



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
July 13, 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 CORONAVIRUS 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 June 8, 2020 Planning Commission meeting

6. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit Case No. 748-5

Modification Permit (MOD) Case No. 1334

Conditional Use Permit Case No. 748-5: A request that the Planning Commission amend the existing Conditional Use Permit to include an additional satellite parking site at 12017 Greenstone Avenue (Lot 7) for the storage of truck and trailer related to an existing FedEx Ground distribution facility at 11688 Greenstone Avenue; and

Modification Permit Case No. 1334: A request that the Planning Commission approve Modification Permit to allow the subject satellite parking site (12017 Greenstone Avenue) to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (approximately 800 feet away from the principal use located at 11688 Greenstone Avenue).

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 806

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing Wireless Telecommunications Facility (58'-tall mono-palm) on property located at 14128 Rosecrans Avenue (APN: 8069-006-017), within the C-4 PD, Community Commercial – Planned Development Overlay, Zone.
(Alexander Lew on behalf of Crown Castle)

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 809

A request for approval to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

9. NEW BUSINESS**Categorically Exempt - CEQA Guidelines Section 15305, Class 5**
Lot Line Adjustment No. 2020-01

A request for a Lot Line Adjustment of a side property line, where approximately 15,126 sq. ft. of area located within Parcel 2 (APN 8026-042-017) is transferred to an adjoining parcel, Parcel 1 (APN 8026-042-014) of 71,108 sq. ft., resulting in a single parcel measuring ±1.98 acres. (Coory Engineering on behalf of Pacific Cast Products)

10. NEW BUSINESS**Categorically Exempt - CEQA Guidelines Section 15301, Class 1**
Modification Permit (CUP) Case No. 1319, 1326, and 1327

MOD Case No. 1319: A request to temporarily eliminate 5 required parking stalls in the rear of the property and use said stalls to locate a new canopy structure and outdoor storage. (12903 Sunshine Avenue)

MOD Case No. 1326: A request to temporarily eliminate 3 required parking stalls in the rear of the property and use said stalls for outdoor storage. (12811 Sunshine Avenue)

MOD Case No. 1327: A request to temporarily eliminate 2 required parking stalls related to Building Code requirements. (12112 Greenstone Avenue)

The proposed project consists of three parcels located at 12811 Sunshine Avenue (APN: 8026-020-056), 12903 Sunshine Avenue (APN: 8026-020-057), and 12112 Greenstone Avenue (APN: 8026-020-062), within the M-2, Heavy Manufacturing, Zone. (BD Classic Enterprises)

11. CONSENT ITEM

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

A. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 9**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday Tavern, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday Tavern)

B. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 68**

Compliance review report for Conditional Use Permit Case No. 68 to allow the operation and maintenance of an alcoholic beverage use involving the sale and storage of alcoholic beverages for on-site consumption at a banquet hall facility

operating as Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

C. CONSENT ITEM

Conditional Use Permit Case No. 696-3

A compliance review of a church facility within an approximately 5,179 sq. ft. tenant space located at 14515 Valley View Avenue, Suite T (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay Zone, and within the Valley View Commerce Center. (The Star Korean Church)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. 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) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Planning Secretary

July 8, 2020
Date



City of Santa Fe Springs

Planning Commission Meeting

July 13, 2020

APPROVAL OF MINUTES

Minutes of the June 8, 2020 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

June 8, 2020

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for June 8, 2020



APPROVED:

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

June 8, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:00 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
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the May 11, 2020 Planning Commission meeting

It was moved by Commissioner Carbajal, seconded by Vice Chair Arnold 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

Categorical Exempt – CEQA Guidelines Section 15303, Class 3 & 15315 Class 15 Development Plan Approval (DPA) Case No. 968

Conditional Use Permit (CUP) Case No. 804

Tentative Parcel Map (TMP) Case No. 82986

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986, 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 programs 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 CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that Tentative Tract Map No. 82986 meets the standards set forth in §66474 and §66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Find that Tentative Parcel Map No. 82986, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Find and determine that Tentative Parcel Map No. 82986 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and.
- Approve Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986 subject to the conditions of approval as contained within Resolution No. 164-2020; and
- Adopt Resolution No. 164-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

*** Please see Item No. 7 ***

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15303, Class 3

Development Plan Approval (DPA) Case No. 972

Conditional Use Permit (CUP) Case No. 807

Modification Permit Case No. 1329

Modification Permit Case No. 1330

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, 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 programs 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 CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that the applicant's request meets the criteria set forth in §155.325 of the Zoning Ordinance, for permitting deviations from certain requirements of this chapter (Chapter 155: Zoning) regarding the granting of a Modification Permit; and
- Find and determine that pursuant to 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 Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, subject to the conditions of approval as contained within Resolution No. 165-2020; and
- Adopt Resolution No. 165-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Director of Planning Wayne Morrell to present both Item Nos. 6 and 7. Present via Zoom was the applicant and their representative Jeff Hopkins.

City Attorney Richard Adams, II requested that a roll call be conducted due to technical difficulties. Mr. Adams wanted to state for the record that all Planning Commissioners were accounted for and present.

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

A discussion ensued regarding Target parking accessibility, right turn lane, loading and unloading of product for this development, possibility of obtaining the Target property behind this project, and that the site plan did not reflect the correct property line.

Chair Ybarra opened the Public Hearing at 7:08 p.m. and requested if anyone from the audience would like to speak on Item Nos. 6 and 7. Representative Jeff Hopkins and Application Devon Wesselink both thanked the Planning Commission for taking the time to hear this matter and Planning Staff for their assistance on this project. Both Mr. Hopkins and Mr. Wesselink expressed the importance of the left-hand turn land along Florence and that they did reach out to Target for acquisition of the property but was informed that Target had no intentions of selling that portion of land.

Commissioner Carbajal requested to be excused as she had to disconnect from the Zoom Planning Commission meeting.

There being no one else from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:18 p.m. and requested a motion and second for Item Nos. 6 and 7.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Development Plan Approval (DPA) Case No. 968, Conditional Use Permit (CUP) Case No. 804, Tentative Parcel Map (TMP) Case No. 82986, Development Plan Approval (DPA) Case No. 972, Conditional Use Permit (CUP) Case No. 807, Modification Permit Case No. 1329, Modification Permit Case No. 1330, and the recommendations regarding these entitlement, which passed by the following roll call vote:

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

8. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold wished everyone a Happy Father's Day.

Staff:

Senior Planner Cuong Nguyen announced that response rate for the Census is as follows: Nationwide is 60.77%, California is 61.92% and Santa Fe Springs 61.77%. Cuong reminded everyone to send in their Census response forms because door knocks will begin soon.

Senior Planner Cuong Nguyen also announced that the General Plan has a website reimaginesantafesprings.org for residents to find information and answer questions. Cuong also informed everyone that the second round of interviews will begin to advise the General Plan Advisory Committee.

9. ADJOURNMENT

Chair Ybarra adjourned the meeting at 7:25 p.m. to the next regular Planning Commission meeting scheduled for July 13, 2020, at 6:00 p.m.

ATTEST:

Frank Ybarra
Chair

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

July 13, 2020

PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit Case No. 748-5

Modification Permit (MOD) Case No. 1334

Conditional Use Permit Case No. 748-5: A request that the Planning Commission amend the existing Conditional Use Permit to include an additional satellite parking site at 12017 Greenstone Avenue (Lot 7) for the storage of truck and trailer related to an existing FedEx Ground distribution facility at 11688 Greenstone Avenue; and

Modification Permit Case No. 1334: A request that the Planning Commission approve Modification Permit to allow the subject satellite parking site (12017 Greenstone Avenue) to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (approximately 800 feet away from the principal use located at 11688 Greenstone Avenue).

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 748-5, Modification Permit Case No. 1334, 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 §155.716 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 Negative Declaration which, based on the findings of the initial study, indicates there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment; and
- Approve Conditional Use Permit Case No. 748-5 and Modification Permit Case No. 1334, subject to the conditions of approval as contained with Resolution No. 166-2020; and
- Adopt Resolution No. 166-202, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Greenstone Land Company, LLC
254 El Valle Opulento
Vista, CA 92083
ERNIECOPP2@msn.com
- B. Property Owner: Greenstone Land Company, LLC
254 El Valle Opulento
Vista, CA 92083
ERNIECOPP2@msn.com
- C. Subject Properties: Greenstone Land Company, LLC, 11688 Greenstone Avenue (APN: 8026-018-030) & 12017 Greenstone Avenue (APN: 8026-020-080).
- D. Existing Zone: M-2, Heavy Manufacturing, Zone
- E. General Plan: Industrial
- F. CEQA Status: Initial Study/ Negative Declaration
- G. Staff Contact: Jimmy Wong
Jimmywong@santafesprings.org
Phone: (562) 868-0511 Ext 7451

LOCATION AND BACKGROUND

The subject property, located at 12017 Greenstone Avenue, is comprised of a single parcel (APN: 8026-020-080) measuring approximately 241,740 square feet (5.5 acres). The property is located on the west side of Greenstone Avenue, just north of Sunshine Avenue and is zoned M-2 (Heavy Manufacturing). The subject property is part of a former landfill (Kobra Dump) and therefore has remain undeveloped and utilized by an asphalt and concrete crushing company.

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

A Modification Permit (MOD 1248-1) was concurrently approved to allow for satellite site at 12211 Greenstone Avenue (Lot 6), which is more than 400 feet from the primary site.

Details of New Satellite Parking Site

As shown on the provided plans, the subject 5.5 acres site at 12017 Greenstone Avenue could be designed to accommodate a total of approximately 125 trailer parking stalls. Similar to the other satellite parking site the trailers will periodically delivered and/or picked up. This would help avoid any potential queuing issues or significant increase to existing traffic volumes along Greenstone Avenue. The new satellite parking site will function as Lot 7. The site will be exclusively used by FedEx to park their empty trailers. Trucks will only be loaded at the distribution facility at 11688 Greenstone Avenue, thus no loading or unloading of trailers will occur at the subject site. Project trips related to the subject satellite parking site will travel exclusively on Greenstone Avenue, to and from the distribution center and as with the previous satellite parking sites, the new site will be available 24 hours a day, seven days a week, and will also be unmanned.

In addition to re-paving the entire site, FedEx intends to install a decorative block wall and new landscaping along the front portion of the site to upgrade the curb appeal and help screen the truck yard. FedEx will also install lighting, security cameras, and an automated entry gate for security measures.

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

- 11720 Greenstone Ave. (APN: 8026-018-015) – *also referred to as Lot 1;*
- 11801–11829 Shoemaker Ave. (APN 8026-020-038,024,022,048 & 049) – *also referred to as Lot 2;*
- 11813 Shoemaker Ave. (APN: 8026-020-037) – *also referred to as Lot 3;*
- 11741 Shoemaker Ave. (APN: 8026-020-009) – *also referred to as Lot 4;*
- 11735 Shoemaker Ave. (APN: 8026-020-081) – *also referred to as Lot 5; and*
- 12211 Greenstone Ave. (APN: 8026-041-035) – *also referred to as Lot 6; and*
- **12017 Greenstone Ave. (APN: 8026-020-080) – *also referred to as Lot 7.***

STREETS AND HIGHWAYS

The 5.5-acre property has frontage on Greenstone Avenue. Greenstone Avenue is a local industrial street within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

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

ZONING REQUIREMENTS

In accordance with Section 155.243(J)(20) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a parcel delivery

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

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

As noted previously, FedEx Ground has already obtained a CUP to allow the operation and maintenance of a parcel delivery service/ground distribution facility use on the property at 11688 Greenstone Avenue. However, because FedEx is seeking to modify the existing operations as they were originally approved, FedEx must obtain approval for an amendment to their existing CUP (CUP 748).

Additionally, in consideration of the proposed change, FedEx must also obtain approval for a Modification Permit to allow the subject satellite parking site at 12017 Greenstone Avenue to further exceed the 400 foot limitation set forth in the City's Zoning Regulation (*approximately 800 feet away from the principal use located at 11688 Greenstone Avenue*). In accordance with Section 155.483 (B)(1), satellite parking must be within 400 feet of a principal use.

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

ENVIRONMENTAL DOCUMENT

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

The draft Initial Study/Negative Declaration was circulated for the required 30-day public review period from June 1st, 2020 to June 30th, 2020. A Notice of Intent to adopt a Negative Declaration was posted with the State Clearinghouse.

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 July 2, 2020. The legal notice was also posted in Santa Fe Springs City Hall and the City's Town Center kiosk on July 2, 2020, and published in a newspaper of general circulation (Whittier Daily News) on July 2, 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.

AUTHORITY OF PLANNING COMMISSION**Conditional Use Permit**

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

Modification Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a modification from requirements of property development standards set forth in the City's Zoning Regulations when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's

Zoning Regulations. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances

STAFF CONSIDERATION:

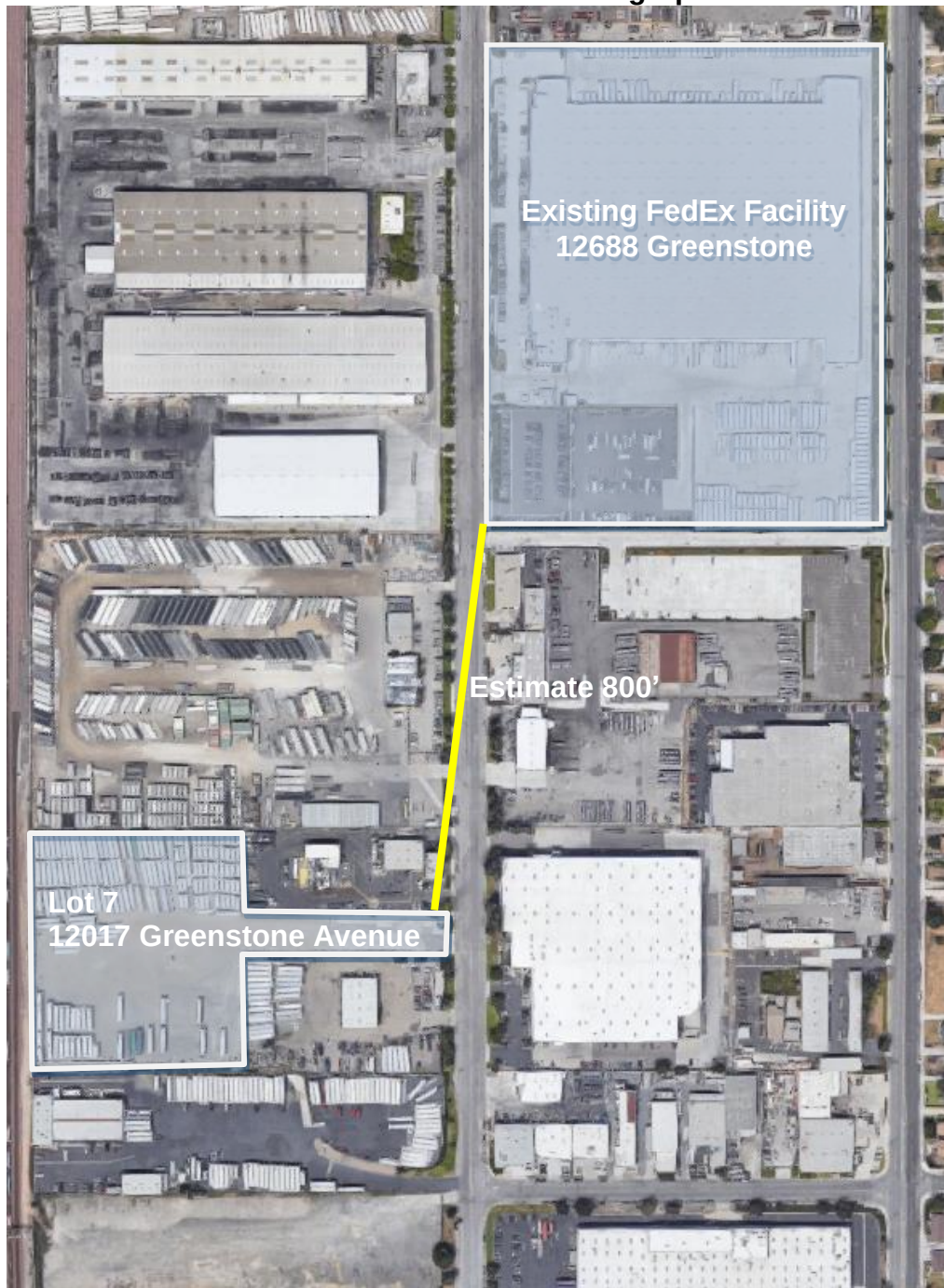
Based on the findings set forth within Resolution 166-2020 (see attachment 7), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit and also meets the criteria set forth in §155.695 and §155.696 for the granting of a Modification Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 748-5, Modification Permit Case No. 1334 and related environmental documents, subject to the conditions of approval as provided within Exhibit A of Resolution 166-2020.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos
3. Public Hearing Notice
4. Resolution No. 166-2020

Attachment 1: Aerial Photograph



Attachment 2: Site Plan

FOR
12017 GREENSTONE AVENUE
SANTE FE SPRINGS, CA 90670

1. STREETS SHALL BE SWEEPED AS FREQUENTLY AS DETERMINED BY THE CITY ENGINEER OF THE CITY OF SANTA FE SPRINGS TO KEEP PAVED AREAS ACCEPTABLY CLEAN DURING GRADING AND HAULING OPERATIONS. A STREET SWEEPER SHALL BE AVAILABLE FOR THIS PURPOSE AT ALL TIMES. THE SWEEPER SHALL BE A DOUBLE-GUTTER BROOM, SELF-LOADING MOTOR SWEEPER WITH SPRAY NOZZLES. ANY SPILLAGE ON HAUL ROUTES SHALL BE REMOVED IMMEDIATELY AND THE AREA CLEANED.

2. DRAINAGE SHALL NOT BE BLOCKED IN THE STREET.

3. THE GRADING CONTRACTOR SHALL INSTALL AND MAINTAIN COMPACTED UNTREATED BASE MATERIAL FOR A MINIMUM DISTANCE OF 75 FEET FROM THE CURB FACE FOR INGRESS AND EGRESS PRIOR TO ON-SITE PAVING. THE THICKNESS OF UNTREATED BASE SHALL BE A MINIMUM OF 6 INCHES.

4. CURB SHALL BE CUT WHERE FUTURE DRIVEWAY(S) ARE TO BE INSTALLED. ONLY THE CURB CUT AREA SHALL BE USED FOR INGRESS AND EGRESS. ACCESS TO SITE OVER CURBS IS PROHIBITED.

5. THE GRADING CONTRACTOR SHALL BE REQUIRED TO PROVIDE FLAG PERSONS WITH RED VESTS, HARD HATS, AND SIGNS APPROVED BY THE CITY ENGINEER AT ANY TIME THE ENGINEER DETERMINES THAT FLAG PERSONS ARE NECESSARY FOR TRAFFIC CONTROL DUE TO CONTRACTOR'S OPERATIONS.

6. THE CONTRACTOR IS ADVISED THAT APPLICATION FOR A TEMPORARY WATER METER SHALL BE MADE TO THE CITY OF SANTA FE SPRINGS FINANCE DEPARTMENT. FAILURE TO OBTAIN A WATER METER FROM THE CITY OF SANTA FE SPRINGS IS A VIOLATION OF SECTION 53.18 OF THE CITY CODE, A MISDEMEANOR PUNISHABLE BY A FINE NOT EXCEEDING \$500 OR BY IMPRISONMENT OF SIX (6) MONTHS, OR BOTH. ONLY APPROVED SPANNER WRENCHES MAY BE USED WHEN OPERATING FIRE HYDRANTS.

7. THE CONTRACTOR SHALL IMPLEMENT STORM WATER AND URBAN RUNOFF POLLUTION PREVENTION CONTROLS, AND BEST MANAGEMENT PRACTICES (BMPs) ON CONSTRUCTION SITES IN ACCORDANCE WITH CHAPTER 52, STORM WATER RUNOFF, OF THE CITY CODE. THE CONTRACTOR MAY ALSO BE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS SPECIFIED IN THE STATE OF CALIFORNIA GENERAL PERMIT FOR STORM WATER POLLUTION FROM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH NPDES REGULATIONS TO PROTECT RECEIVING WATERS AND STORM DRAINS FROM CONSTRUCTION ACTIVITY RELATED EROSION AND POLLUTION.

8. THE SUPERVISING GRADING ENGINEER SHALL INSPECT AND CERTIFY THE CONSTRUCTION OF ON-SITE STORM DRAIN AND DRAINAGE FACILITIES, AND SUBMIT A STATEMENT THAT THE COMPLETED WORK IS IN CONFORMANCE WITH THIS APPROVED PLAN PRIOR TO BUILDING OCCUPANCY.

9. ALL CATCH BASINS AND STORM DRAIN INLET FACILITIES SHALL BE STAMPED WITH THE MESSAGE "NO DUMPING, DRAINS TO OCEAN." PER CHAPTER 52 OF THE CITY CODE.

10. OWNER/DEVELOPER SHALL SUBMIT FOR APPROVAL A SEPARATE 24" X 36" RECORD DRAWING OR "ASBUILT" TO THE CITY ENGINEER SHOWING PLAN AND PROFILE OF ON-SITE STORM DRAIN SYSTEM (NPDES REQUIREMENT). THIS PLAN SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER, AND BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO BUILDING OCCUPANCY.

11. ON-SITE DRAINAGE SYSTEMS SHALL BE PRIVATELY MAINTAINED.

12. OWNER/DEVELOPER SHALL SUBMIT TO THE CITY ENGINEER DRAINAGE COVENANTS, PRIVATE EASEMENT DOCUMENTS OR RECIPROCAL DRAINAGE PROVISIONS IN CC&R'S FOR CROSS-LOT DRAINAGE FLOWS TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER.

13. OWNER WILL INCORPORATE THE FOLLOWING INDEMNIFICATION CLAUSE IN THE CC&R'S AND/OR OTHER DOCUMENTS TO BE RECORDED IN CONJUNCTION WITH THIS PROJECT IF PONDING AREAS ARE IDENTIFIED ON THE GRADING PLANS:

"AS OWNER OF PROPERTY BEING DEVELOPED AT OWNER HEREBY ACKNOWLEDGES THAT THE SITE IS SUBJECT TO TEMPORARY FLOODING/PONDING DURING RAIN STORMS. THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS THEREFORE WILL HOLD THE CITY OF SANTA FE SPRINGS HARMLESS FOR ANY LOSSES OR DAMAGES INCURRED DUE TO SUCH STORM WATER FLOODING OR PONDING."

