANS PREPARED BY:

	O	03-04-20	100% CONSTRUCTION
	F	02-12-20	90% CONSTRUCTION
	E	11-19-19	90% CONSTRUCTION
	D	02-12-19	90% CONSTRUCTION
	C	03-05-19	90% CONSTRUCTION
	B	07-06-19	90% CONSTRUCTION
	REV	DATE	ISSUED FOR:
	DRAWN BY:	JFL	CHECKED BY: DR

**VZW LOCATION
CODE: 159584
VZW SITE NAME:
JORDAN
9910 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)**



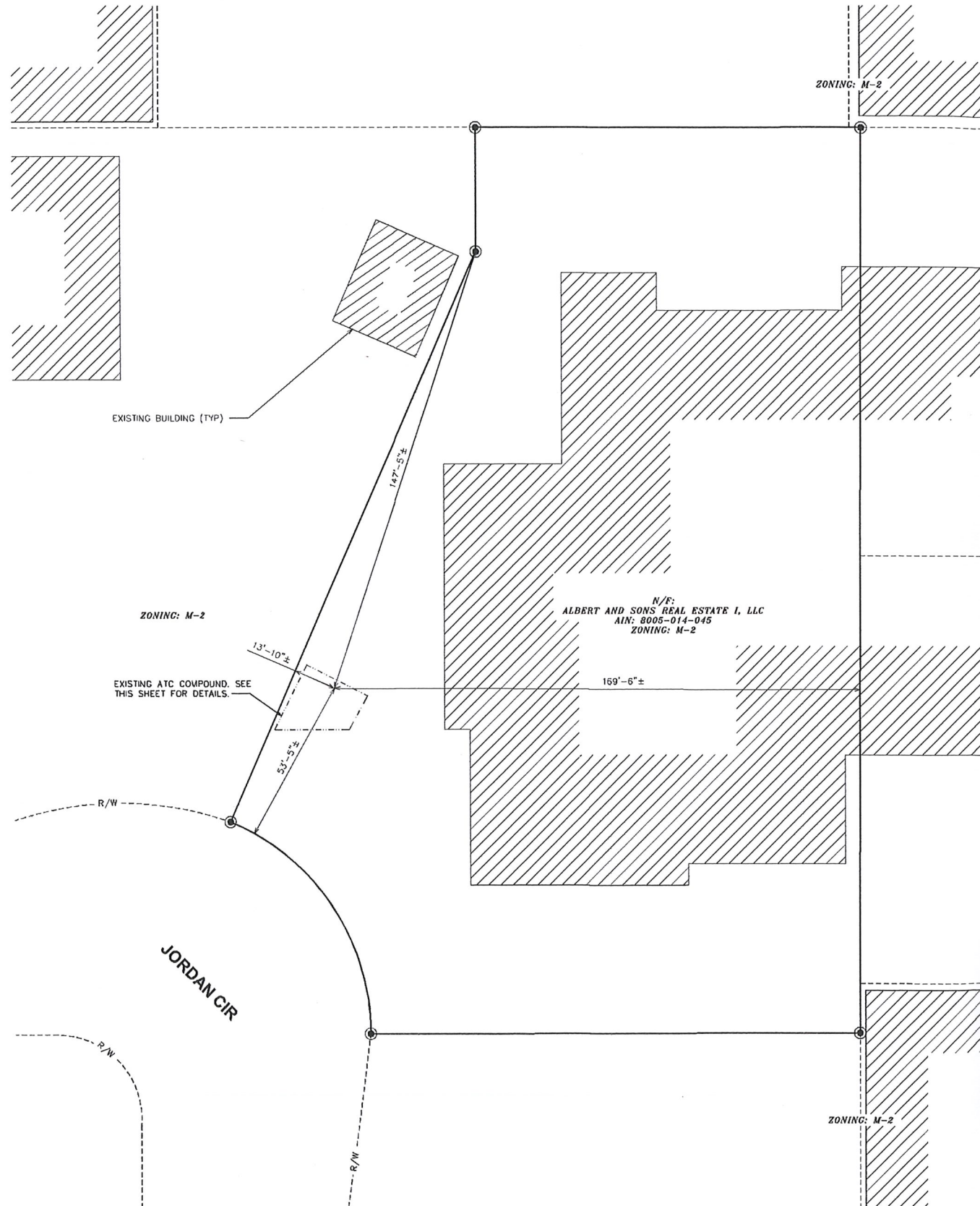
SEAL:

TITLE: **TITLE SHEET & GENERAL NOTES**

T-1 REVISION: 0	T-1 REVISION: 0
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NOTES:

1. SITE PLAN SHOWN BELOW PROVIDED BY LOCAL GIS AND ATC RECORDS.
2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON LEASE AREA. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.