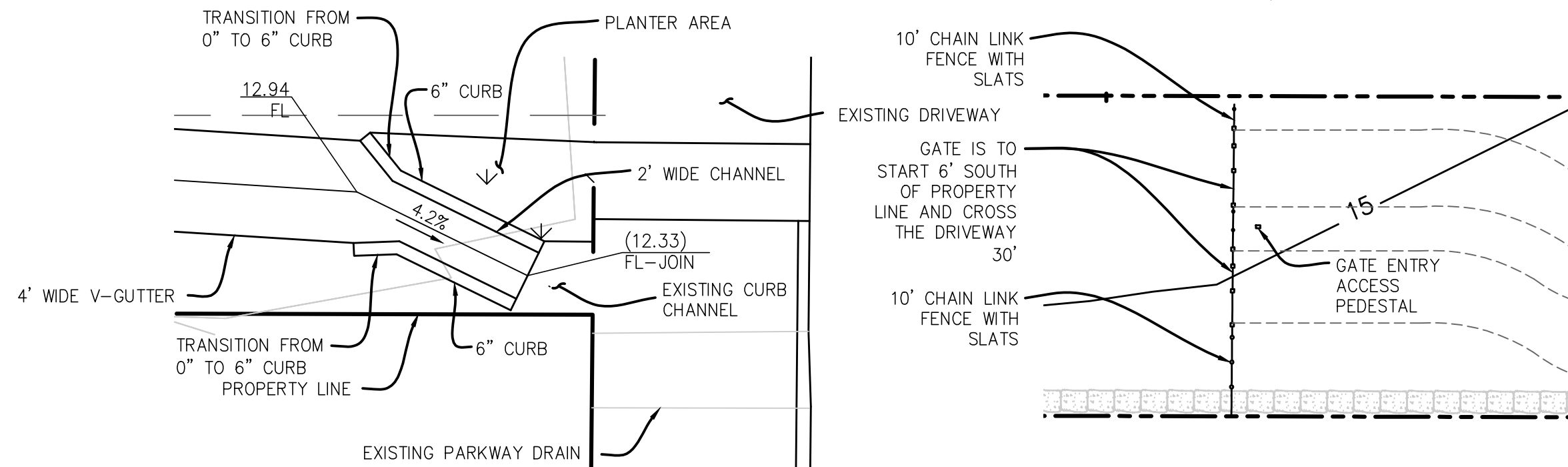
THE CITY RECOMMENDS THE PLACEMENT OF FLOODING/PONDING WARNING SIGNS AT DRIVEWAY ENTRANCES AND OTHER PROMINENT LOCATIONS, AND NOTICES POSTED ON BULLETIN BOARDS TO ADVISE EMPLOYEES AND VISITORS OF POTENTIAL FLOODING/PONDING DURING THE RAIN STORMS.

14. FUGITIVE DUST, REASONABLE AVAILABLE CONTROL MEASURES (AQMD RULE 403) - THE GRADING CONTRACTOR SHALL IMPLEMENT CONTROL AND HIGH WIND MEASURES TO MITIGATE THE SOURCES OF FUGITIVE DUST UNDER AQMD RULE 403. A LIST OF REASONABLE AVAILABLE FUGITIVE DUST CONTROL MEASURES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

15. ALL REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT SHALL BE MET PRIOR TO BUILDING OCCUPANCY.

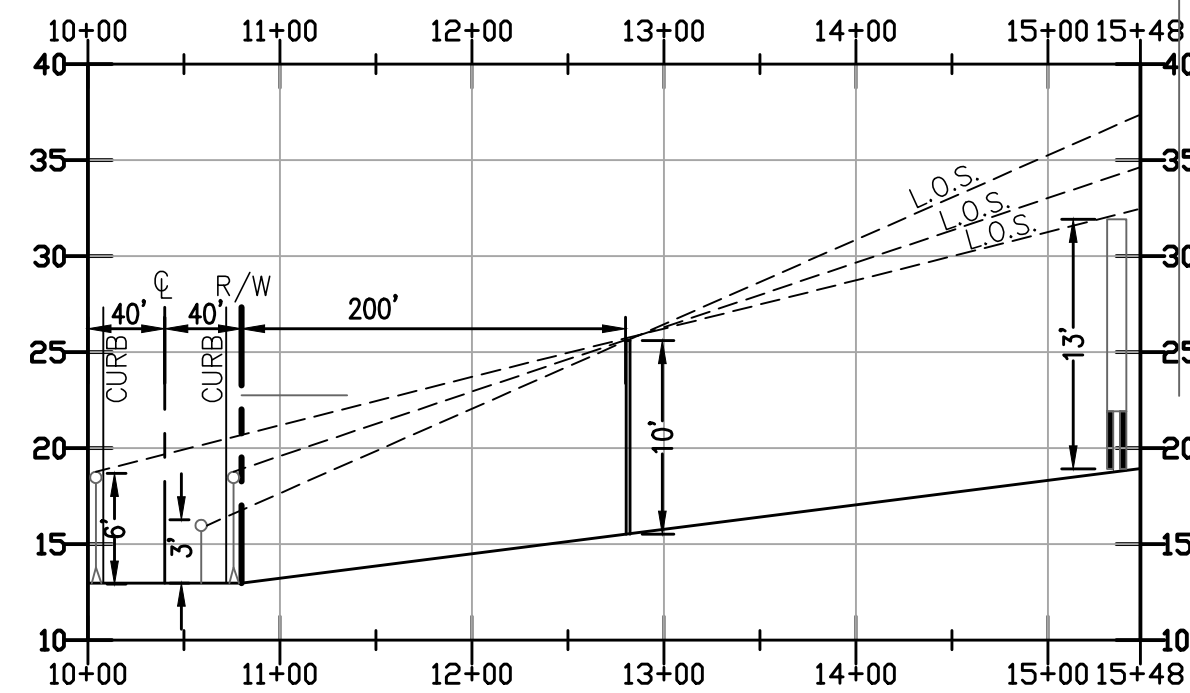
16. ALL PROJECTS OVER \$50,000 ARE SUBJECT TO THE REQUIREMENTS OF ORDINANCE 914 TO REUSE OR RECYCLE 75% OF THE PROJECT WASTE. CONTACT CITY RECYCLING COORDINATOR AT THE DEPARTMENT OF PLANNING AND DEVELOPMENT AT (562) 868-0511, EXTENSION 334.

17. THIS PROJECT SHALL CONFORM TO ORDINANCE 915, WHICH AMENDS CHAPTER 52 "STORMWATER/URBAN RUNOFF OF THE CITY CODE AND IMPLEMENTS THE REQUIREMENTS OF THE APPROVED STANDARD URBAN STORMWATER MITIGATION PLAN ("SUSMP)". THE SUSMP INCLUDES A REQUIREMENT TO IMPLEMENT POST CONSTRUCTION BMPs TO MITIGATE (INFILTRATE OR TREAT) THE FIRST 3/4" OF RUNOFF FROM ALL STORM EVENTS AND TO CONTROL PEAK FLOW DISCHARGES.



DETAIL 'A'
1"=5'

GATE DETAIL

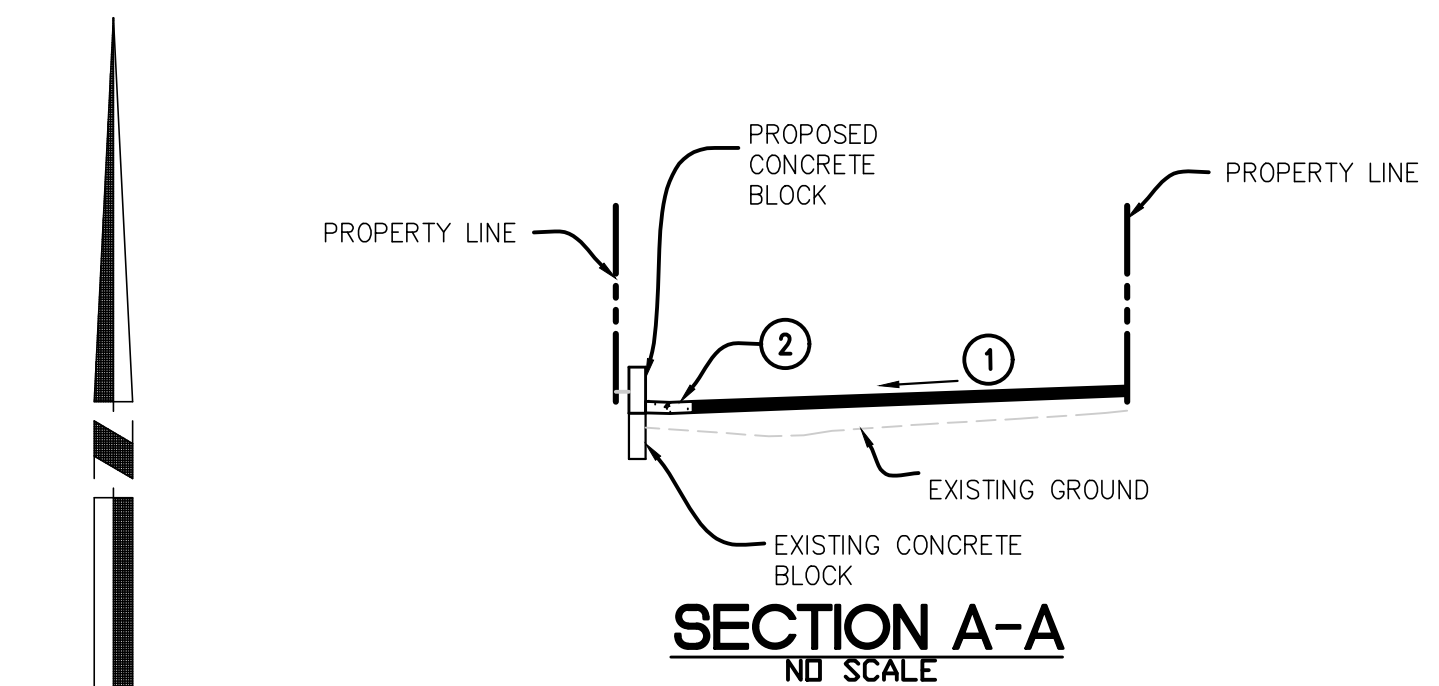
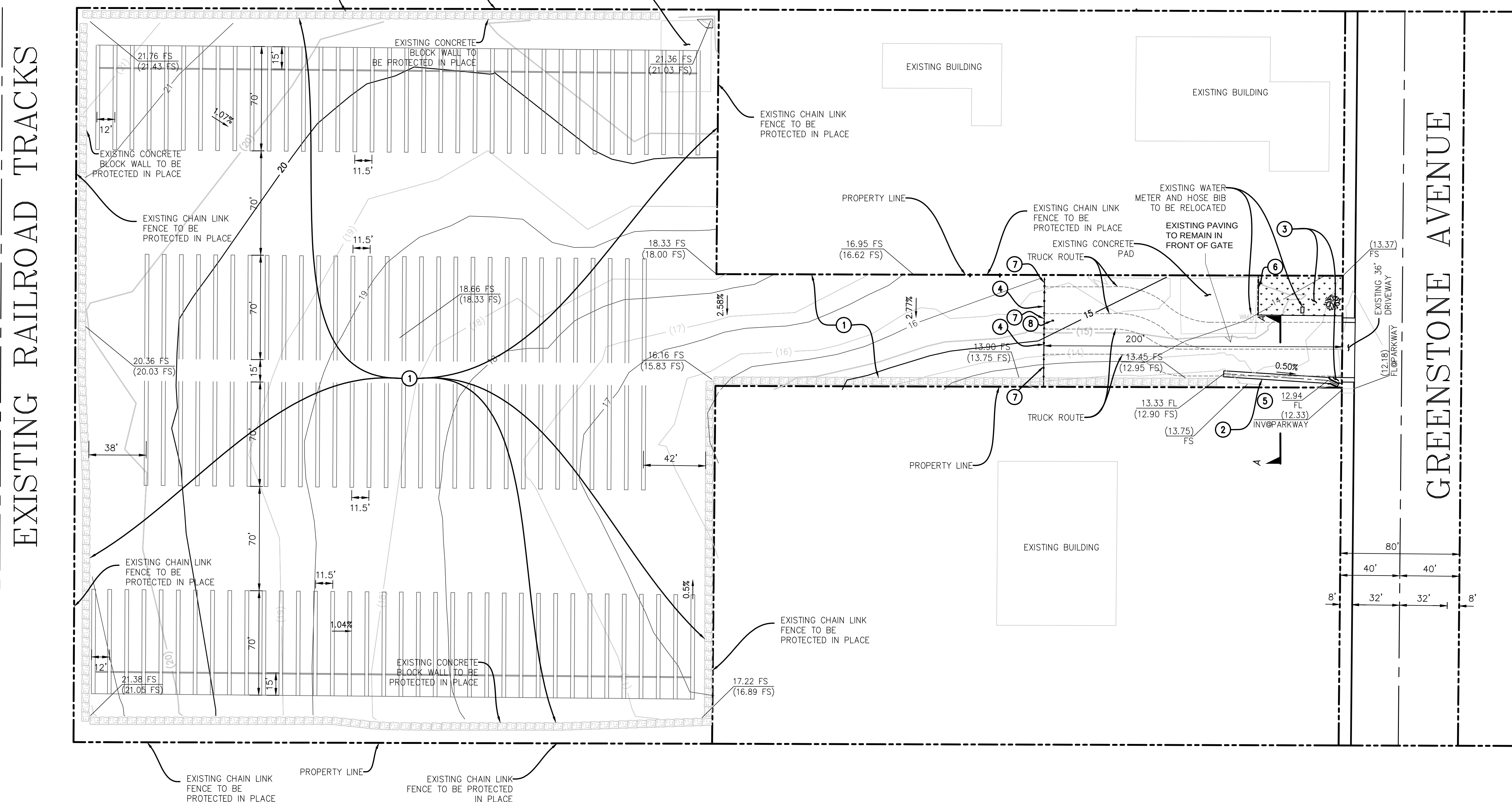
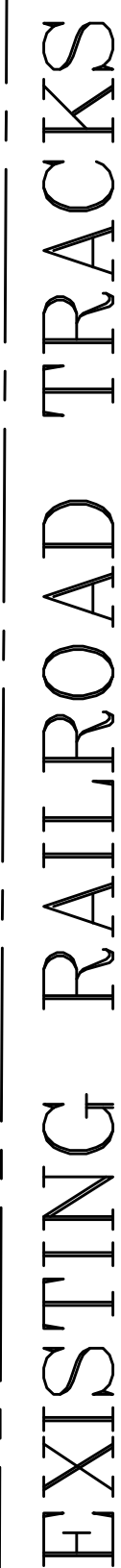


LINE OF SIGHT DIAGRAM

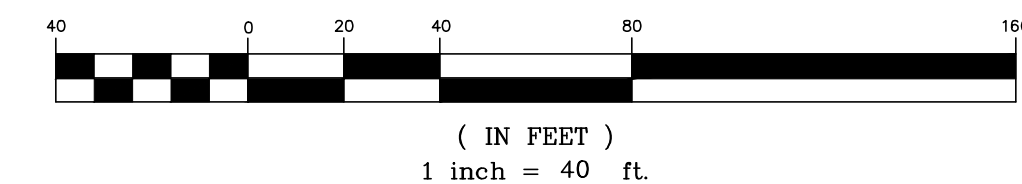
DESCRIPTION:

- ① OVERLAY 4" ASPHALT CONCRETE OVER NATIVE
- ② CONSTRUCT 4' WIDE 3" DEEP VALLEY GUTTER
- ③ CONTRACTOR TO PROTECT EXISTING TREE IN PLACE AND PLANT GROUND COVER AND SHRUBS PER LANDSCAPE PLAN
- ④ PROPOSED SWINGING GATE TO BE CONSTRUCTED 200' WEST OF EXISTING RIGHT OF WAY
- ⑤ CONSTRUCT GUTTER TO CHANNEL TRANSITION PER DETAIL A
- ⑥ CONSTRUCT CONCRETE BLOCK WALL ALONG EDGE OF PLANTER PER LANDSCAPE PLAN
- ⑦ CONSTRUCT 5' OF FENCE AND GATE LATCH POST BETWEEN THE GATE AND THE SOUTH PROPERTY LINE
- ⑧ INSTALL 10' CHAIN LINK FENCE WITH SLATS

PARKING SQUARE FOOTAGE: 202,000
TRUCK PARKING SPACES: 158



GRAPHIC SCALE



NO.	DESCRIPTION	DATE	BY
REVISIONS			



12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91739
PHONE: 909-248-6557
E-MAIL ANGEL@BLUECIVILENG.COM
WEBSITE WWW.BLUECIVILENG.COM

PREPARED UNDER THE SUPERVISION OF

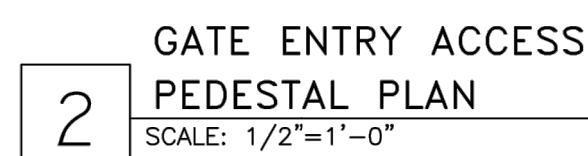
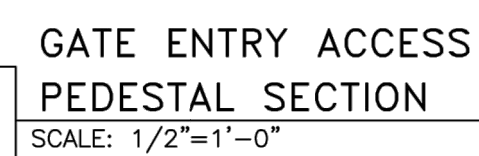
ANGEL CESAR	R.C.E. 87222
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DATE:

PRELIMINARY GRADING PLANS
12017 GREENSTONE AVENUE

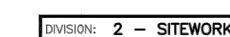
DRAWN BY:		SCALE:
DESIGNED BY:		AS SHOWN
		DATE:
		6/24/2020
CHECKED BY:	APPROVED BY:	SHT NO.:
		1 OF 2
	DATE	

FOR
12017 GREENSTONE AVENUE
SANTE FE SPRINGS, CA 90670



- NOTES:
1. THE MINIMUM DEPTH FOR THE PEDESTAL FOUNDATION SHALL BE 4'-0" BELOW THE FINISHED GRADE ELEVATION, AND SHALL BE DESIGNED IN ACCORDANCE WITH THE LOCAL SOIL CONDITIONS AND LOCAL CODES. SAID DESIGN SHALL, WITHOUT EXCEPTION, BE REVIEWED BY A LOCAL ENGINEER.
 2. CONDUIT TO EXIT FOUNDATION BELOW FROST LINE.
 3. PEDESTAL ARRANGEMENT FURNISHED BY FXG PPS DEPARTMENT AND TYCO-IS.

This drawing is the property of the City of San Diego and is loaned to you for your use only. It is not to be reproduced, stored in a retrieval system, nor may it be used for any purpose other than that for which it was loaned. Any unauthorized use of this drawing is prohibited.		DRAWING NO. 11-19-18		PROJECT UPGRADE BOLLARD TO 6" DIA.		SHEET 529	
DATE 06-09-17		DRAWING CHANGED (CONVERTED TO BOLLARD TO 6" DIA. 1" AWAY FROM CURB. MODIFIED TO MEET CLASSTY REQUIREMENTS IN ORDER TO BE APPROVED BY FPG & TPOC-18)		REVISION 1		BY J.D.F.	
DATE 05-05-17		DRAWING UPDATED NOTES AND MODIFIED POSITION.		REVISION 2		BY J.D.F.	



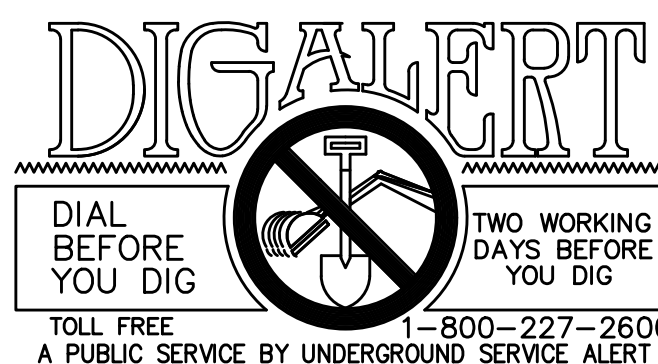
GATE ENTRY ACCESS PEDESTAL

Drawn By: BAD	Date Drawn: 09/11/2011
Approved By: CMB	Scale: 1/2"

09/26/11	Drawing Type
1/2"=1'-0"	FACILITIES STANDARD

Drawing Number:	02830-015
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NO.	DESCRIPTION	DATE	BY
REVISIONS			



PREPARED UNDER THE SUPERVISION OF:

ANGEL CESAR R.C.E. 87222

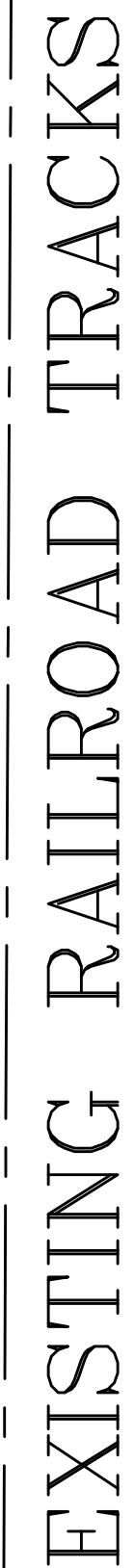
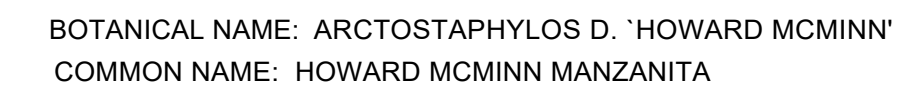
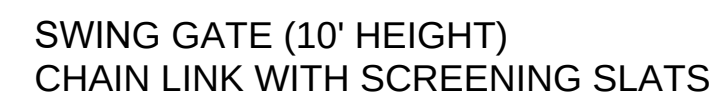
DATE: _____

DRAWN BY:		SCALE:	AS SHOWN
DESIGNED BY:		DATE:	6/24/2020
CHECKED BY:	APPROVED BY:	SHT NO.:	2 OF 2
		DATE:	

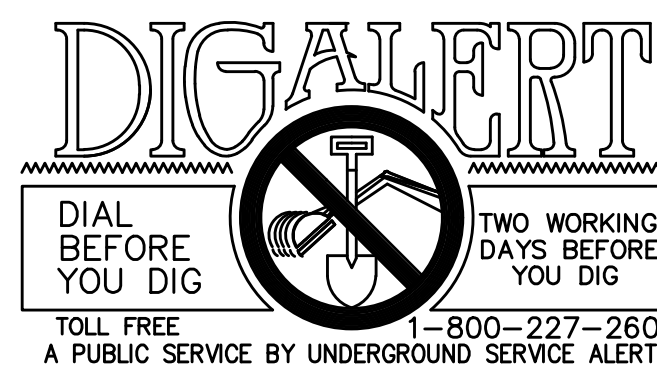
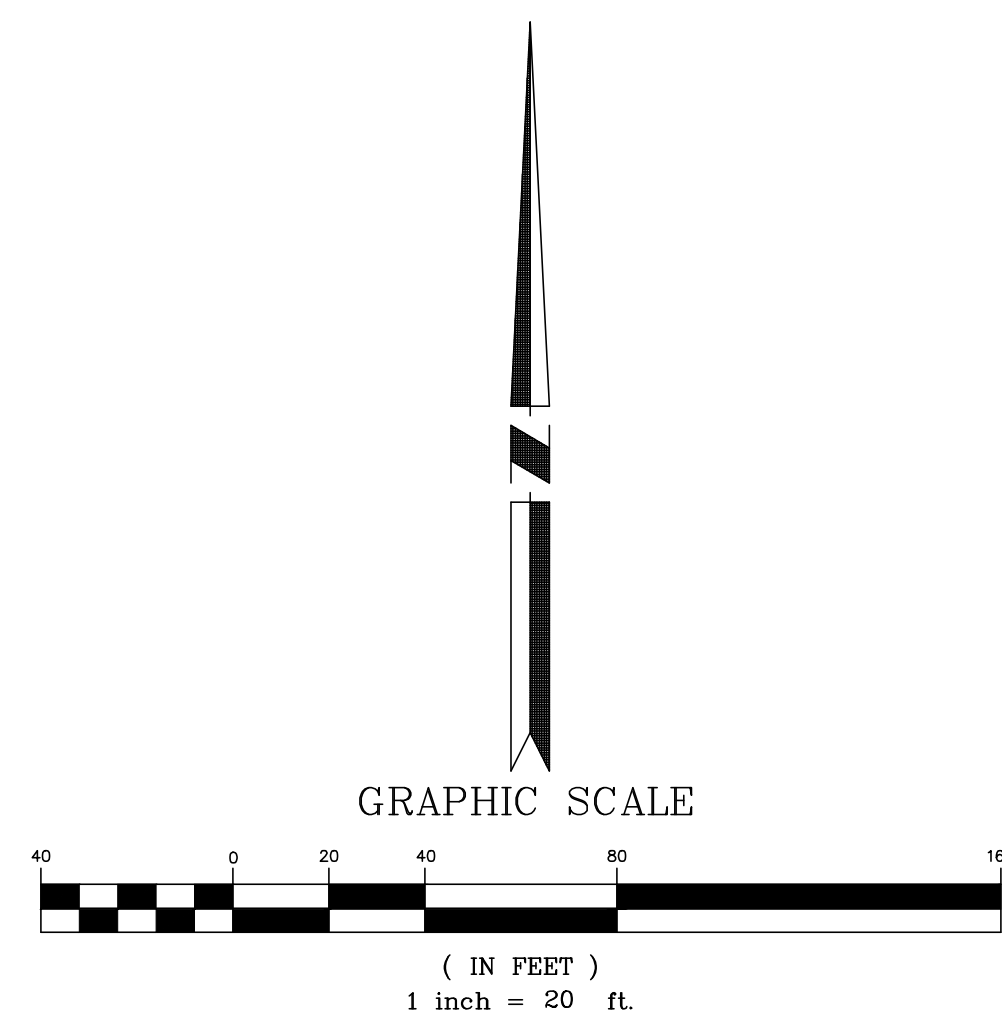
FOR
12017 GREENSTONE AVENUE
SANTE FE SPRINGS, CA 90670

DESCRIPTION:

- LANDSCAPING SQUARE FOOTAGE: 1,500



GREENSTONE AVENUE



NO.	DESCRIPTION	DATE	BY
REVISIONS			



PRELIMINARY LANDSCAPE PLANS			
12017 GREENSTONE AVENUE			
DRAWN BY:			SCALE: AS SHOWN
DESIGNED BY:			DATE: 2/16/2020
CHECKED BY:	APPROVED BY:	SHT NO.: 1 OF 1	

Attachment 3: Public Hearing NoticeLegal No. **0011394749****CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 748-5
MODIFICATION PERMIT CASE NO. 1334**

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. 748-5: A request that the Planning Commission amend an existing Conditional Use Permit to include additional satellite parking site at 12017 Greenstone Avenue (Lot 7) for the storage of truck and trailer related to an existing FedEx Ground distribution facility at 11688 Greenstone Avenue.

MODIFICATION PERMIT CASE NO. 1334: A request that the Planning Commission to approve Modification Permit to allow the subject satellite parking site (12017 Greenstone Avenue) to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (approximately 800 feet away from the principal use located at 11688 Greenstone Avenue).

APPLICANT / PROJECT LOCATION: Greenstone Land Company, LLC, 11688 Greenstone Avenue (APN: 8026-018-030) & 12017 Greenstone Avenue (APN: 8026-020-000).

ENVIRONMENTAL DOCUMENT: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has retained EPD Solution Inc. to prepare an Initial Study and Negative Declaration (ND).

THE HEARING will be held on **Monday, July 13, 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](https://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

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: Jimmywong@santafesprings.org.

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

Published: July 2, 2020

Whittier Daily News

Ad#11394749

Attachment 4: Resolution 166-2020

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 166-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 748-5; AND
MODIFICATION PERMIT CASE NO. 1334**

WHEREAS, a request was filed for Conditional Use Permit (CUP) Case No. 748-5 to amend the existing Conditional Use Permit to include an additional satellite parking site at 12017 Greenstone Avenue (Lot 7) for the storage of truck and trailer related to an existing FedEx Ground distribution facility at 11688 Greenstone Avenue; and

WHEREAS, a request was concurrently filed for Modification Permit (MOD) Case No. 1334, to allow the subject satellite parking site (12017 Greenstone Avenue) to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (approximately 800 feet away from the principal use located at 11688 Greenstone Avenue); and

WHEREAS, the subject properties are located at 11688 Greenstone Avenue (APN: 8026-018-030) and 12017 Greenstone Avenue (APN: 8026-020-080), as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Greenstone Land Company, LLC, 254 El Valle Opulento, Vista, CA 92083; and

WHEREAS, the applicant is Greenstone Land Company, LLC, 254 El Valle Opulento, Vista, CA 92083; and

WHEREAS, the proposed project which includes Conditional Use Permit (CUP) Case No. 748-5 and Modification Permit (MOD) Case No. 1334 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, On July 2, 2020 the City of Santa Fe Springs Planning and Development Department published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on July 2, 2020 to each property owner within a 500 foot radius of the project site in accordance with the local ordinance and state law; and

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

property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 13, 2020 concerning Conditional Use Permit (CUP) Case No. 748-5 and Modification Permit (MOD) Case No. 1334.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

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

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following findings in their review and determination of the subject Conditional Use Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

Activities associated with the parcel delivery service / ground distribution facility use will remain unchanged. The area designated for the sorting, loading and unloading of packages will not change. Shipping and distribution activities will still

take place on the primary site and within the existing 328,378 sq. ft. ground distribution center building at 11688 Greenstone Avenue.

The subject satellite parking site (Lot 7) will be exclusively used to store empty trailers. Trucks will only be loaded at the ground distribution center, thus no loading or unloading of trailers will occur on the subject property. Project trips related to the subject satellite parking site will travel exclusively on Greenstone Avenue, to and from the distribution center. According to the applicant, the trailers will only be delivered and/or picked up two at a time. This would help avoid any potential queuing issues or significant increase to existing traffic volumes along Greenstone Avenue. In addition, the applicant is planning to pave the site as well as install a block wall and new landscaping along the front portion of the site to upgrade the curb appeal and help screen the truck yard.

Therefore, if conducted in strict compliance with proposed conditions of approval, staff finds that the new satellite parking site (Lot 7) will be harmonious with adjoining properties and surrounding uses in the area and thus will not be detrimental to persons or property in the immediate vicinity.

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

The applicant is planning to pave and stripe the site as well as install a block wall and new landscaping along the front portion of the site to upgrade the curb appeal and help screen the truck yard. For the reason mentioned, staff finds that the considerations made to enhance the overall appearance and visual impact of new satellite parking site will preserve the general appearance and welfare of the community.

SECTION III. MODIFICATION PERMIT FINDINGS

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

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

The Planning Commission would not be granting special privileges to the applicant since other satellite parking agreements have been granted in the past. FedEx had already obtained approval of a Modification Permit (MOD 1248-1) for the existing satellite parking site at 12211 Greenstone Avenue since it was located

approximately 1680 feet from the ground distribution center at 11688 Greenstone Avenue.

The subject request will allow an additional satellite parking site to further exceed the 400 foot limitation set forth in the City's Zoning Regulations (Approximately 800 feet away from the principal use located at 11688 Greenstone Avenue).

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

Given that the distance from the primary FedEx ground distribution facility is approximately 800 feet from the subject property, applying the existing regulations and limitation of 400 maximum distance would take the subject property out of consideration as a satellite parking site.

Staff agrees that it makes sense to limit certain uses such as schools, retail, restaurants, offices, etc. to a maximum of 400 feet because of the amount of pedestrian traffic associated with such uses. However, staff feels that placing the same limitation on an outdoor storage use, whereby there is no pedestrian traffic involved, would be unreasonable.

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

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

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

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

Although FedEx is simply using the lot to store empty trailers, they still plan to spend a significant amount of money to make improvements throughout their lease area. As previously stated, FedEx is planning to pave the entire site, install a block wall to help screen the truck storage activities, and install new landscaping along the front setback area. Said improvements will not only add value to the subject property, but should also indirectly increase the value of nearby properties. As a

result, granting the modification would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 166-2020 to approve Conditional Use Permit (CUP) Case No. 748-5 to amend the existing Conditional Use Permit to include an additional satellite parking site at 12017 Greenstone Avenue (Lot 7) for the storage of truck and trailer related to an existing FedEx Ground distribution facility at 11688 Greenstone Avenue; Modification Permit (MOD) Case No. 1334 to allow the subject satellite parking site (12017 Greenstone Avenue) to exceed the 400 foot limitation set forth in the City's Zoning Ordinance (approximately 800 feet away from the principal use located at 11688 Greenstone Avenue); and also to approve and adopt the proposed Initial Study/Negative Declaration (IS/MND) for the subject project, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of July, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
Conditional Use Permit (CUP) Case No. 748-5 and
Modification Permit (MOD) Case Nos. 1334
11688 Greenstone Avenue & 12017 Greenstone Avenue

CONDITIONS OF APPROVAL:

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

CITY UTILITIES

1. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Greenstone Avenue. Storm drain plans shall be approved by the City Engineer.
2. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
3. That the landscape irrigation system shall be connected to reclaimed water, if available, on Greenstone Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.

TRAFFIC

4. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

MISCELLANEOUS

5. 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. Should a Grading permit be required, Applicant will submit "Finished

Grade” plans for review. The City will not allow “Rough” Grading or intermittent phasing plan submittals.

6. 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.
7. That upon completion of public improvements constructed by developers, the developer’s civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
8. 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).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

9. That the Applicant acknowledges and accepts that the subject parcel is strictly for the parking of trailers and diesel trucks, and shall not be used to store inoperative vehicles, or other items and/or equipment.
10. That the Applicant shall not allow the queuing of trailers on the street and acknowledges that trailers left on the street unhitched will be cited pursuant to the City Codes.
11. That the Applicant shall maintain the parking areas and the surrounding landscaping areas in compliance with Section 155.493 of the Zoning Code and Section 95.03 of the Property Maintenance Ordinance.
12. That the Applicant shall submit a Site Photometric plan to the Department of Police Services for review and approval. A PDF formatted site plan (a.k.a. computer generated site plan) may be submitted to luiscollazo@santafesprings.org
13. That outhouses, portable toilets, or the like shall not be located or otherwise placed on the subject site at any time.
14. That the parking areas shall be maintained at all times and any pot-holes, asphalt/concrete cracking and other similar deterioration shall be fixed within 72-hours from the time of identifying the deficiency.
15. That the Applicant shall post the number address on the property with a minimum of 18” font. The letters shall be visible from the public street and white in color.

16. That the Applicant shall receive written approval by the Director of Police Services and all other applicable Departments for the location and installation of any guard shelter(s).
17. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
18. That the Applicant shall not install razor or barbed wire on the any part of walls, fences or other structures.
19. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

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

20. 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.
21. 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.
22. 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.
23. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.
24. The owner/developer shall comply with the following conditions if a building or structure is constructed on this property:
 - a) That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
 - b) That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.

- c) That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

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

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

27. 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.
28. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

29. The applicant understands that all other applicable conditions described in the original CUP (*approval letter dated August 12, 2014*) shall remain affective.
30. This approval allows the applicant, FedEx Ground Package Systems, Inc., to add one satellite parking sites (Lot 7 or Area G) with a new site (at 12017 Greenstone Avenue) located approximately 1,680 feet from the main FedEx Facility at 11688 Greenstone Avenue. The six satellite parking sites will now be as follows:

- 11720 Greenstone Avenue (APN: 8026-018-015) – also referred to as Lot 1
 - 11801–11829 Shoemaker Avenue (APN 8026-020-038,024,022,048 & 049) – also referred to as Lot 2
 - 11813 Shoemaker Avenue (APN: 8026-020-037) – also referred to as Lot 3
 - 11741 Shoemaker Avenue (APN: 8026-020-009) – also referred to as Lot 4
 - 11735 Shoemaker Avenue (APN: 8026-020-081) – also referred to as Lot 5
 - 12211 Greenstone Avenue (APN: 8026-041-035) – also referred to as Lot 6
 - 12017 Greenstone Avenue (APN: 8026-020-080) – also referred to as Lot 7
31. The applicant understands that the use of property located at 12017 Greenstone Avenue (APN: 8026-020-080), because it is located more than 400 feet from the distribution facility at 11688 Greenstone Avenue, is also subject to approval of an Amendment to the existing Modification Permit (MOD Case No. 1334) from the City's Planning Commission.
 32. The applicant understands that all employees and contractors parking will be limited to the project site and associated satellite parking sites identified in condition #30. Any changes to the satellite parking parcel (identified in condition #30) shall require prior approval from the City's Planning Commission.
 33. The Mitigation Monitoring and Reporting Program (MMRP), which was prepared for Conditional Use Permit Case No. 748-4 project and adopted by the Planning Commission, shall be made part of the conditions of approval for Conditional Use Permit Case No. 748-5. It should be noted that the MMRP will only apply to Lot 6.
 34. The applicant shall obtain all necessary permits from and comply with all applicable requirements of the Local Enforcement Agency, Regional Water Quality Control Board, and all other applicable local, State, and Federal agencies prior to occupying the site.
 35. The applicant understands that trucks shall not be parked or otherwise stored on the new satellite parking areas until they have been improved and striped substantially in accordance with the site plan submitted by the applicant and on file with the case.
 36. All trucks shall only be parked in designated stalls that are large enough to accommodate the dimensions of such vehicles. Said vehicles shall not be parked in a manner whereby they will impact existing driveways, parking areas, or on-site circulation.

37. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on either Greenstone Avenue or Shoemaker Avenue and that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
38. The applicant shall not allow vehicles to queue on Greenstone Avenue, use said street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
39. A minimum 10' high block wall shall be installed following the front setback area (*measured 20' from the front property line following any required street dedications*).
40. The applicant understands that all trucks stored on the subject site shall be substantially screened from public view. Prior to occupancy, the applicant shall provide necessary plans to the Planning Department to demonstrate that all trucks stored on-site will be adequately screened from public view.
41. No portion of the off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
42. The design of the sidewalk, parkway landscape, and any landscape proposed within the front setback area for new satellite parking site (at 12017 Greenstone Avenue) shall be reviewed and approved by the Planning Department prior to installation.
43. The location and type of lighting proposed for the subject site shall be reviewed and approved by the Planning Department prior to installation.
44. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
45. The applicant shall ensure that the site and all satellite parking areas are continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
46. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

47. 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.
48. The Conditional Use Permit Case No. 748-5, shall be subject to a compliance review in five (5) years, on or before July 13, 2025, to verify continued compliance with the established conditions and also analyze the current parking demands to ensure adequate parking for employee and contractors, and related trucks, trailers and vans, still remains available. Regardless of the above date, the applicant understands that at any point that the city finds and determines that parking related to the parcel delivery use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures:
 - a. Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
 - b. Provide carpool incentives for the employees.
 - c. Hold a local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
 - d. Purchase and provide bus passes for workers to promote the use public transit.
 - e. Initiate vanpool program as an alternative means for employees and contractors to commute to work.
 - f. Secure other additional satellite parking sites.
 - g. Reduction of workforce (employees and/or contractors).
49. The applicant, FedEx Ground Package Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP) or Modification Permit (MOD), or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
50. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.

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



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 806

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing Wireless Telecommunications Facility (58'-tall mono-palm) on property located at 14128 Rosecrans Avenue (APN: 8069-006-017), within the C-4 PD, Community Commercial – Planned Development Overlay, Zone.

(Alexander Lew on behalf of Crown Castle)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 806 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 Ordinance 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. 806, subject to the conditions of approval as contained within Resolution No. 167-2020; and
- Adopt Resolution No. 167-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Core Development Services
Attn: Alexander Lew
210 W Birch Street, Suite 201
Brea, CA 92821
- B. Facility Owner: Crown Castle
Attn: Jim Lee
200 Spectrum Center Drive, Suite 1700
Irvine, CA 92618

- C. Wireless Carrier: T-Mobile
3257 E. Guasti Road, Suite 200
Ontario, CA 91764
- D. Property Owner: Jason D. Oxman
14128 Rosecrans Ave
Santa Fe Springs, CA 90670
- E. Subject Property: 14136 Rosecrans Avenue
Santa Fe Springs, CA 90670
APN: 8069-006-017
- F. Existing Zone: C-4 PD, Community Commercial – Planning Development Overlay
- G. General Plan: Commercial
- H. CEQA Status: Categorically Exempt (Class 1)
- I. Staff Contact: Cuong Nguyen, Senior Planner
cuongnguyen@santafesprings.org

BACKGROUND

The subject property is located on the south side of Rosecrans Avenue, approximately 280 feet west of Valley View Avenue at 14128 Rosecrans Avenue and is zoned C-4-PD (Community Commercial – Planned Development). It measures approximately .61 acres and is currently developed with a 4,208 sq. ft. building and a 56-foot tall mono-palm antenna (operated by T-Mobile) located at the rear of the property with an address of 14136 Rosecrans Avenue.

The subject wireless telecommunications facility was first approved in 2004 via a building permit, which permitted a 50'-0" tall mono-palm antenna and associated prefabricated equipment shelter. 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. It should be noted that there has been several modifications that have been made to the mono-palm antenna since 2004. As a result, the existing mono-palm currently measures 56-foot tall (to the top of the palm fronds). 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.

Core Development Services, on behalf of Crown Castle, is seeking approval for a new Conditional Use Permit (CUP 806), which includes the following improvements: removal and replacement of three (3) existing panel antennas and three (3) existing remote radio units, removal of three (3) existing empty antenna mounts, replacement of all existing palm fronds with 10' long fronds (represents a 24" increase), painting of all antennas and tower-mounted equipment to match fronds, installation of new line of power-fiber hybrid cable, and change out necessary ancillary equipment inside the equipment shelter. It should be noted that since the new palm fronds will be 24" longer, it will result in a new overall height of 58' high.

Since the existing wireless mono-palm does not currently have a valid Conditional Use Permit. As required by §155.711 and §157.10 of the Santa Fe Springs Municipal Code, Core Development Services is seeking a 10-year approval of the subject Conditional Use Permit.

STREETS AND HIGHWAYS

The subject property is located on the south side of Rosecrans Avenue, just west of Valley View Avenue. Both Rosecrans Avenue and Valley View Avenue are designated as "Major Arterials" within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned C-4 PD (Community Commercial – Planned Development Overlay). The property also has a General Plan Land Use designation of Commercial. 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	SHO, Special Housing, Zone (City of La Mirada)	Industrial	<u>Discount Tire Shop</u> (14101 Rosecrans Av/Mega Auto Parts)
South	C-4 PD, Community Commercial – Planned Development Overlay	Commercial	<u>Multi-Tenant Business Park</u> (14515-14565 Valley View Av/Various Commercial and Light Industrial businesses)
East	C-4 PD, Community Commercial – Planned Development Overlay	Commercial	<u>Vacant Lot</u> 14150 Rosecrans Av/Not Applicable)
West	C-4 PD, Community Commercial – Planned Development Overlay	Commercial	<u>Auto Parts Store/Warehouse</u> (14104-114 Rosecrans Av/Napa Auto Parts & Opus Event Rentals)

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 July 1, 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 July 1, 2020, and published in a newspaper of general circulation (Whittier Daily News) on July 2, 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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

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 only minor modifications of existing equipment to an existing wireless telecommunications facility for technology related upgrades and no additional square footage is proposed. Consequently, no further environmental documents are required.

AUTHORITY OF PLANNING COMMISSION

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

Based on the findings set forth within Resolution No. 167-2020 (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. 806, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 806 are attached to Resolution 167-2020 as Exhibit A.