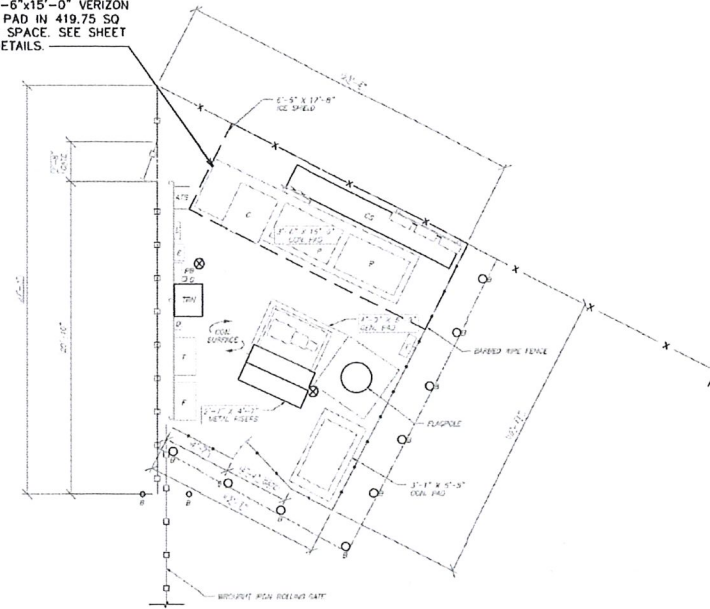


SITE PLAN
SCALE: 1" = 20'

NOTE:

COMPOUND DETAIL SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY ATC. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

EXISTING 3'-6"x15'-0" VERIZON EQUIPMENT PAD IN 419.75 SQ FT GROUND SPACE. SEE SHEET C-2 FOR DETAILS.



COMPOUND LAYOUT

SCALE: N.T.S.

LEGEND	
	EXIST. PROPERTY LINE
	ADJ. PROPERTY LINE
	PROPERTY CORNER
	RIGHT-OF-WAY
	EXISTING EASEMENT

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

verizon

15505 SAND CANYON AVE
IRVINE, CA 92618

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
328 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 861-6351
FAX: (919) 661-6350

REV	DATE	ISSUED FOR
O	03-04-20	100% CONSTRUCTION
F	02-12-20	90% CONSTRUCTION
E	11-19-19	90% CONSTRUCTION
D	09-12-19	90% CONSTRUCTION
C	08-05-19	90% CONSTRUCTION
B	07-05-19	90% CONSTRUCTION
REV	DATE	ISSUED FOR

DRAWN BY: JFJ

CHECKED BY: DEL

PROJECT INFORMATION:

VZW LOCATION CODE: 159584

VZW SITE NAME: JORDAN

9510 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)

SEAL:

March 04, 2020

SHEET TITLE:

SITE PLAN & COMPOUND LAYOUT

SHEET NUMBER:

C-1

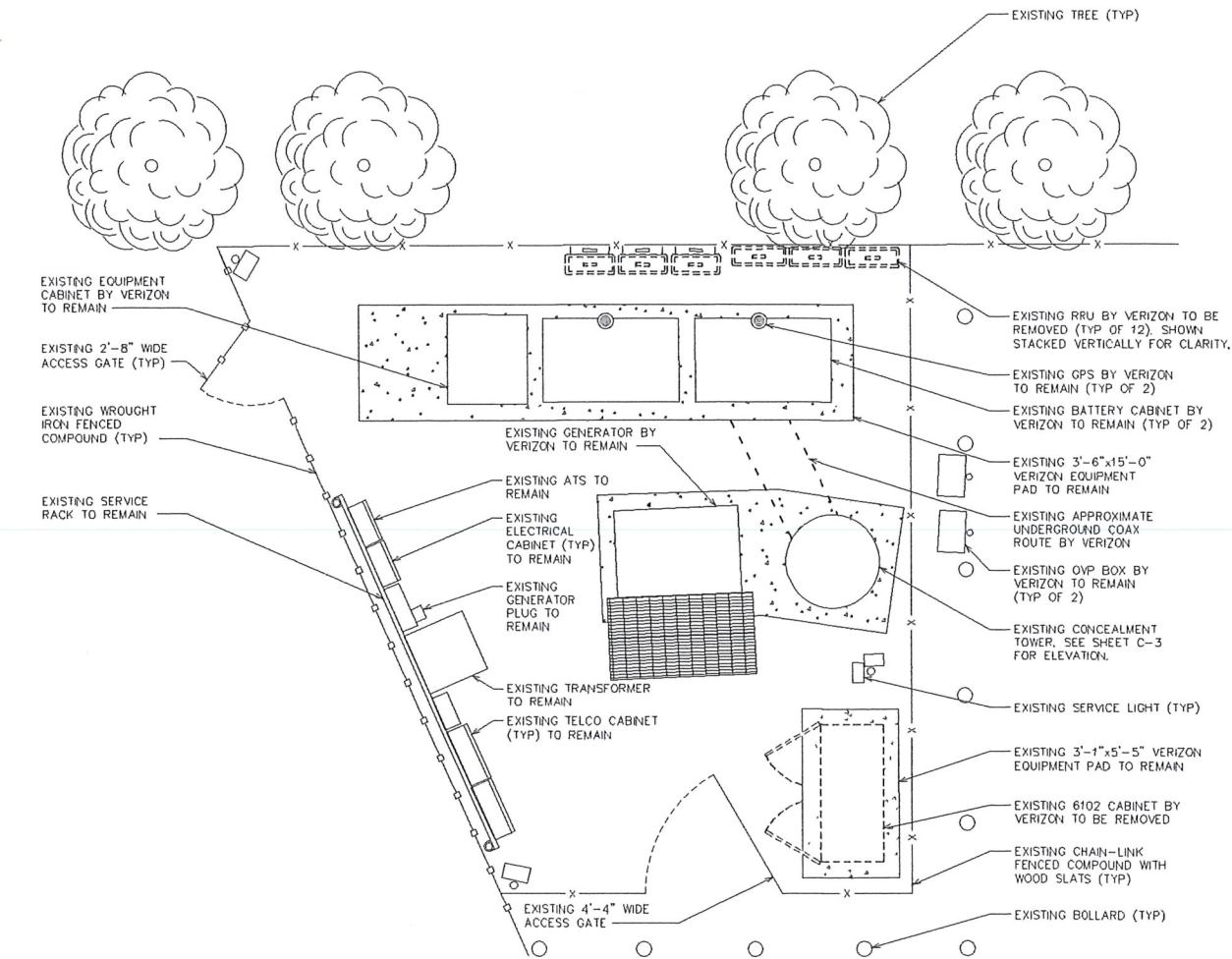
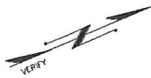
REVISION:

0

TEP #1-40035.187003

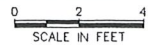
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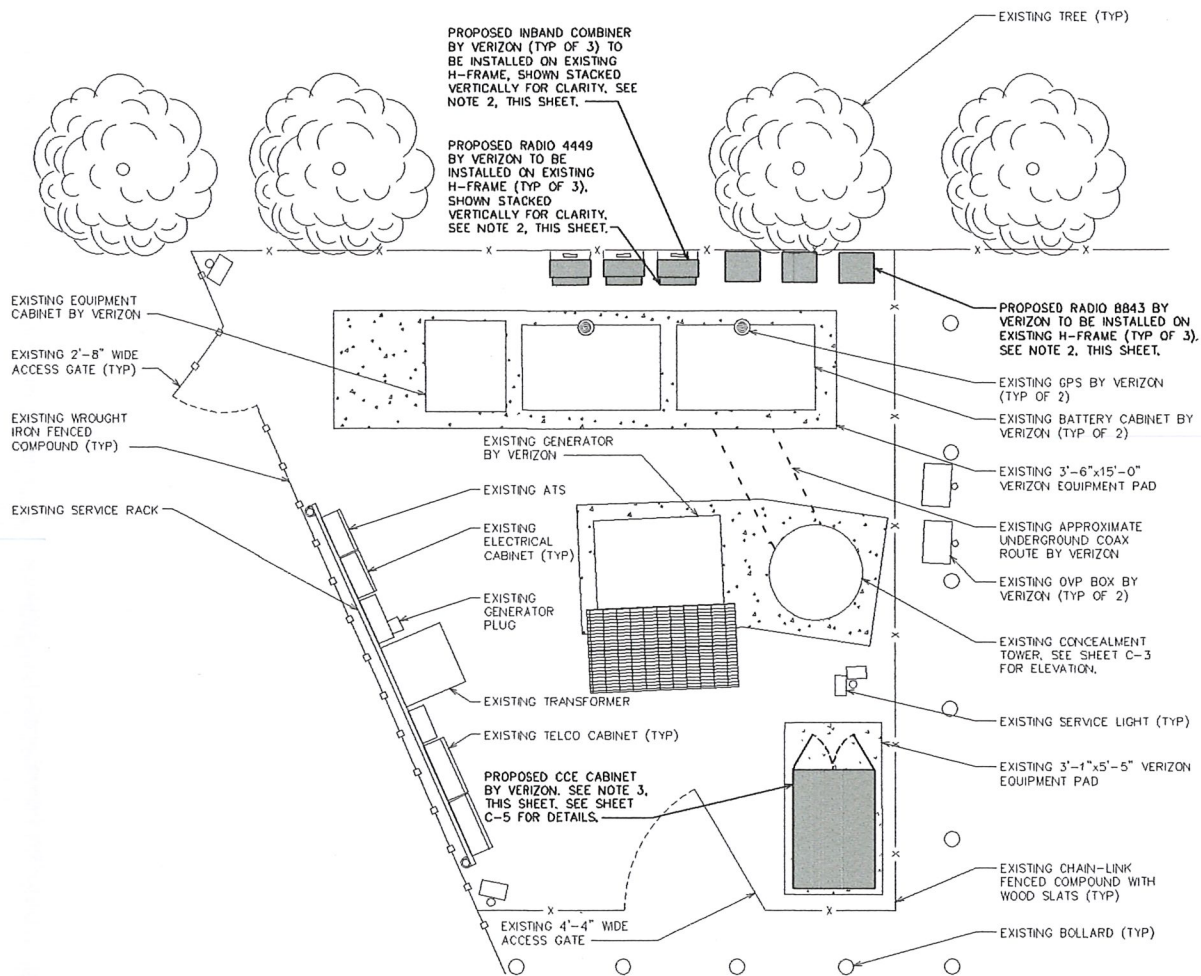
EXISTING EQUIPMENT PLAN