Wayne M. Morrell
Director of Planning

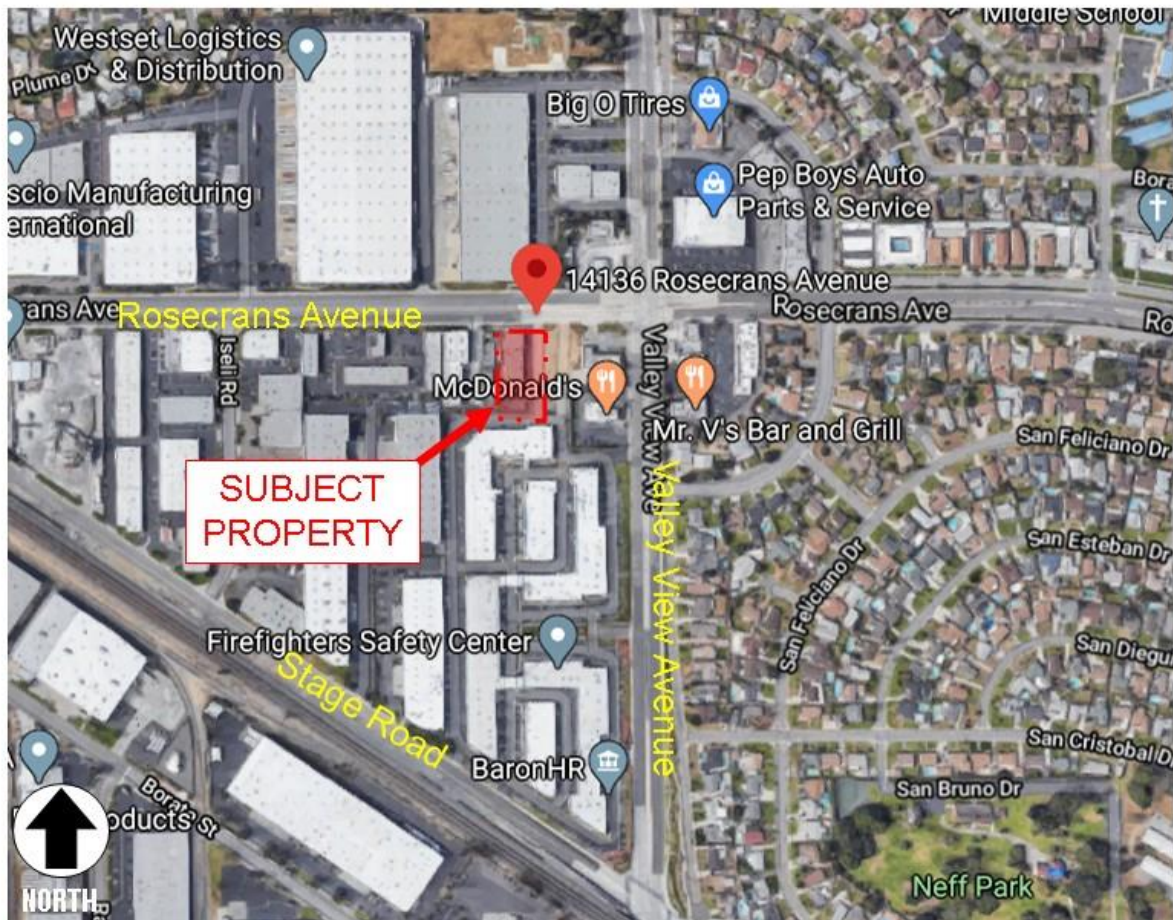
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Photo Sims
5. Resolution No. 167-2020
 - a. Exhibit A – Conditions of Approval
6. Project Plans

Attachment 1: Aerial Photograph



**CITY OF SANTA FE SPRINGS
AERIAL PHOTOGRAPH**



14136 Rosecrans Avenue (APN: 8069-006-017)

PROJECT

Conditional Use Permit Case No. 806

APPLICANT

Alexander Lew on behalf of Crown Castle

Attachment 2: Public Hearing Notice**Advertising Order Confirmation****CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 806**

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. 806: A request for a ten-year extension of an existing Wireless Telecommunications Facility (58'-tall mono-palm)

PROJECT SITE: 14136 Rosecrans Avenue (APN: 8069-006-017)

APPLICANT: Alexander Lew of Core Development Services

ENVIRONMENTAL DOCUMENT: After review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). Additionally, it should be noted that 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, July 13, 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=b0FqbKV2aDZneVRnQ3BiYU12SmJIQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

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

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

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

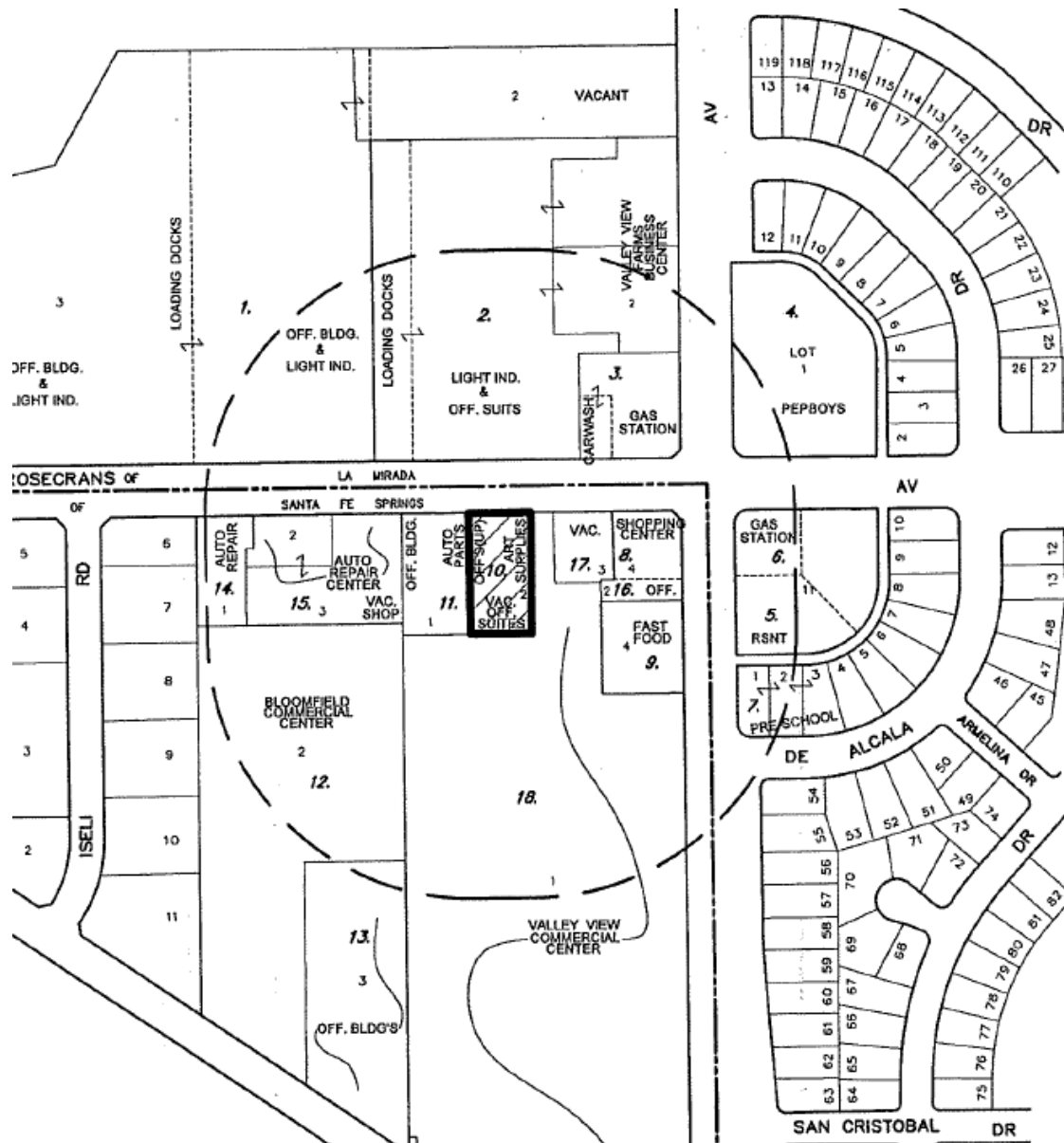
FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670, by telephone: (562) 868-0511, extension 7359, or e-mail: CuongNguyen@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#11394753

Published: July 2, 2020

Whittier Daily News

Attachment 3: Radius Map for Public Hearing Notice



Attachment 4: Photo Sims



Attachment 4: Photo Sims (Cont.)



**Attachment 5: Resolution No. 167-2020 &
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 167-2020
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 806

WHEREAS, a request was filed for Conditional Use Permit Case No. 806 to allow the ongoing operation and maintenance of an existing Wireless Telecommunications Facility (58'-tall mono-palm at 14136 Rosecrans Avenue) on property located at 14128 Rosecrans Avenue, within the C-4 PD, Community Commercial – Planned Development, Zone; and

WHEREAS, the subject property is located on the south side of Rosecrans Avenue, approximately 280 feet west of Valley View Avenue with an Accessor's Parcel Number of 8069-006-017, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Jason Oxman, 14128 Rosecrans Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is Crown Castle, 200 Spectrum Center Drive, Suite 1700, Irvine, CA 92618; and

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

WHEREAS, the proposed Conditional Use Permit Case No. 806 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 (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 July 2, 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 sent by first class mail on July 1, 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 and also posted at the City's Town Center kiosk on July 1, 2020; 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 July 13, 2020. At which time it considered public testimony concerning Conditional Use Permit Case No.806

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project only minor modifications of existing equipment to an existing wireless telecommunications facility for technology related upgrades and no additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the C-4 PD, Community Commercial – Planned Development Overlay, Zone and has a General Plan land use designation of Commercial. A wireless telecommunications facility is a conditional use activity in the C-4 and PD Zones. Additionally, as stated within the City's General plan, the fundamental goal of the City of Santa Fe Springs is to provide a high quality of life for all or people residing in, working in, or frequenting the City. Providing adequate wireless coverage for all would certainly fulfill said goal. The project, as proposed, is thus consistent with the current zoning and General Plan land use designation.

In addition, as stated in §157.06, commercial zones are ranked second as the preferred location for wireless telecommunications facilities, therefore the request is appropriately located to prevent substantial aesthetic impacts. Moreover, 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 therefore 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 the ongoing operation and maintenance of an existing Wireless Telecommunications Facility. The facility is disguised as a faux palm tree with live palm trees nearby. In fact, as part of the upgrades, the applicant will be replacing existing palm fronds with new 10 foot long fronds to properly conceal the antennas in accordance with Section 157.08 (Design and Development Standards) of the City's Zoning Ordinance. Additionally, the ancillary equipment is entirely located within an existing prefabricated shelter. Therefore, the Planning Commission finds that the continued use of the existing mono-palm antenna 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 16 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.*

As stated previously, the subject wireless telecommunications facility is disguised as a faux palm tree with live palm trees nearby. Additionally, the ancillary equipment is entirely located within an existing prefabricated shelter. The facility's location and overall design thus successfully achieves 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 16 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 16 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 T-Mobile 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 T-Mobile needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 167-2020 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. 806 to allow the ongoing operation and maintenance of an existing Wireless Telecommunications Facility (58'-tall mono-palm at 14136 Rosecrans Avenue) on property located at 14128 Rosecrans Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of July, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 806 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. Crown Castle 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. Crown Castle 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. Crown Castle 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 Crown Castle in the City of Santa Fe Springs.
4. Crown Castle 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 subject telecommunication facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Crown Castle 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 subject 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: Cuong Nguyen 562-868-0511 x7359)

7. Crown Castle 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. If Applicable, Crown Castle shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No.1054.
10. The signals generated by the subject T-Mobile wireless telecommunications facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity.
11. That insofar as is feasible, Crown Castle, 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. The subject T-Mobile telecommunications facility shall not exceed the height of 58'-0" (*top of monopalm, including palm fronds*) 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 (monopalm 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, Crown Castle shall replace such components within 90 days from the date that written notice is received by the City.
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. Crown Castle shall ensure that any FCC licensed telecommunications carrier that is buying, leasing or is considering a transfer of ownership of the subject 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 subject telecommunication facility during the term of Conditional Use Permit Case No. 806, Crown Castle 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. Crown Castle, and the owner of the premises upon which the subject telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the subject telecommunication facility is discontinued or abandoned.
22. Construction drawings shall not be accepted for Plan Check without referencing Conditional Use Permit No. 806.
23. Crown Castle 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 Crown Castle 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. Crown Castle 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. Crown Castle 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 for additional information. A business license application can also be downloaded at www.santafesprings.org.
26. The subject wireless telecommunications facility shall be substantially in accordance with the plans submitted by the applicant and on file with the case.

27. The maintenance vehicle(s) associated with the subject 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 subject telecommunication facility shall not obstruct or impeded any traffic
28. Crown Castle 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, Crown Castle, shall submit a copy of the initial report by Federal Communications Commission requirements, to the Department of Planning and Development prior to the subject telecommunication facility being energized by Southern California Edison.
29. 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 T-Mobile, 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. 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. Conditional Use Permit Case No. **806** shall be valid until **July 13, 2030**. Approximately three (3) months before **July 13, 2030**, Crown Castle 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. Crown Castle agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 806, 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. 806 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. 806 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. 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 6: Project Plans

T-Mobile

T-MOBILE SITE NUMBER: LA02781A
T-MOBILE SITE NAME: SM148 CARPET CLEANING
T-MOBILE PROJECT: L600

BUSINESS UNIT #: 827955
SITE ADDRESS: 14122 ROSECRANS AKA 14136 ROSECRANS AVENUE
COUNTY: SANTA FE SPRINGS, CA 90670
SITE TYPE: LOS ANGELES
TOWER HEIGHT: MONOPALM
46'6"

T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN CASTLE
200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

MSQUARED
WIRELESS

1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
LA02781A
BU #: 827955
SM148 CARPET CLEANING

14122 ROSECRANS AVE,
ALSO KNOWN AS:
14136 ROSECRANS AVE
SANTA FE SPRINGS, CA 90670

EXISTING 46'-6" MONOPALM

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	04/24/20	RN	90% FOR REVIEW	JAC
0	06/08/20	RN	100% FOR SUBMITTAL	JAC



Expiration Date: 06-30-2021
DATE SIGNED: 06/08/2020

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

SHEET NUMBER:

T-1

REVISION:

0

SITE INFORMATION

CROWN CASTLE USA INC. SM148 CARPET CLEANING
SITE NAME:
SITE ADDRESS: 14122 ROSECRANS AVENUE
SANTA FE SPRINGS, CA 90670
COUNTY: LOS ANGELES
MAP/PARCEL #: 8069-006-017
AREA OF CONSTRUCTION: EXISTING
LATITUDE: 33° 54' 06.41"
LONGITUDE: -118° 01' 49.69"
LAT/LONG TYPE: NAD83
GROUND ELEVATION: 108 FT.
CURRENT ZONING: M-2
JURISDICTION: CITY OF SANTA FE SPRINGS
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: IIB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER: OXMAN FAMILY TRUST
14128 E ROSECRAW'S AVE
OXMAN FAMILY TRUST DTD 10/8/93
SANTA FE SPRINGS, CA 90670
TOWER OWNER: CCTMO LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
CARRIER/APPLICANT: T-MOBILE
3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764
ELECTRIC PROVIDER: SOUTHERN CALIFORNIA EDISON
(800) 611-1911
TELCO PROVIDER: VERIZON (PA)
(800) 483-200

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1.1	OVERALL SITE PLAN
C-1.2	EXISTING & NEW SITE PLANS
C-2.1	TOWER ELEVATIONS
C-2.2	TOWER ELEVATIONS
C-3	ANTENNA PLANS
C-4	FINAL EQUIPMENT SCHEDULE
C-5	EQUIPMENT SPECS
G-1	GROUNDING DETAILS
PD-1	PLUMBING DIAGRAM
RF-1	ELEVATION VIEW
RF-2	PLAN VIEW
RF-3	BRANCH LAYOUT
RF-4	EPA VALUES

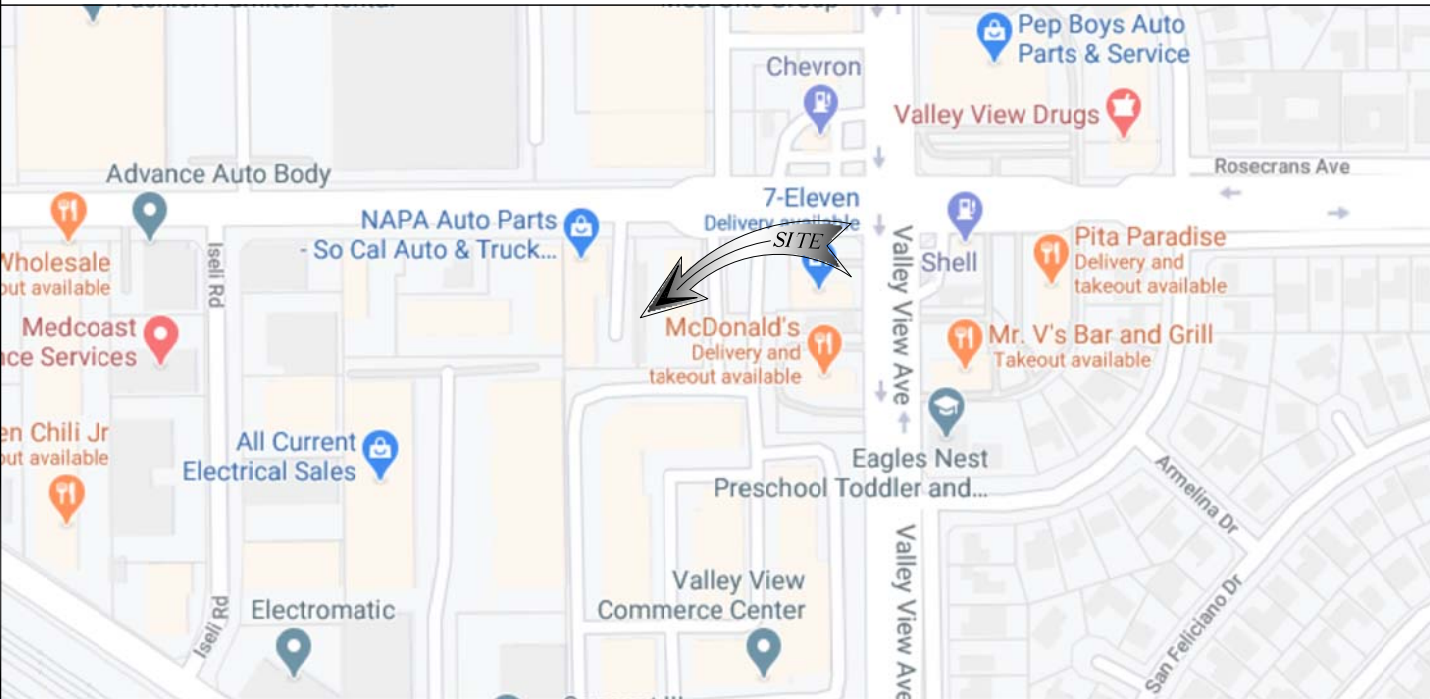
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



CALL CALIFORNIA ONE CALL
811/(800) 422-4133
CALL 3 WORKING DAYS
BEFORE YOU DIG!



LOCATION MAP



NO SCALE

PROJECT TEAM

A&E FIRM: MSQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673
CROWN CASTLE USA INC. DISTRICT CONTACTS: 200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800
IRVINE, CA 92618
MORDECAI FAYAS - PROJECT MANAGER
(949) 885-8852
GARNER MORALES - CONSTRUCTION MANAGER
(949) 930-4359
SARAH KIM - A&E SPECIALIST
SARAH.KIM.CONTRACTOR@CROWNCastle.COM

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

TOWER SCOPE OF WORK:
• REMOVE (3) ANTENNAS
• REMOVE (3) RRUS
• INSTALL (3) ANTENNAS; APXVAARR24_43-U-NA20
• INTSALL (3) RRUS; 4415 B66A UNIT
• REMOVE ALL EMPTY MOUNTS
• REPLACE FRONDS PER SCI PLANS
• PAINT ALL ANTENNAS AND TOWER-MOUNTED EQUIPMENT TO MATCH FRONDS

GROUND SCOPE OF WORK:
• REMOVE (1) DUS41
• INSTALL (1) BB6630
• INSTALL (1) 6X12 HCS CABLE

NOTES:

- ELECTRICAL SCOPE OF WORK IS NOT APPLICABLE.
- TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2019 CALIFORNIA BUILDING CODE
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE
FIRE	2019 CALIFORNIA FIRE CODE

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: BY OTHERS
DATED:
MOUNT ANALYSIS:
DATED:
RFDS REVISION:
DATED:
ORDER ID:
REVISION:

NOTE:

PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER.

- NOTICE TO PROCEED—NO WORK SHALL COMMENCE PRIOR TO CROWN CASTLE USA INC. WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN CASTLE USA INC. NOC AT 800-788-7011 & THE CROWN CASTLE USA INC. CONSTRUCTION MANAGER.
2. "LOOK UP" – CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND CROWN CASTLE USA INC. STANDARD CED-STD-10253, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH QAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE USA INC. TOWER SITE" AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROVIDE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY CROWN CASTLE USA INC. PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER, CROWN CASTLE USA INC., AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

- FOR THE USE OF THE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
CARRIER: T-MOBILE
TOWER OWNER: CROWN CASTLE USA INC.
- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
- NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
- SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CROWN CASTLE.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARDED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.

3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS ALLOWED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.

4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.

5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER	40 ksi
#5 BARS AND LARGER	60 ksi

6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 BARS AND LARGER	2"
#5 BARS AND SMALLER	1-1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
SLAB AND WALLS	3/4"
BEAMS AND COLUMNS	1-1/2"

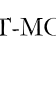
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 20,000 ACI MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90S AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE BENDS, TIGHTENING OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECIMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONDUITS FROM PICKING UP DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "T-MOBILE".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

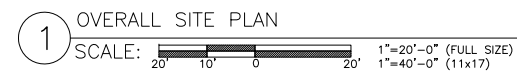
CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3Ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
277/480V, 3Ø	GROUND	GREEN
	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
DC VOLTAGE	GROUND	GREEN
	POS (+)	RED**
	NEG (-)	BLACK**

ANT	ANTENNA
(E)	EXISTING
FIF	FACILITY INTERFACE FRAME
GEN	GENERATOR
GPS	GLOBAL POSITIONING SYSTEM
GSM	GLOBAL SYSTEM FOR MOBILE
LTE	LONG TERM EVOLUTION
MGB	MASTER GROUND BAR
MW	MICROWAVE
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
(P)	PROPOSED
PP	POWER PLANT

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO ITS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

				
3257 EAST GUASTI ROAD, SUITE 200 ONTARIO, CA 91764				
				
200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800 IRVINE, CA 92618				
				
1387 CALLE AVANZADO SAN CLEMENTE CA 92673 (949) 391-6824				
T-MOBILE SITE NUMBER: LA02781A BU #: 827955 SM148 CARPET CLEANING				
14122 ROSECRANS AVE, ALSO KNOWN AS: 14136 ROSECRANS AVE SANTA FE SPRINGS, CA 90670 EXISTING 46'-6" MONOPALM				
ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	04/24/20	RN	90% FOR REVIEW	JAC
0	06/08/20	RN	100% FOR SUBMITTAL	JAC
				
Expiration Date: 06-30-2021 DATE SIGNED: 06/08/2020				
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SHEET NUMBER:			REVISION:	
T-2			0	

PROPERTY LINES AND STRUCTURES HAVE
BEEN DIGITIZED FROM PREVIOUS PLAN
SETS OR FROM ASSESSORS MAPS.
CROWN CASTLE USA INC. HAS NOT
COMPLETED A SITE SURVEY AND
THEREFORE MAKES NO CLAIMS AS TO
THE ACCURACY OF INFORMATION
DEPICTED ON THIS SHEET



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LA02781A
BU #: 827955
SM148 CARPET CLEANING

14122 ROSECRANS AVE,
ALSO KNOWN AS:
14136 ROSECRANS AVE
SANTA FE SPRINGS, CA 90670

EXISTING 46'-6" MONOPALM

ISSUED FOR:

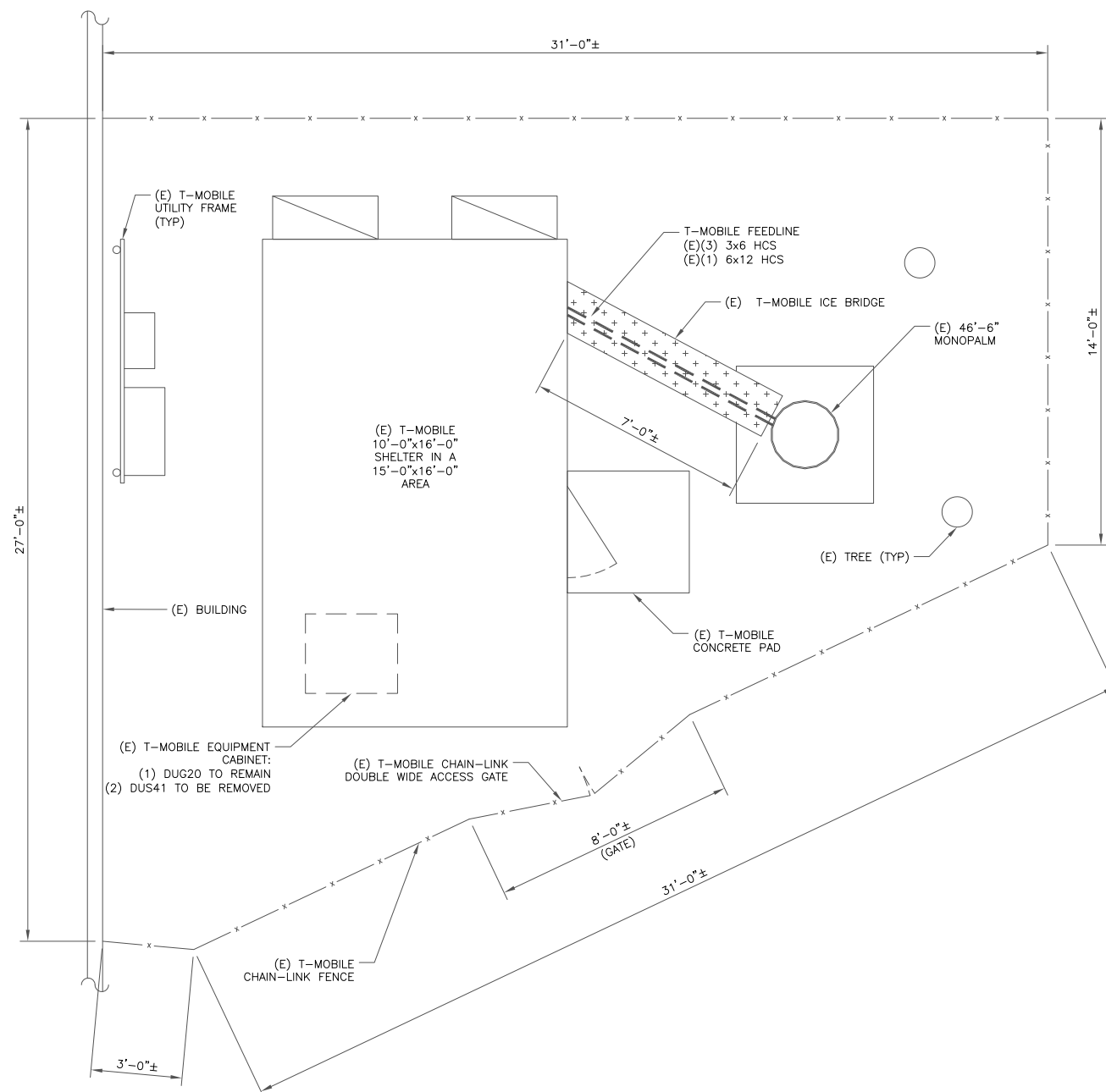
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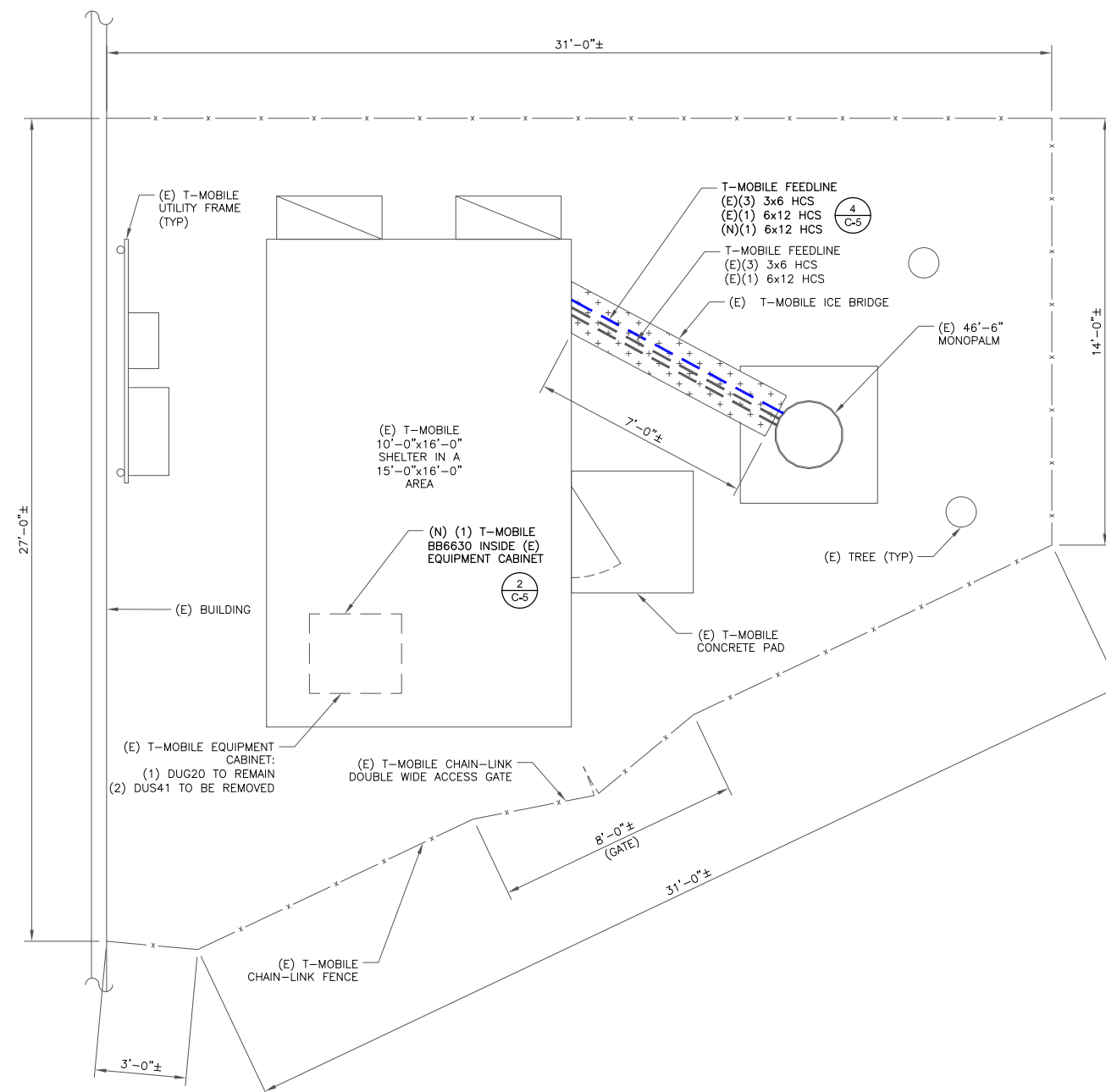
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C-1.2
REVISION:
0

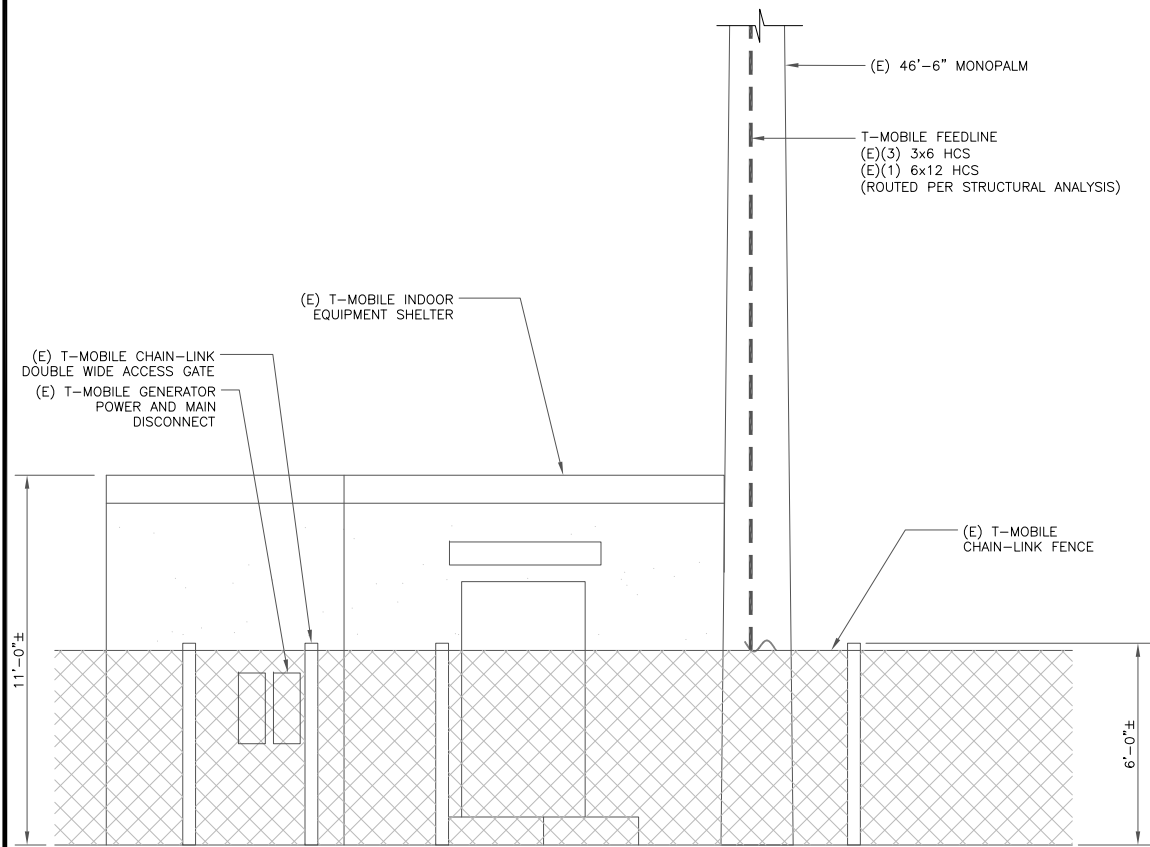
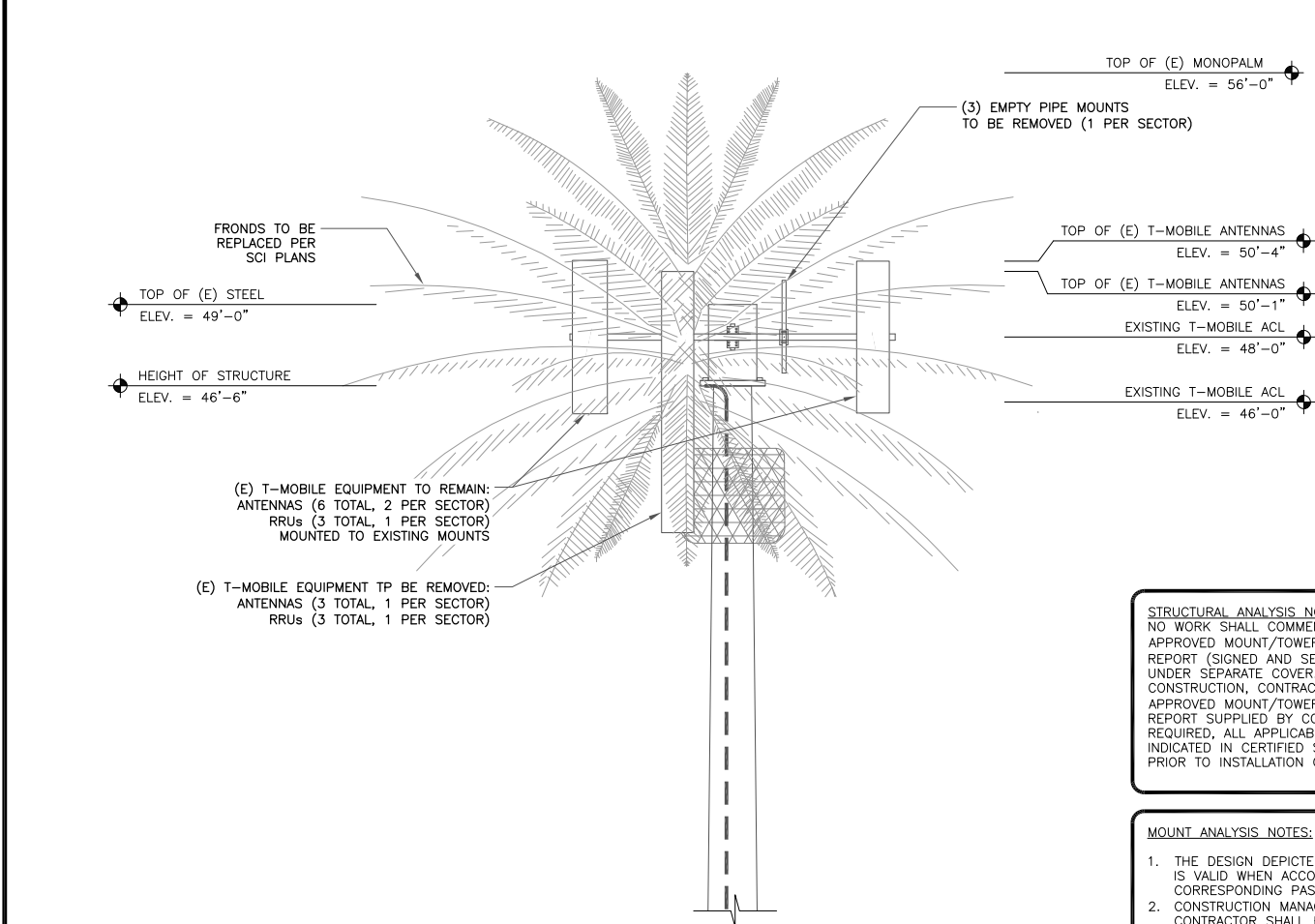


1 EXISTING EQUIPMENT PLAN
SCALE: 3/8"=1'-0" (FULL SIZE)
3/16"=1'-0" (11x17)



2 NEW EQUIPMENT PLAN
SCALE: 3/8"=1'-0" (FULL SIZE)
3/16"=1'-0" (11x17)





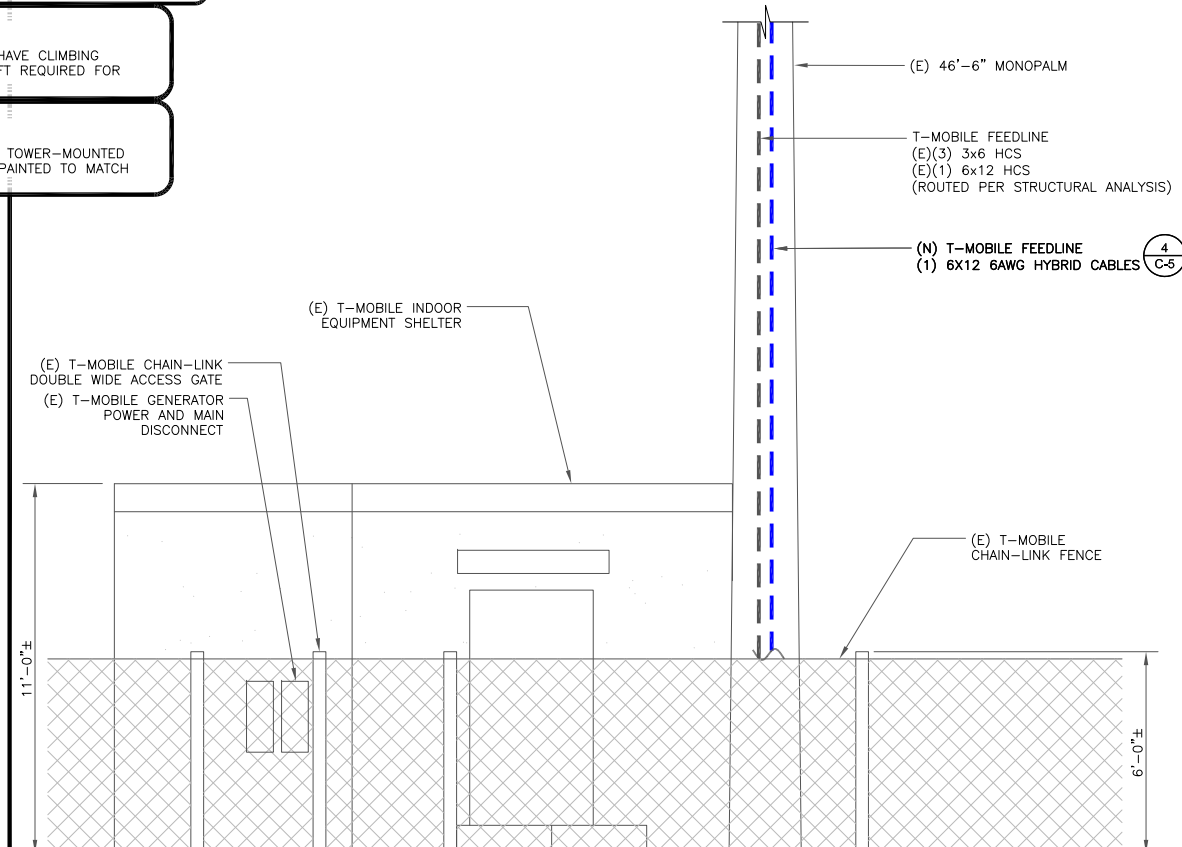
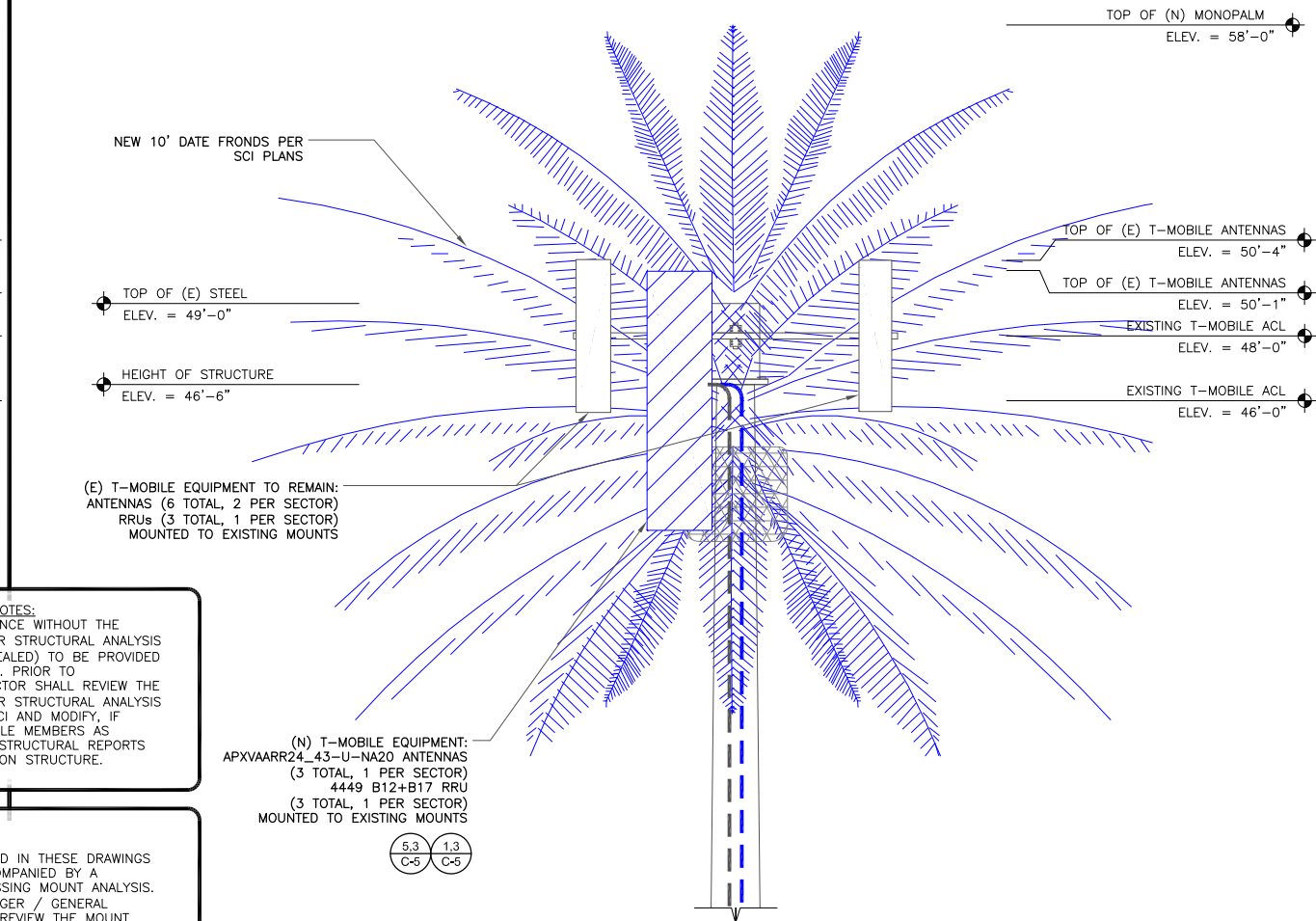
1 EXISTING SOUTHEAST ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL ANALYSIS NOTES:
NO WORK SHALL COMMENCE WITHOUT THE APPROVED MOUNT/TOWER STRUCTURAL ANALYSIS REPORT (SIGNED AND SEALED) TO BE PROVIDED UNDER SEPARATE COVER. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REVIEW THE APPROVED MOUNT/TOWER STRUCTURAL ANALYSIS REPORT SUPPLIED BY CCI AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORTS PRIOR TO INSTALLATION ON STRUCTURE.