SCALE: 1/8\"/>



NOTES:

1. EQUIPMENT PLAN SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY ATC. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. ALL GROUNDWORK TO BE PERFORMED WITHIN THE EXISTING VERIZON GROUND SPACE. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.
3. REFER TO DRAWINGS BY OTHERS FOR PANEL SCHEDULE, CONDUIT DETAILS, AND ELECTRICAL MODIFICATIONS.



PROPOSED EQUIPMENT PLAN

SCALE: 1/8\"/>



PLANS PREPARED FOR:
verizon
15505 SAND CANYON AVE
IRVINE, CA 92618

PLANS PREPARED BY:

100% CONSTRUCTION	03-04-20	O
90% CONSTRUCTION	02-12-20	F
90% CONSTRUCTION	11-19-19	E
90% CONSTRUCTION	09-12-19	D
90% CONSTRUCTION	08-05-19	C
90% CONSTRUCTION	07-05-19	B
ISSUED FOR:	DATE	REV

DRAWN BY: JFJ
CHECKED BY: DEL

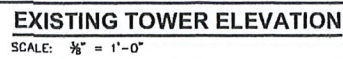
PROJECT INFORMATION:
VZW LOCATION CODE: 159584
VZW SITE NAME: JORDAN
9910 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)



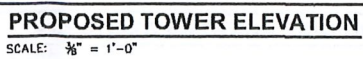
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SHEET TITLE:	EQUIPMENT PLAN
SHEET NUMBER:	C-2
REVISION:	0
TEP#:	140035.107003

TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY, TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS AND MOUNT CONFIGURATIONS.



TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS AND MOUNT CONFIGURATIONS.



15505 SAND CANYON AVE
IRVINE, CA 92618

FAX: (919) 661-6350

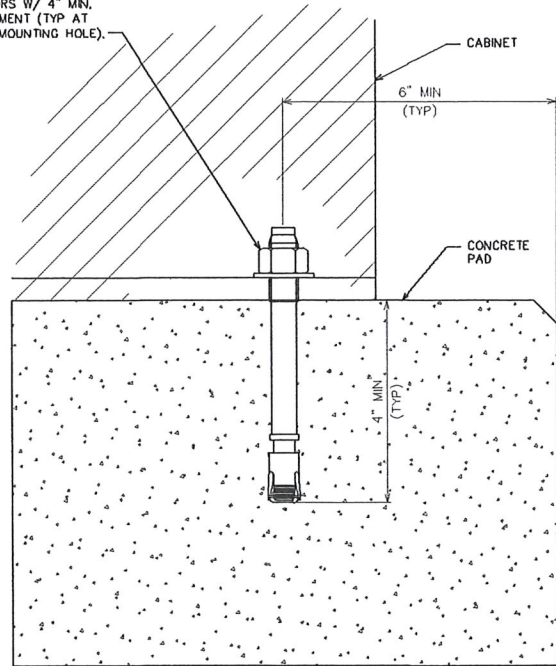
PROJECT INFORMATION:
VZW LOCATION
CODE: 159584
VZW SITE NAME:
JORDAN
9910 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)



NUMBER: 3
REVISION: 0

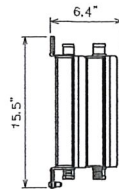
TEP#:148035.187803

3/8" Ø HOLE FOR 1/2" Ø HILT
HIT Z W/ HIT HY200
INJECTION ADHESIVE
ANCHORS W/ 4" MIN.
EMBEDMENT (TYP. AT
EACH MOUNTING HOLE).

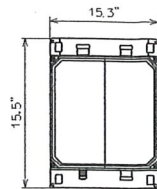


NOTE:
PROPOSED EQUIPMENT TO BE MOUNTED ON EXISTING H-FRAME.
NO PROPOSED CHANGES TO EXISTING GROUND SPACE.