MOUNT ANALYSIS NOTES:
1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS. CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
2. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

INSTALLER NOTE:
TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

NOTE:
ALL ANTENNAS AND TOWER-MOUNTED EQUIPMENT TO BE PAINTED TO MATCH FRONDS.



2 NEW SOUTHEAST ELEVATION
SCALE: NOT TO SCALE

T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN CASTLE

200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

M SQUARED WIRELESS

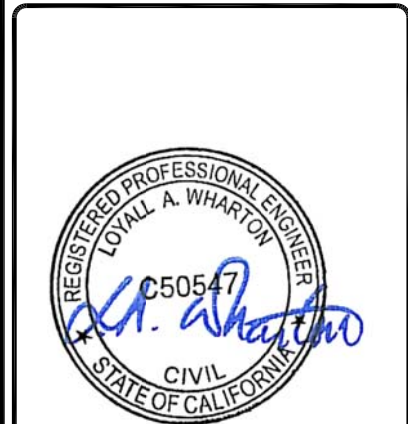
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
LA02781A
BU #: 827955
SM148 CARPET CLEANING

14122 ROSECRANS AVE,
ALSO KNOWN AS:
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SANTA FE SPRINGS, CA 90670

EXISTING 46'-6" MONOPALM

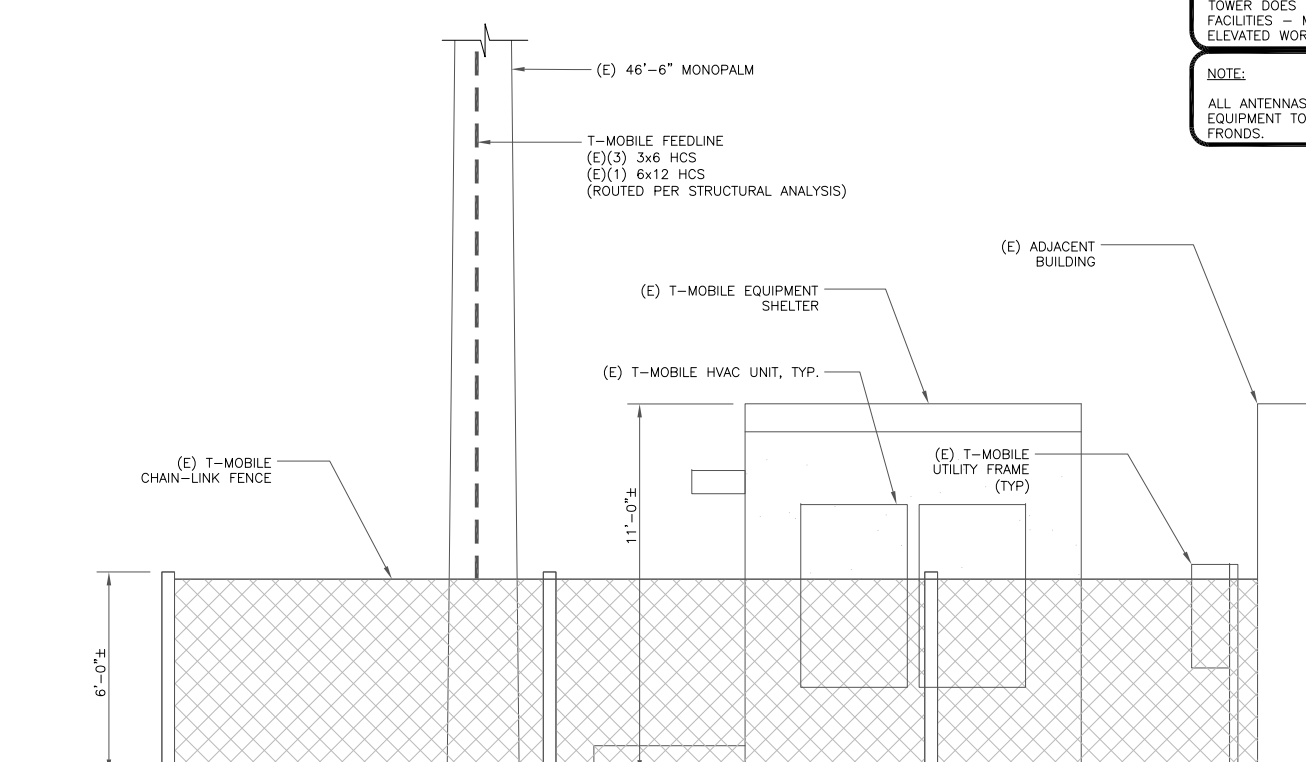
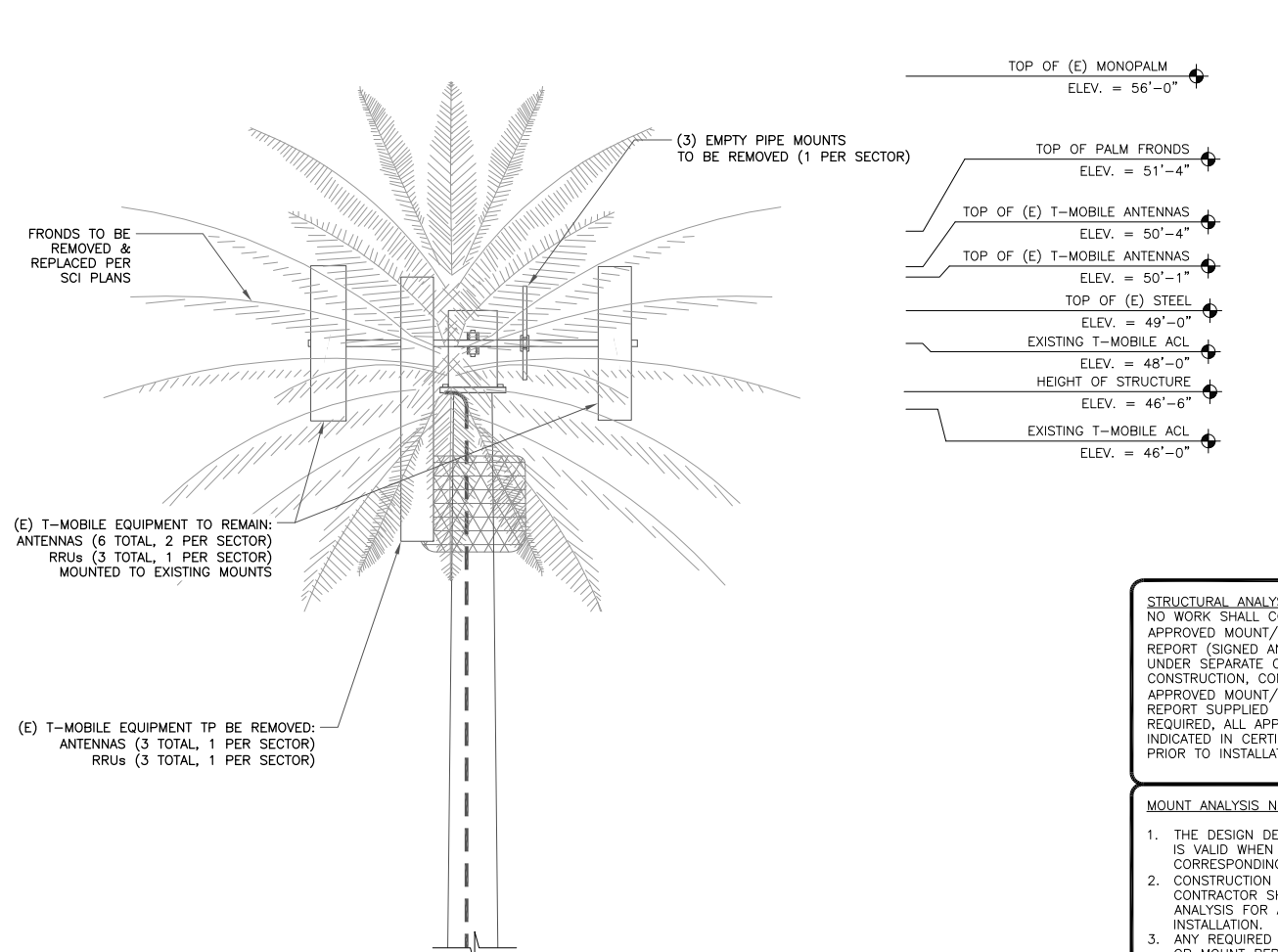
ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
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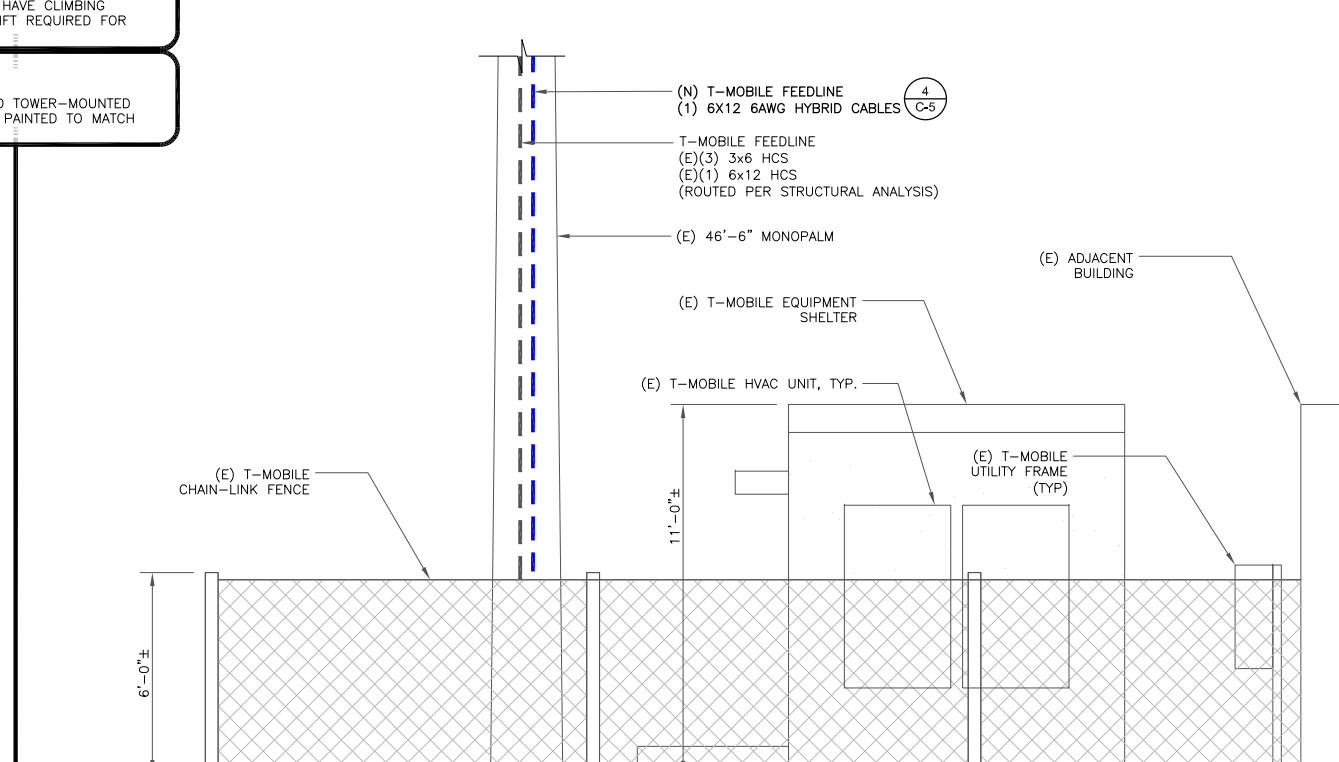
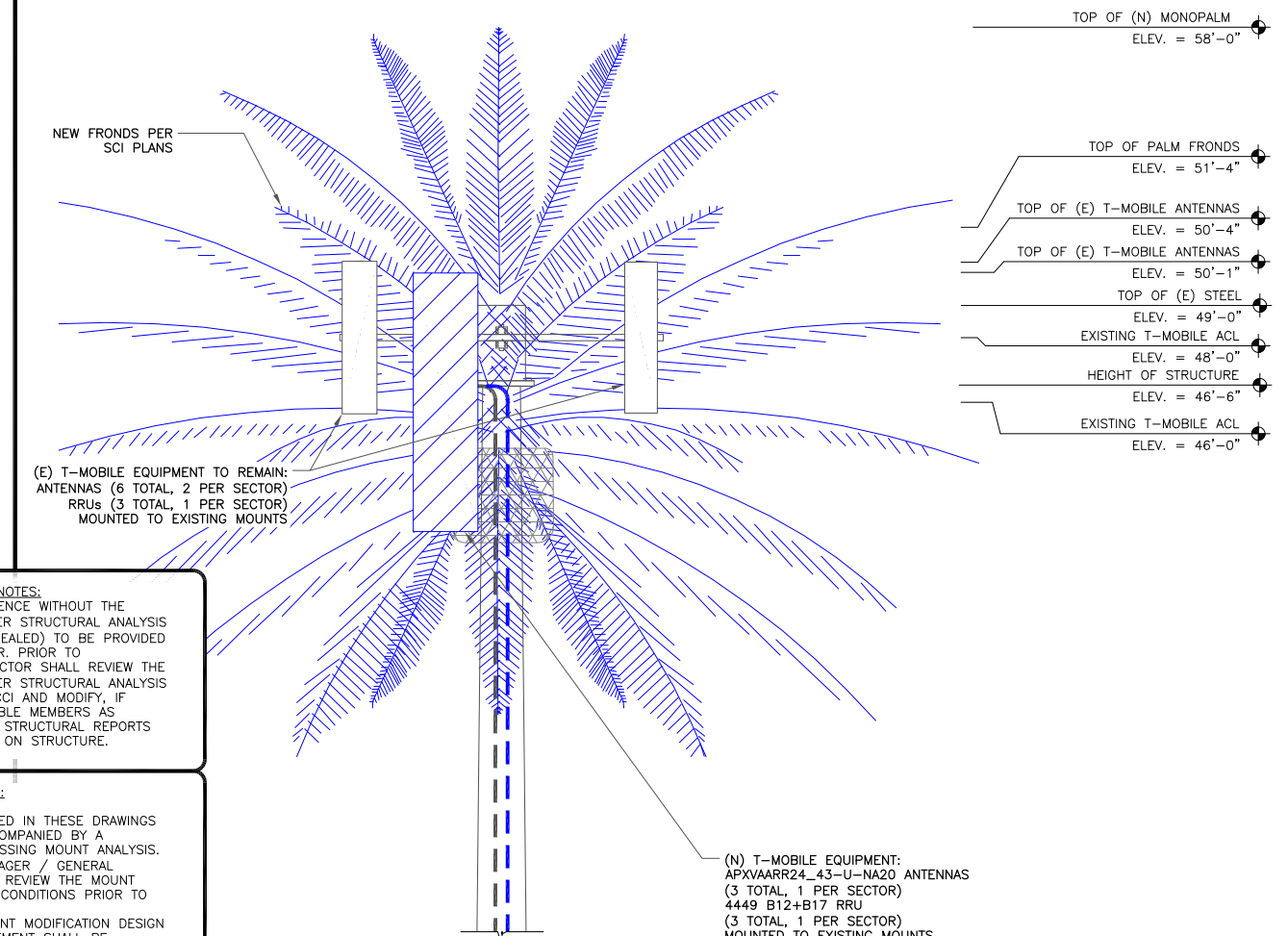
1 EXISTING NORTH ELEVATION
SCALE: NOT TO SCALE

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MOUNT ANALYSIS NOTES:
1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

INSTALLER NOTE:
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NOTE:
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2 NEW NORTH ELEVATION
SCALE: NOT TO SCALE

T-Mobile
3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN CASTLE
200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
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SM148 CARPET CLEANING

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EXISTING 46'-6" MONOPALM

ISSUED FOR:

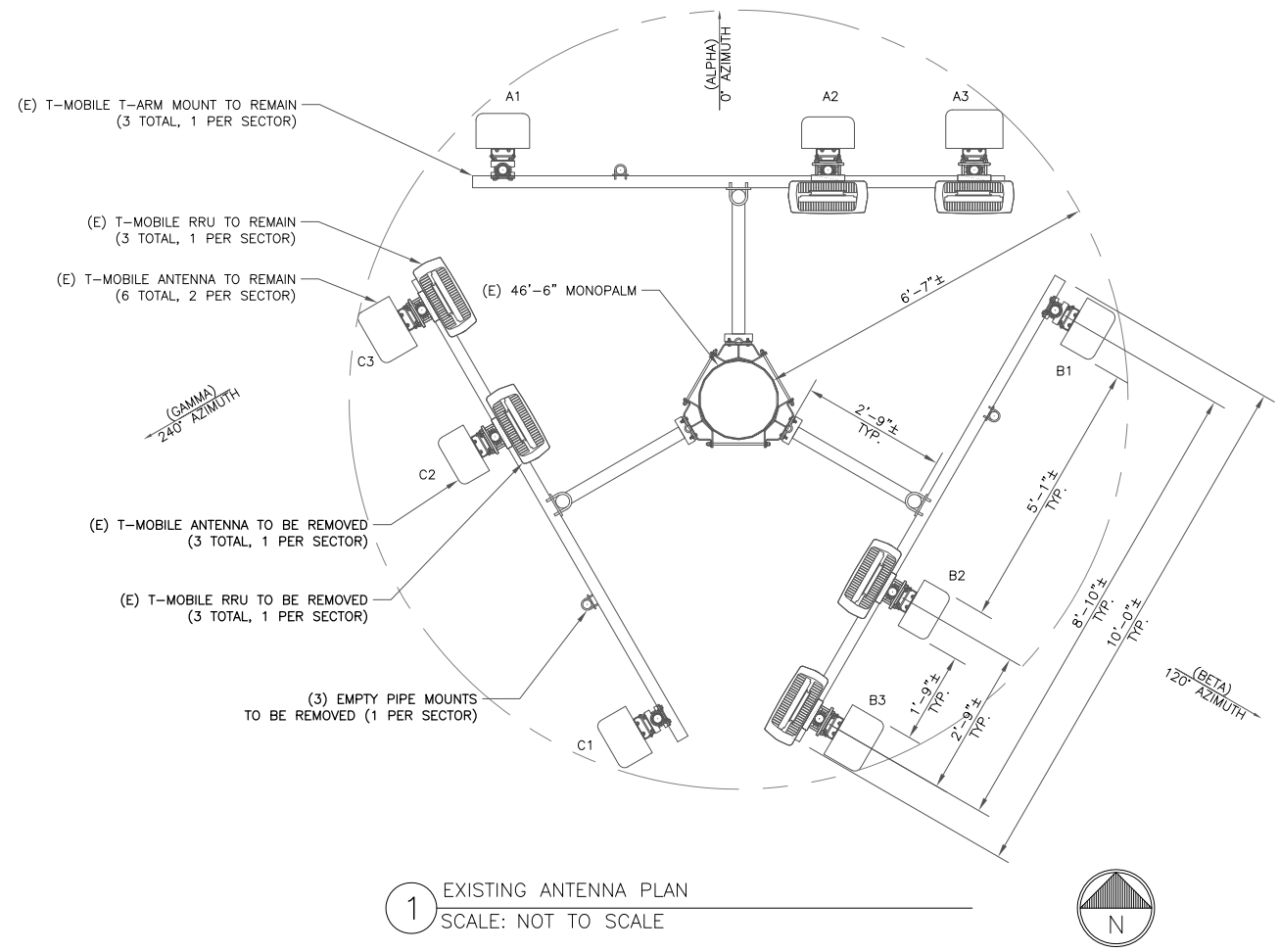
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	04/24/20	RN	90% FOR REVIEW	JAC
0	06/08/20	RN	100% FOR SUBMITTAL	JAC

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

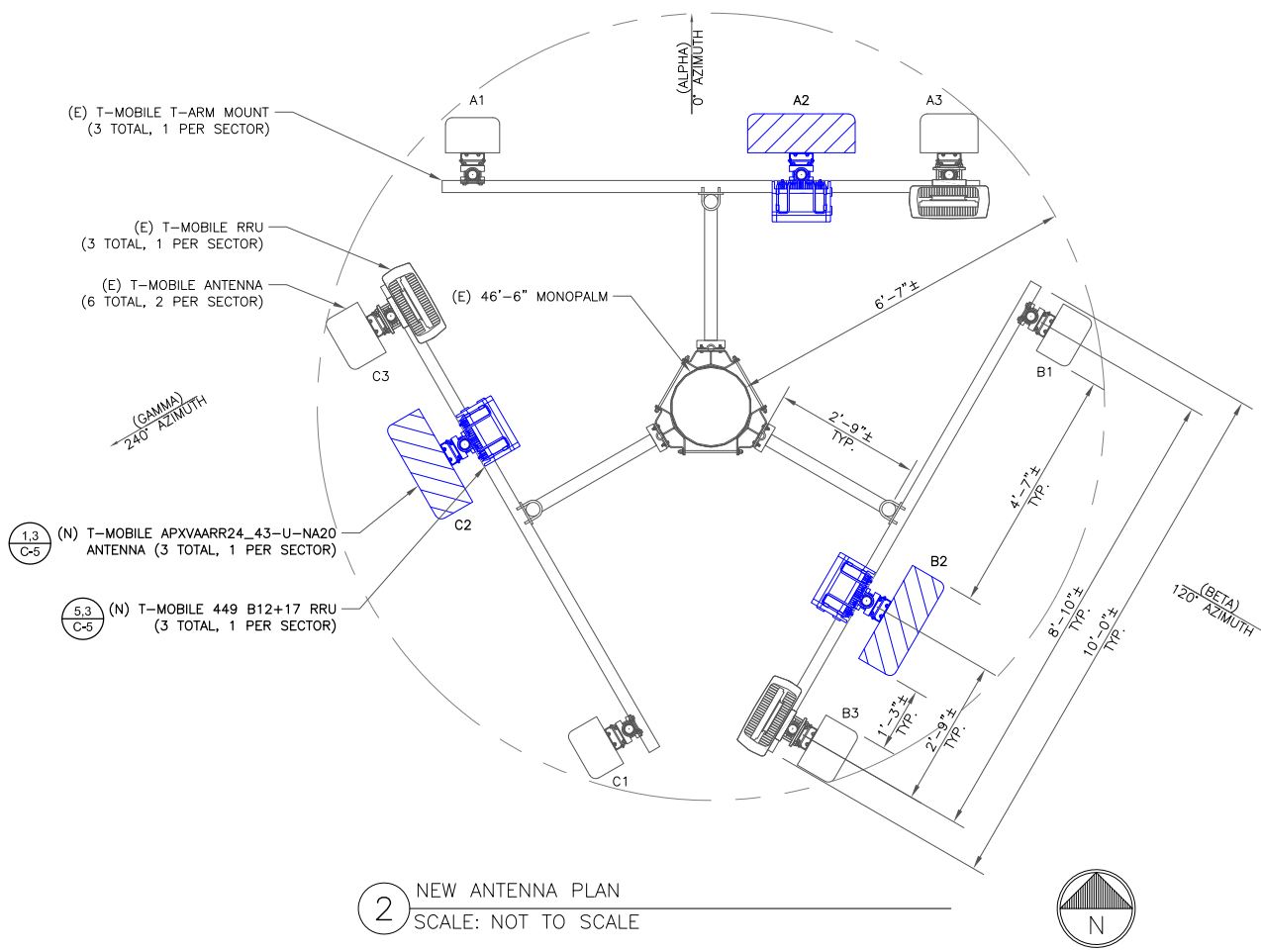
Expiration Date: 06-30-2021
DATE SIGNED: 06/08/2020

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TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-2.2** REVISION: **0**



1 EXISTING ANTENNA PLAN
SCALE: NOT TO SCALE



2 NEW ANTENNA PLAN
SCALE: NOT TO SCALE

NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND.

"LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

- NOTES:**
- REFERENCE C-4 FOR FINAL EQUIPMENT SCHEDULE.
 - REFERENCE C-5 FOR NEW EQUIPMENT SPECIFICATIONS.
 - CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.
 - TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

- MOUNT ANALYSIS NOTES:**
- THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
 - CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
 - ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

INSTALLER NOTE:

TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

NOTE:

ALL ANTENNAS AND TOWER-MOUNTED EQUIPMENT TO BE PAINTED TO MATCH FRONDS.

T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN CASTLE

200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

M SQUARED WIRELESS

1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
LA02781A
BU #: **827955**
SM148 CARPET CLEANING

14122 ROSECRANS AVE,
ALSO KNOWN AS:
14136 ROSECRANS AVE
SANTA FE SPRINGS, CA 90670

EXISTING 46'-6" MONOPALM

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	04/24/20	RN	90% FOR REVIEW	JAC
0	06/08/20	RN	100% FOR SUBMITTAL	JAC

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

Expiration Date: 06-30-2021
DATE SIGNED: 06/08/2020

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SHEET NUMBER: C-3	REVISION: 0
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NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND.

FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)																					
ALPHA																					
POSITION	ANTENNA				RADIO			DIPLEXER			TMA		SURGE PROTECTION		CABLES						
	TECH.	STATUS/MANUFACTURER		MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL		LOCATION	QTY.	STATUS		LOCATION	QTY.	STATUS/MODEL		QTY.	STATUS/TYPE		SIZE
A1	LTE	(E) ERICSSON		AIR 21 B2A B4P	0°	48'-0"	-	-		-	-	-		-	-	-		3	(E) 3x6 HCS	-	100'-0"
A2	LTE	(N) RFS/CELWAVE		APXVAARR24_43-U-NA20	0°	46'-0"	1	(N) RRUS 4449 B12/B71		TOWER	-	-		-	-	-		1	(N) 6x12 HCS	-	100'-0"
A3	LTE	(E) ERICSSON		AIR32 B4A/B2P	0°	48'-0"	1	(E) RRUS32 B2		TOWER	-	-		-	-	-		4	(E) COAX	7/8"	100'-0"
																		1	(E) 6x12 HCS	-	100'-0"
BETA																					
B1	LTE	(E) ERICSSON		AIR 21 B2A B4P	120°	48'-0"	-	-		-	-	-		-	-	-		4	(E) COAX	7/8"	100'
B2	LTE	(N) RFS/CELWAVE		APXVAARR24_43-U-NA20	120°	46'-0"	1	(N) RRUS 4449 B12/B71		TOWER	-	-		-	-	-		-	SHARE	-	-
B3	LTE	(E) ERICSSON		AIR32 B4A/B2P	120°	48'-0"	1	(E) RRUS32 B2		TOWER	-	-		-	-	-		1	(E) COAX	3/8"	100'-0"
																		1	SHARE	-	100'-0"
GAMMA																					
C1	LTE	(E) ERICSSON		AIR 21 B2A B4P	240°	48'-0"	-	-		-	-	-		-	-	-		4	(E) COAX	7/8"	100'
C2	LTE	(N) RFS/CELWAVE		APXVAARR24_43-U-NA20	240°	46'-0"	1	(N) RRUS 4449 B12/B71		TOWER	-	-		-	-	-		-	SHARE	-	-
C3	LTE	(E) ERICSSON		AIR32 B4A/B2P	240°	48'-0"	1	(E) RRUS32 B2		TOWER	-	-		-	-	-		-	SHARE	-	-
NOTE: (E) - EXISTING (N) - NEW																		-	-	-	-

T-Mobile

3257 EAST GUASTI ROAD, SUITE 200

ONTARIO, CA 91764

CROWN CASTLE

200 SPECTRUM CENTER DRIVE,

SUITE 1700 & 1800

IRVINE, CA 92618

M SQUARED WIRELESS

1387 CALLE AVANZADO

SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
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BU #: 827955
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ALSO KNOWN AS:
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EXISTING 46'-6" MONOPALM

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0	06/08/20	RN	100% FOR SUBMITTAL	JAC

REGISTERED PROFESSIONAL ENGINEER

LOYALL A. WHARTON

C50547

CIVIL

STATE OF CALIFORNIA

Expiration Date: 06-30-2021

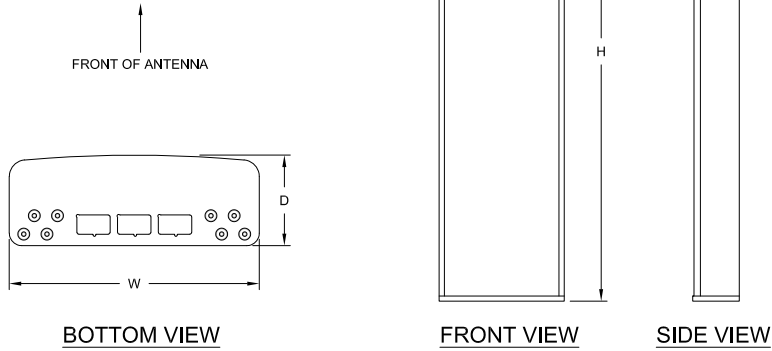
DATE SIGNED: 06/08/2020

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SHEET NUMBER:
C-4

REVISION:
0

RFS APXVAARR24-43-U-NA20	
HEIGHT (H)	95.9"
WIDTH (W)	24"
DEPTH (D)	8.7"
WEIGHT	128 LBS.
SURVIVAL WIND SPEED:	150.0 MPH
CONNECTOR:	(8) 4.3-10 DIN FEMALE - BOTTOM
MOUNTING POLE:	2.36 - 4.72 INCHES

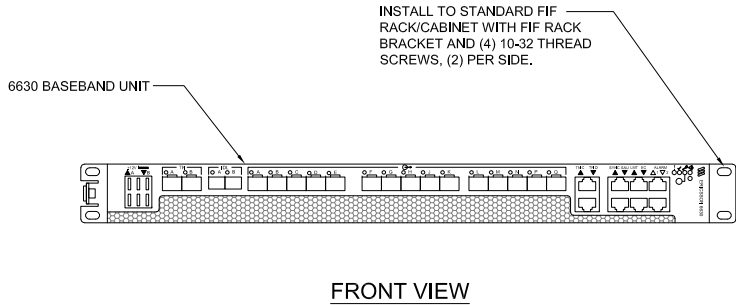


NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND.

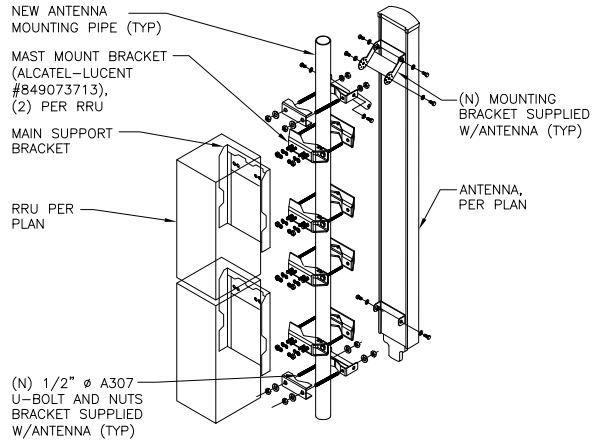
1 RFS-APXVAARR24_43-U-NA20
SCALE: NOT TO SCALE

MANUFACTURER:	ERICSSON
MODEL NO.:	6630 STAND-ALONE BASEBAND
DIMENSIONS (HxWxD):	2" x 19" x 13"
WEIGHT:	10 LBS

* INSTALL INSIDE NEW RACK/CABINET.
* INSTALLATION INTO EXISTING CABINET OR RACK
REQUIRES NO SPECIAL INSPECTIONS.

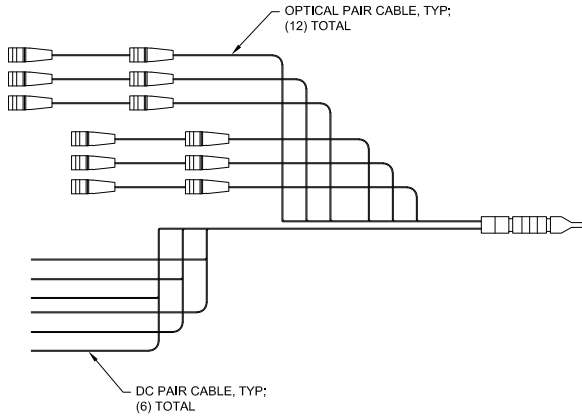


2 6630 BASEBAND UNIT
SCALE: NOT TO SCALE



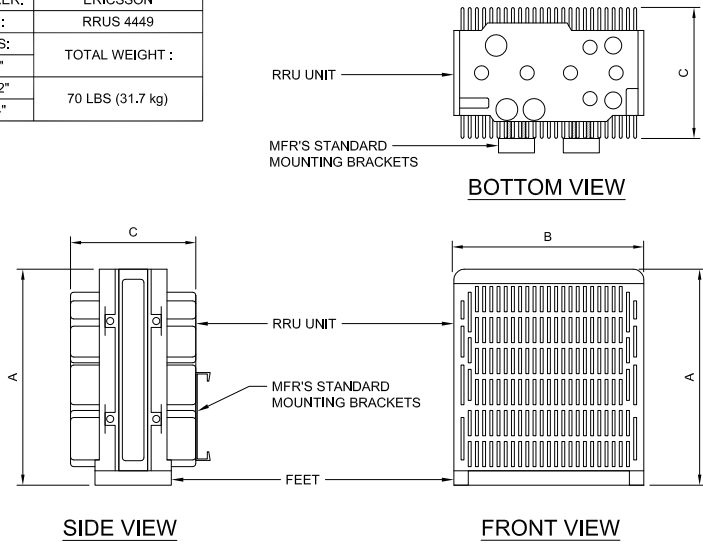
3 RRU AND ANTENNA MOUNTING
SCALE: NOT TO SCALE

MANUFACTURER:	ERICSSON
MODEL NO.:	HCS 6X12
WEIGHT:	1.7 LBS/FT
DIAMETER:	1.38" (± .1")
COAX EQUIVALENT:	1-1/4"



4 6X12 HCS 6AWG
SCALE: NOT TO SCALE

MANUFACTURER:		ERICSSON	
MODEL NO.:		RRUS 4449	
DIMENSIONS:		TOTAL WEIGHT :	
A	18"		
B	13.2"	70 LBS (31.7 kg)	
C	9.4"		



5 ERICSSON - RRUS 4449 B12+B71
SCALE: NOT TO SCALE

6 NOT USED
SCALE: NOT TO SCALE

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
LA02781A
BU #: **827955**
SM148 CARPET CLEANING

14122 ROSECRANS AVE,
ALSO KNOWN AS:
14136 ROSECRANS AVE
SANTA FE SPRINGS, CA 90670

EXISTING 46'-6" MONOPALM

ISSUED FOR:

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Expiration Date: 06-30-2021
DATE SIGNED: 06/08/2020

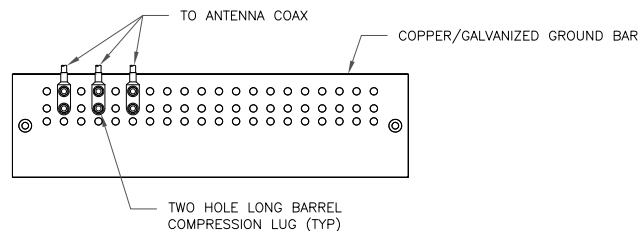
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SHEET NUMBER:

C-5

REVISION:

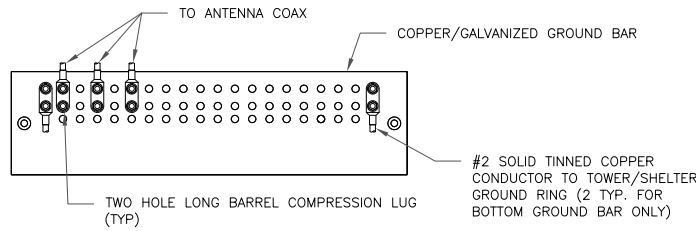
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NOTES:

1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL.

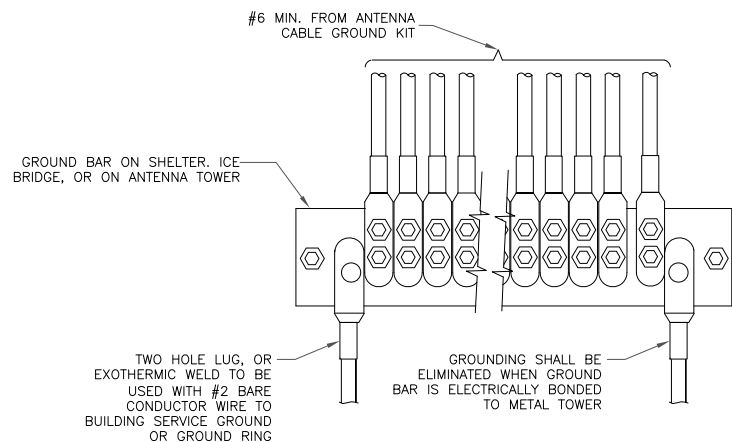
1 ANTENNA GROUND BAR DETAIL
SCALE: NOT TO SCALE



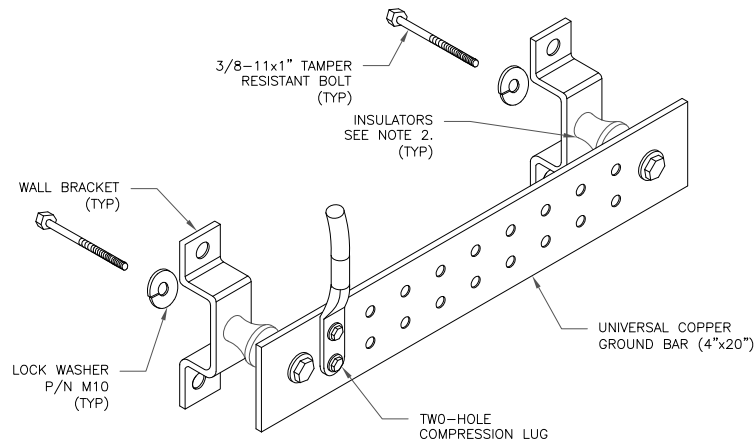
NOTES:

1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
3. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE



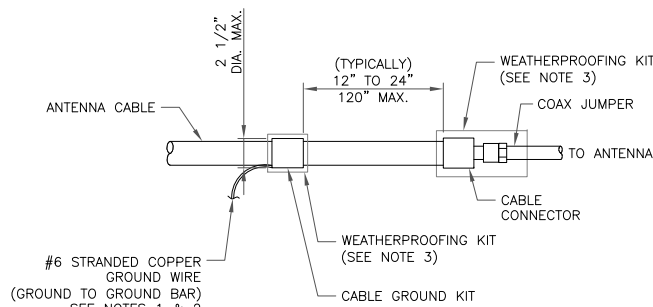
4 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE



NOTES:

1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL. USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

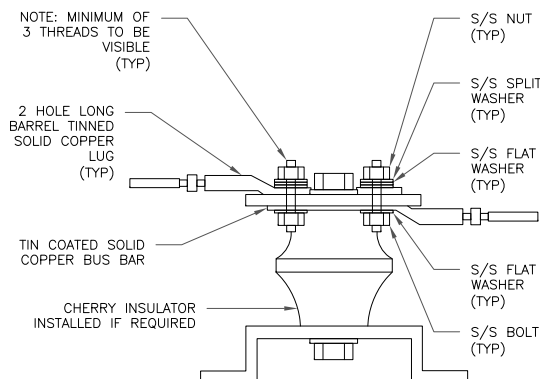
5 GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

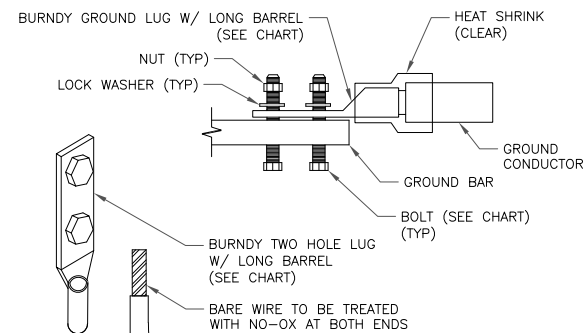
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

6 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE



7 LUG DETAIL
SCALE: NOT TO SCALE

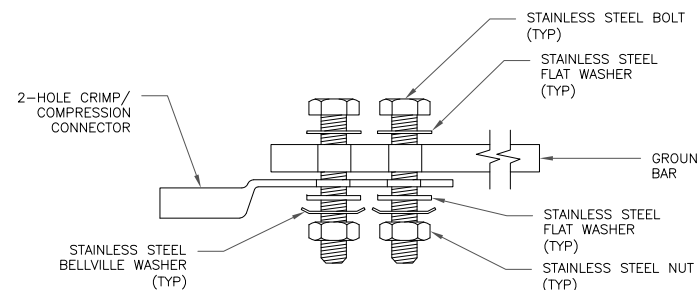
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC SS 2 BOLT
#2 SOLID TINNED	YA3C-2TC38	3/8" - 16 NC SS 2 BOLT
#2 STRANDED	YA2C-2TC38	3/8" - 16 NC SS 2 BOLT
#2/0 STRANDED	YA26-2TC38	3/8" - 16 NC SS 2 BOLT
#4/0 STRANDED	YA28-2N	1/2" - 16 NC SS 2 BOLT



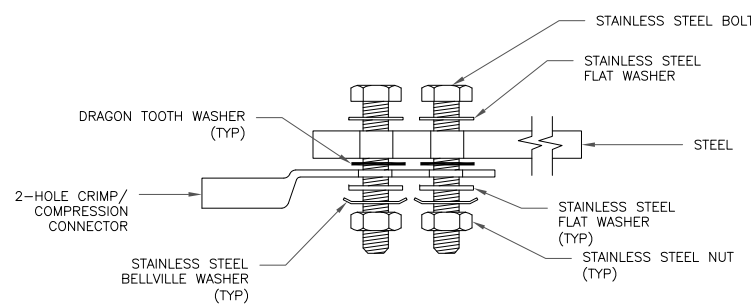
NOTE:

ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

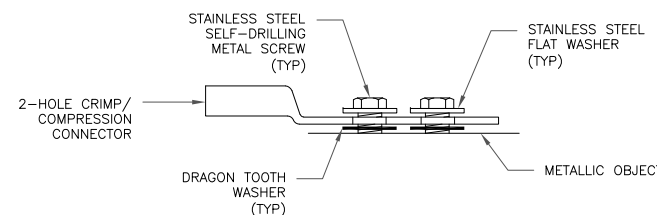
3 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS



SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

8 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE

T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN CASTLE
200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

T-MOBILE SITE NUMBER:
LA02781A
BU #: 827955
SM148 CARPET CLEANING

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ALSO KNOWN AS:
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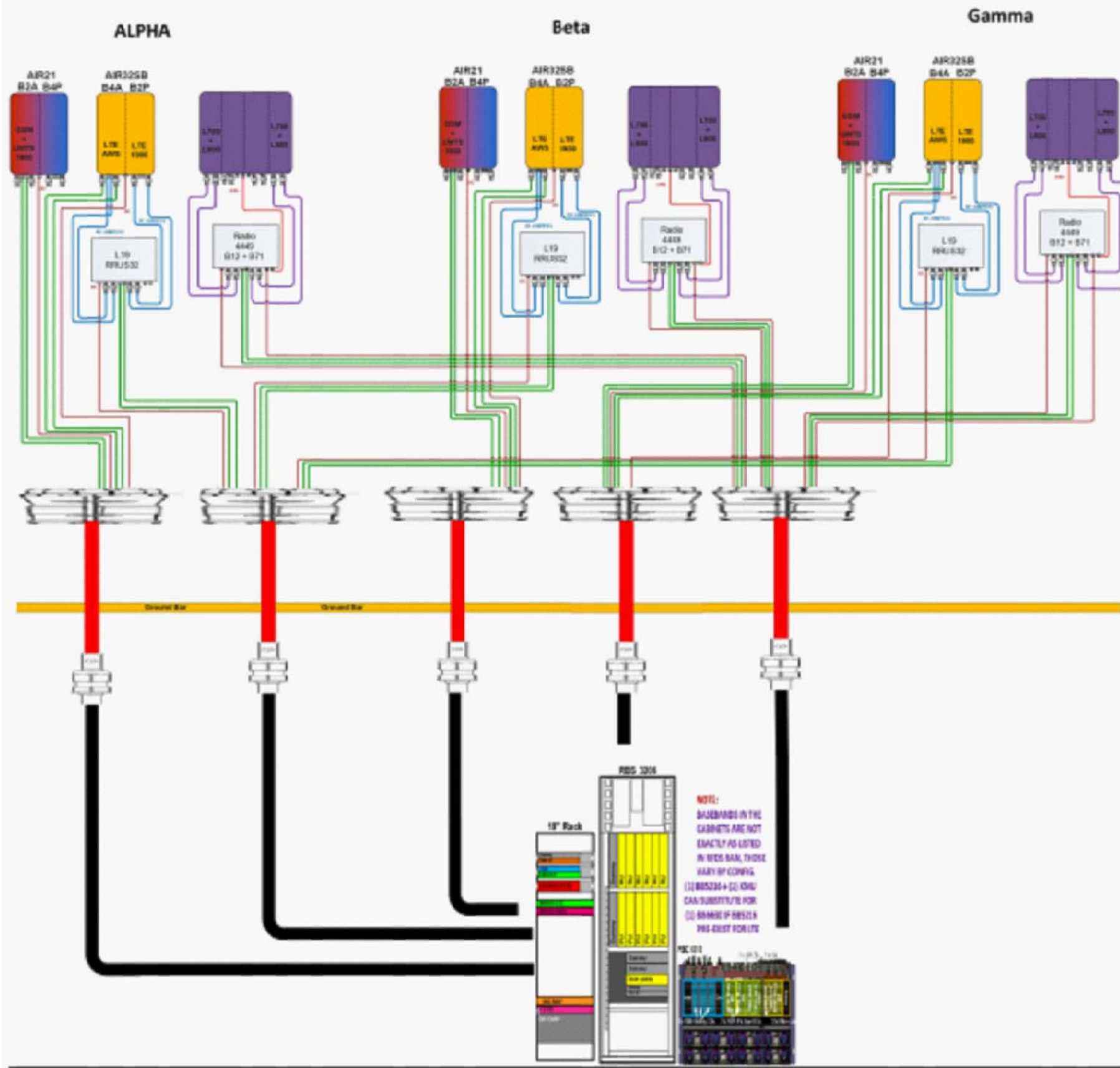