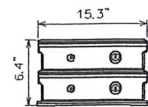
FRONT



SIDE

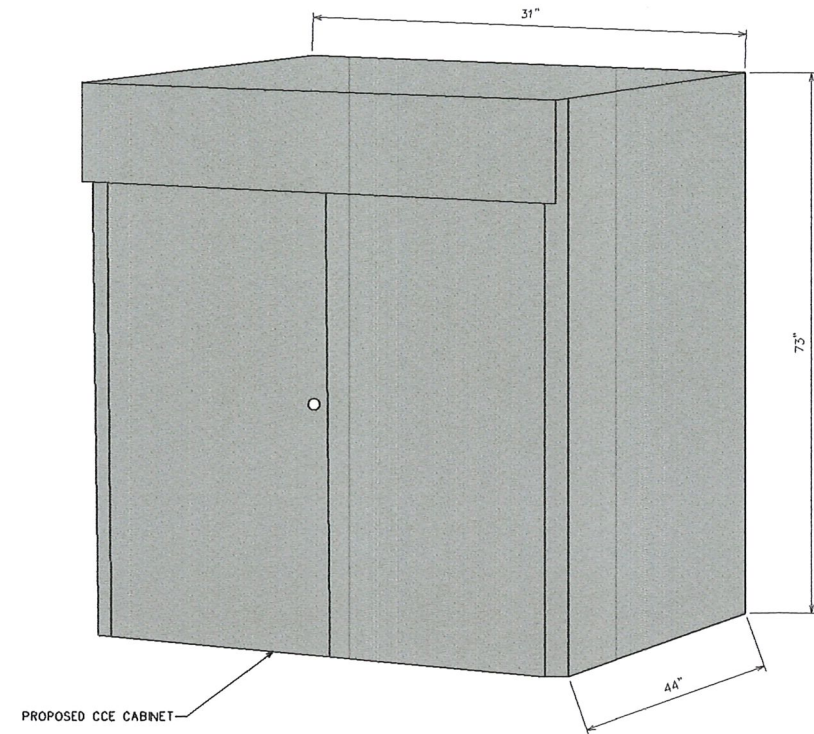


TOP



PROPOSED COMMSCOPE
INBAND COMBINER (TYP OF 3)

PROPOSED CCE CABINET SPECIFICATIONS:
DIMENSIONS (HxWxD): 73"x31"x44"
WEIGHT: 800 LBS



CONNECTION DETAIL

SCALE: N.T.S.

PROPOSED COMMSCOPE INBAND COMBINER DETAIL

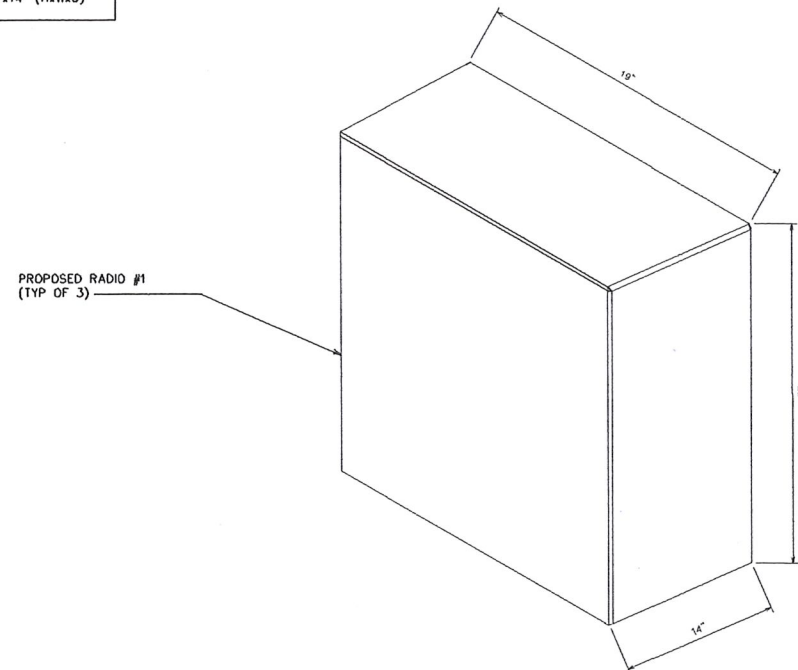
SCALE: N.T.S.

PROPOSED CCE CABINET DETAILS

SCALE: N.T.S.

NOTE:
PROPOSED EQUIPMENT TO BE MOUNTED ON EXISTING H-FRAME.
NO PROPOSED CHANGES TO EXISTING GROUND SPACE.

PROPOSED RADIO SPECIFICATIONS:
• DIMENSIONS: 28"x19"x14" (HxWxD)
• WEIGHT: 44.1 LBS

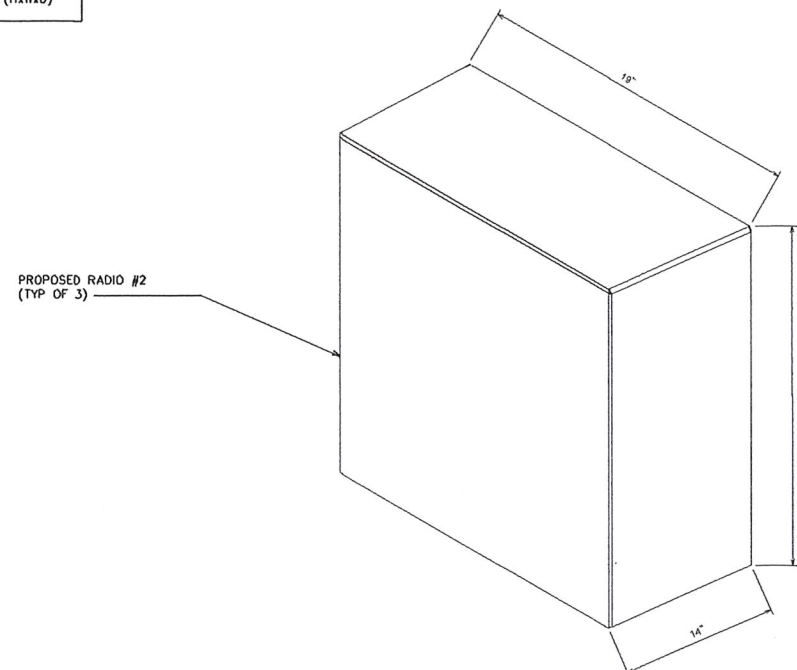


PROPOSED RADIO #1 DETAIL

SCALE: N.T.S.

NOTE:
PROPOSED EQUIPMENT TO BE MOUNTED ON EXISTING H-FRAME.
NO PROPOSED CHANGES TO EXISTING GROUND SPACE.

PROPOSED RADIO SPECIFICATIONS:
• DIMENSIONS: 28"x19"x14" (HxWxD)
• WEIGHT: 44.1 LBS



PROPOSED RADIO #2 DETAIL

SCALE: N.T.S.



PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
328 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 861-8351
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REV	DATE	ISSUED FOR	CHECKED BY	DEL
0	03-04-20	100% CONSTRUCTION		
1	02-12-20	90% CONSTRUCTION		
2	11-19-19	90% CONSTRUCTION		
3	09-12-19	90% CONSTRUCTION		
4	08-05-19	90% CONSTRUCTION		
5	07-05-19	90% CONSTRUCTION		

PROJECT INFORMATION:
VZW LOCATION
CODE: 159584
VZW SITE NAME:
JORDAN
9910 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)



March 04, 2020

SEAL:

SHEET TITLE:
**EQUIPMENT
DETAILS**

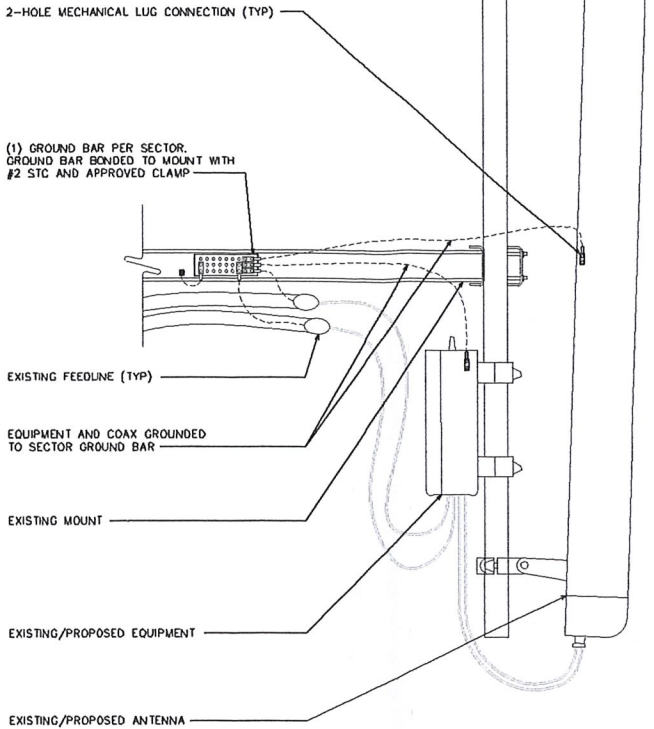
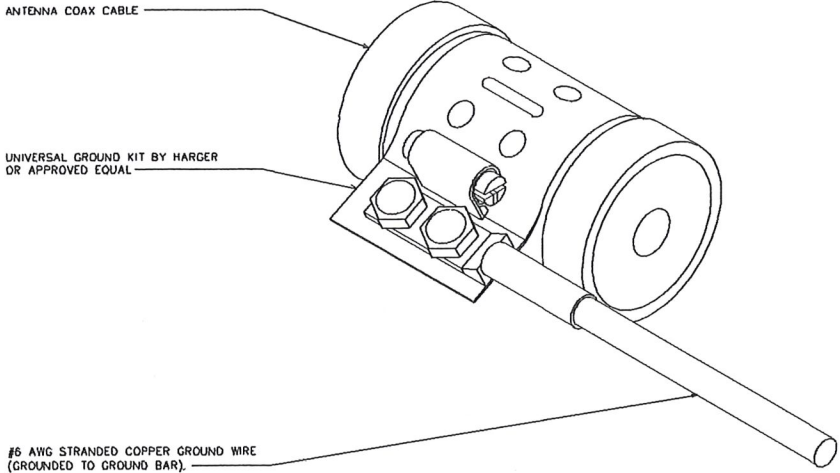
SHEET NUMBER:
C-5

REVISION:
0

TEP#: 46035.187803

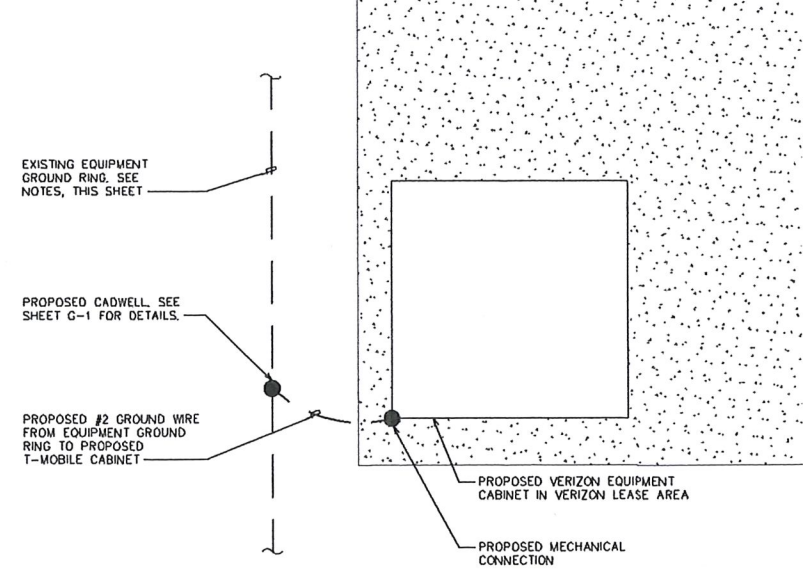
NOTES:

1. DO NOT INSTALL COAX GROUND KIT AT A BEND.
2. CONTRACTOR TO WEATHERPROOF COAX GROUND.



GROUNDING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING GROUNDING EQUIPMENT. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, GROUND RINGS, GROUND RODS, GROUND CONDUCTORS, OR GROUND BARS.
2. CONTRACTOR TO VERIFY EXISTING GROUNDING CONDUCTORS ARE NOT SMALLER THAN #4 CU AND ARE TO BE REPLACED WITH #2 CU GROUND WIRE IF INSUFFICIENT.
3. ALL PVC SHALL BE SCH 80 UNLESS NOTED OTHERWISE
4. THE MINIMUM BEND RADIUS FOR ALL GROUND LEADS IS 12"
5. ALL NETWORK EQUIPMENT MUST BE GROUNDED TO THE MASTER GROUND BAR

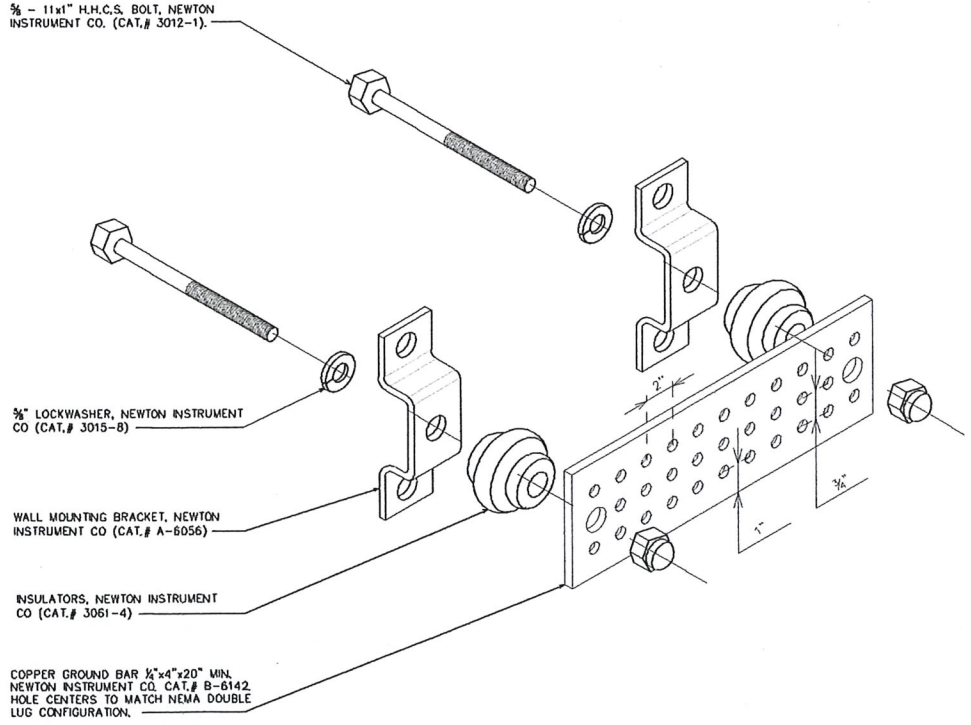


GROUNDING DETAIL

SCALE: N.T.S.

NOTE:

GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED AS WELL AS PROVIDE 50% SPARE CAPACITY



STANDARD GROUND BAR DETAIL

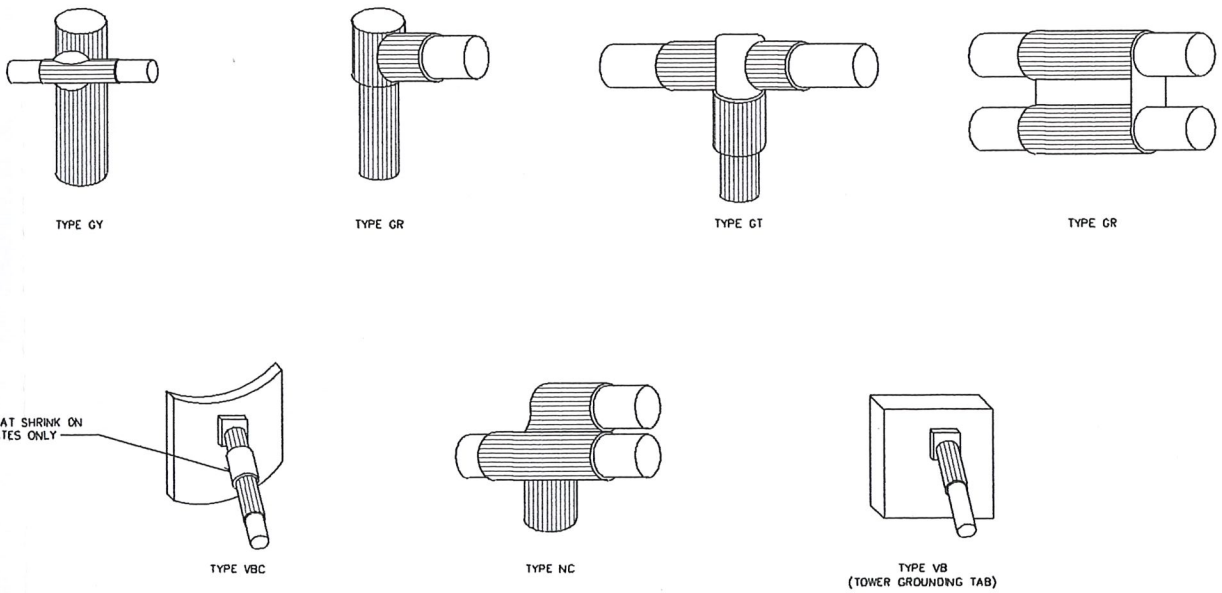
SCALE: N.T.S.

ANTENNA & EQUIPMENT GROUNDING DETAIL

SCALE: N.T.S.

NOTE:

CADWELD "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC TYPES OF CADWELDS TO BE USED FOR THIS PROJECT.



CALDWELL DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:



PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-9530
OFFICE: (919) 661-5351
FAX: (919) 661-5350

REV	DATE	ISSUED FOR:	CHECKED BY:
0	03-04-20	100% CONSTRUCTION	DEL
1	02-12-20	90% CONSTRUCTION	
2	11-18-19	90% CONSTRUCTION	
3	09-12-19	90% CONSTRUCTION	
4	08-05-19	90% CONSTRUCTION	
5	07-05-19	90% CONSTRUCTION	

PROJECT INFORMATION:
VZW LOCATION
CODE: 159584
VZW SITE NAME:
JORDAN
9910 JORDAN CIR
SANTA FE SPRINGS, CA 90670
(LOS ANGELES COUNTY)



March 04, 2020

SEAL:

SHEET TITLE: GROUNDING DETAILS	REVISION: 0	TEP #140035.1872003
	SHEET NUMBER: G-1	