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SHEET NUMBER: G-1
REVISION: 0

Site Configuration 67D92D



T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN
CASTLE

200 SPECTRUM CENTER DRIVE,
SUITE 1700 & 1800
IRVINE, CA 92618

M SQUARED
WIRELESS

1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

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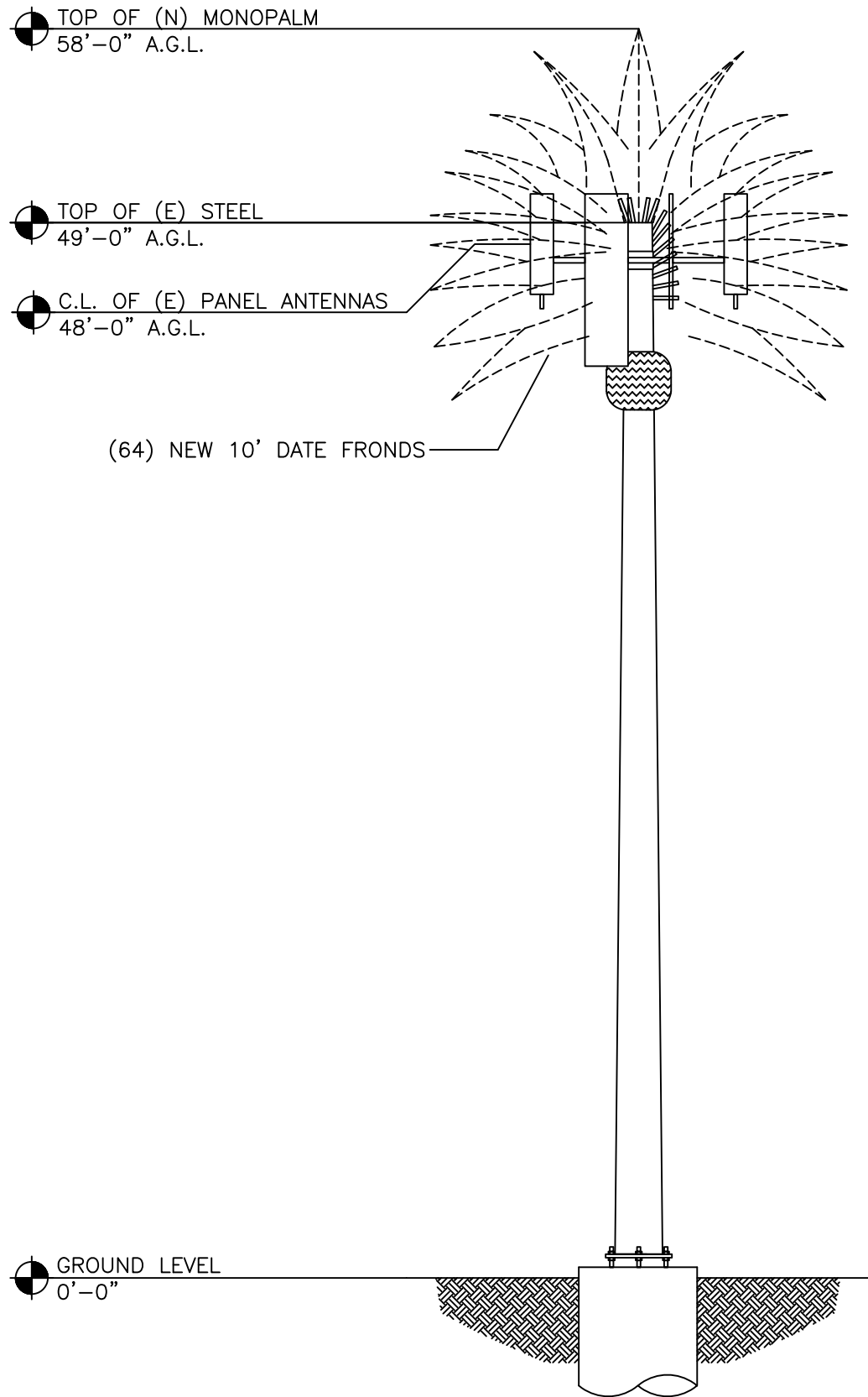
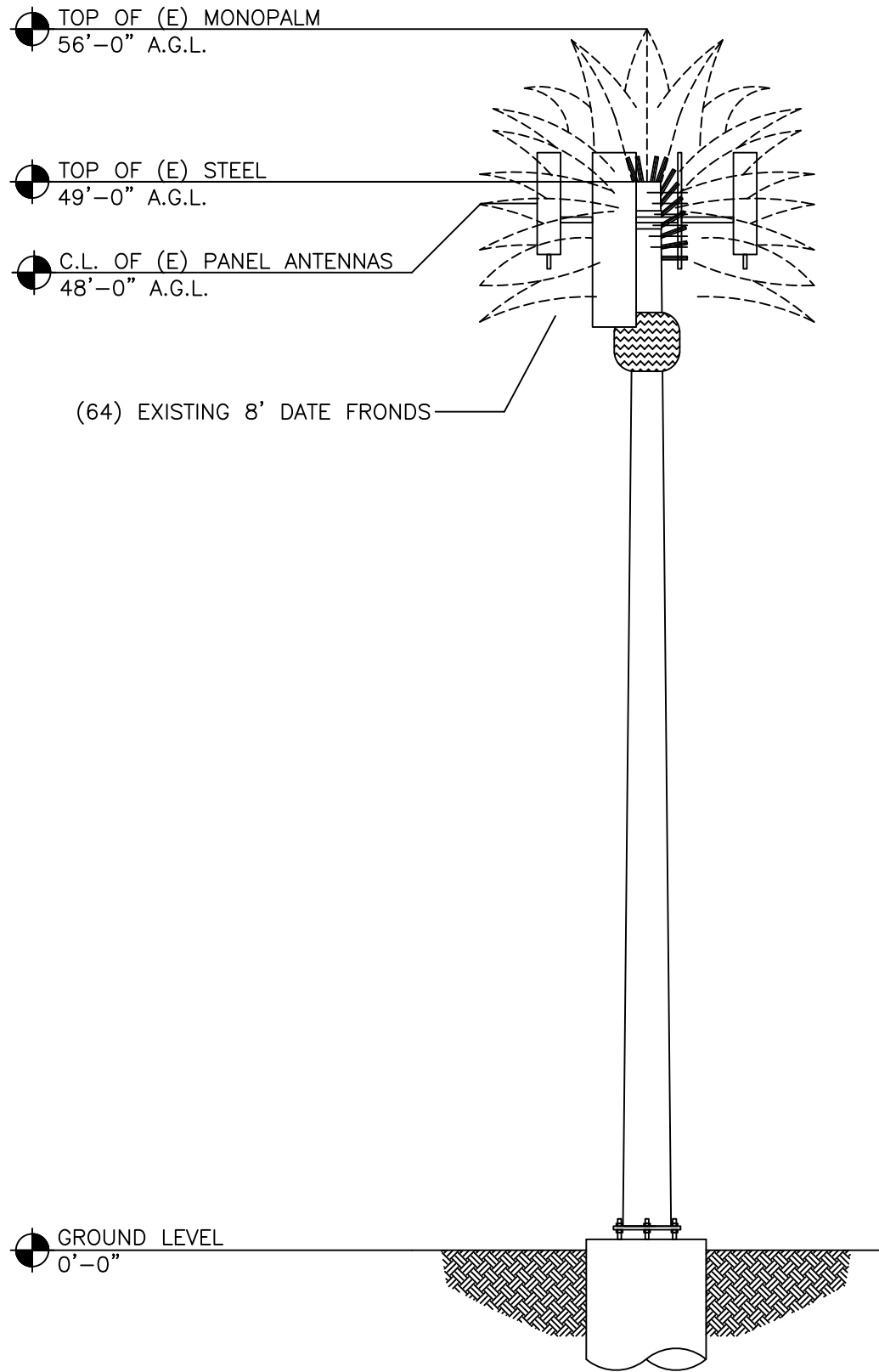
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SHEET NUMBER:

PD-1

REVISION:

0



(E) MONOPALM ELEVATION VIEW

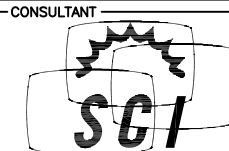
SCALE:
NONE

1

(N) MONOPALM ELEVATION VIEW

SCALE:
NONE

2



SOLAR COMMUNICATIONS
INTERNATIONAL, INC.
41745 ANZA ROAD
Temecula, CA 92592
Tel: (951) 698-5985
www.RFTransparent.com

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CLIENT

PROJECT

58'-0" RFTRANSPARENT MONOPALM

LOCATION

**OXMAN SURPLUS STORE
#827955**

14128 ROSECRANS AVENUE
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

ISSUED FOR

PRODUCTION

DW'N BY CK'D BY DATE

LE LE 19MAR20

REVISIONS

REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

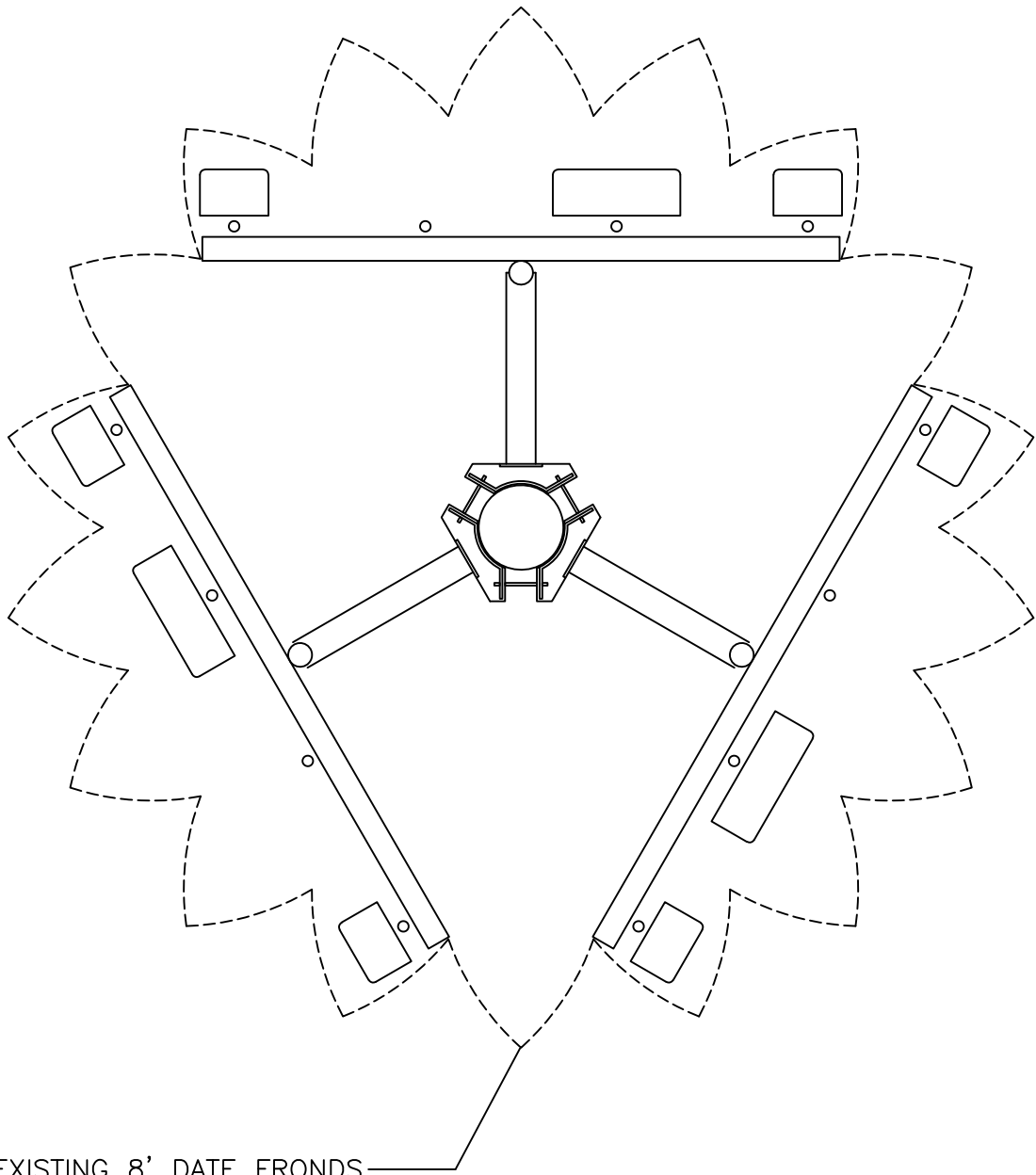
ELEVATION
VIEW

WSC PROJECT NUMBER

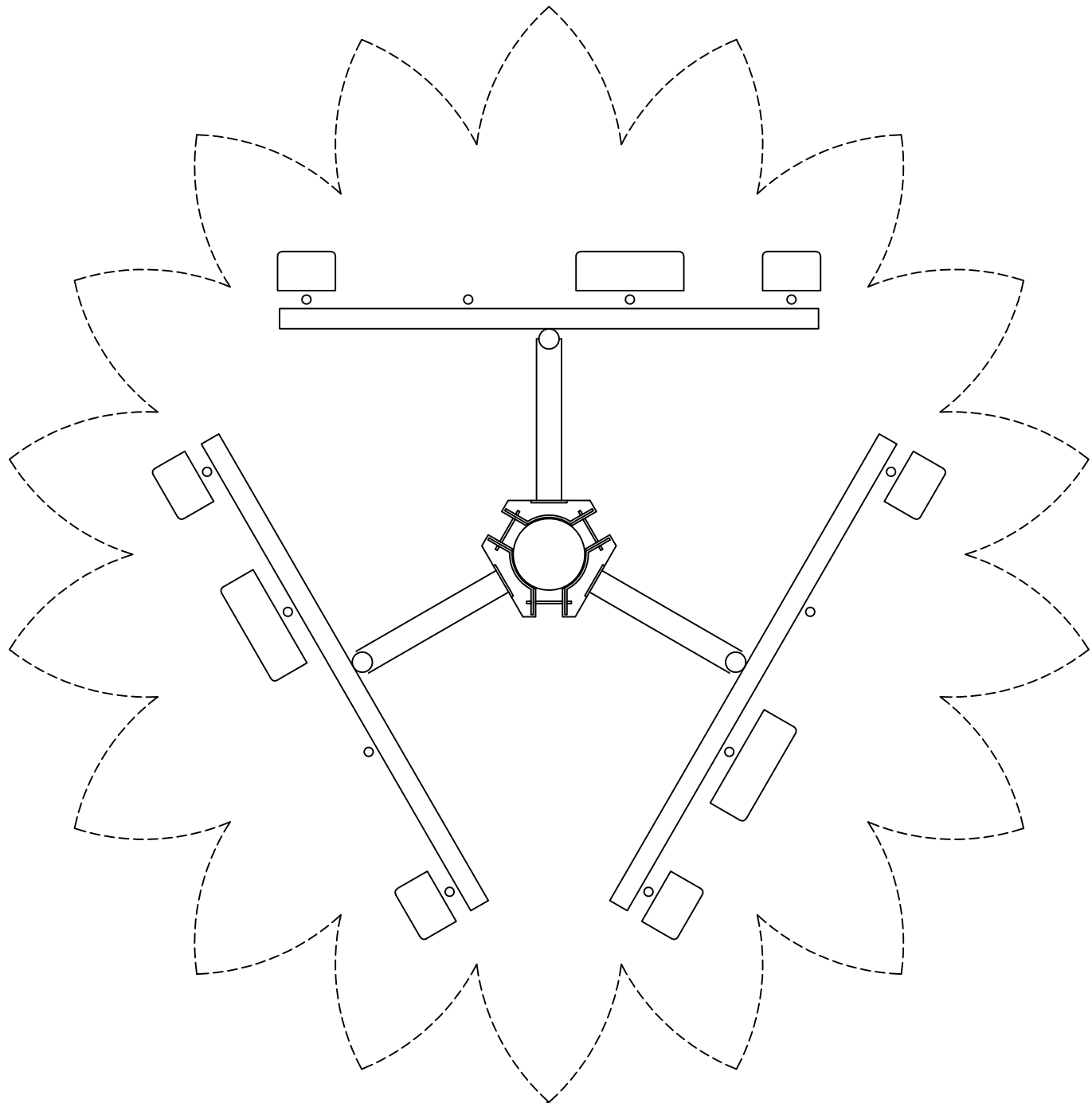
DRAWING NUMBER

PAGE NUMBER

RF-1



(64) EXISTING 8' DATE FRONDS



(64) NEW 10' DATE FRONDS

(E) MONOPALM PLAN VIEW

SCALE:
NONE

1

(N) MONOPALM PLAN VIEW

SCALE:
NONE

2

CONSULTANT



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INTERNATIONAL, INC.
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Temecula, CA 92592
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CLIENT

PROJECT

58'-0" RFTRANSPARENT MONOPALM

LOCATION

**OXMAN SURPLUS STORE
#827955**

14128 ROSECRANS AVENUE
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

ISSUED FOR

PRODUCTION

DW'N BY CK'D BY DATE

LE LE 19MAR20

REVISIONS

REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

PLAN
VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-2

#827955 OXMAN SURPLUS STORE (EXISTING BRANCH LAYOUT)

SCI Branch Receptacle Fab Sheet -03/19/2020

				Flats																	
level	branch	Quantity	Height AGL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
TOP CAP	8'	3	49'-0"	[3] MOUNTS FOR 8' FRONDS AT 80 DEGREES																	
TOP CAP	8'	4	49'-0"	[4] MOUNTS FOR 8' FRONDS AT 70 DEGREES																	
7	8'	9	48'-6"		60		60		60		60		60		60		60		60		60
ANTENNAS			48'-0"	RAD CENTER OF TOP HAT FOR (9) PANEL ANTENNAS																	
6	8'	9	48'-0"	50		50		50		50		50		50		50		50		50	
5	8'	6	47'-6"		40			40			40			40			40			40	
4	8'	6	47'-0"			30			30			30			30			30			30
3	8'	9	46'-6"		20		20		20		20		20		20		20		20		20
2	8'	9	46'-0"	10		10		10		10		10		10		10		10		10	
1	8'	9	45'-6"		0		0		0		0		0		0		0		0		0
Total		64	Existing Receptacles																		

8'	64
Total	64

Fronds

EXISTING BRANCH LAYOUT

SCALE:
NONE

1

#827955 OXMAN SURPLUS STORE (NEW BRANCH LAYOUT)

SCI Branch Receptacle Fab Sheet -03/19/2020

				Flats																	
level	branch	Quantity	Height AGL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
TOP CAP	10'	3	49'-0"	[3] MOUNTS FOR 10' FRONDS AT 80 DEGREES																	
TOP CAP	10'	4	49'-0"	[4] MOUNTS FOR 10' FRONDS AT 70 DEGREES																	
7	10'	9	48'-6"		60		60		60		60		60		60		60		60		60
ANTENNAS			48'-0"	RAD CENTER OF TOP HAT FOR (9) PANEL ANTENNAS																	
6	10'	9	48'-0"	50		50		50		50		50		50		50		50		50	
5	10'	6	47'-6"		40			40			40			40			40			40	
4	10'	6	47'-0"			30			30			30			30			30			30
3	10'	9	46'-6"		20		20		20		20		20		20		20		20		20
2	10'	9	46'-0"	10		10		10		10		10		10		10		10		10	
1	10'	9	45'-6"		0		0		0		0		0		0		0		0		0
Total		64	Existing Receptacles																		

10'	64
Total	64

Fronds

NEW BRANCH LAYOUT

SCALE:
NONE

2

CONSULTANT



SOLAR COMMUNICATIONS
INTERNATIONAL, INC.
41745 ANZA ROAD
Temecula, CA 92592
Tel: (951) 698-5985
www.RFTransparent.com

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CLIENT

PROJECT

58'-0" RFTRANSPARENT MONOPALM

LOCATION

OXMAN SURPLUS STORE
#827955
14128 ROSECRANS AVENUE
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

ISSUED FOR

PRODUCTION

DW'N BY

CK'D BY

DATE

LE

LE

19MAR20

REVISIONS

REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

BRANCH
LAYOUT

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-3



JOB NO.: U1085.643.201

PROJECT: Oxman Surplus EPA

Monopalm Layout

Palm Fronds:

Length (ft)	Type	Qty	Elevation		Frond Wt. (lbs)	Wind Area (ft ²)
			Start (ft)	Stop (ft)		
10	Date	64	48.00	48.00	960	134.4

CONSULTANT



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CLIENT

PROJECT

58'-0" RFTRANSPARENT MONOPALM

LOCATION

OXMAN SURPLUS STORE
#827955
14128 ROSECRANS AVENUE
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY

ISSUED FOR

PRODUCTION

DW'N BY CK'D BY DATE

LE LE 19MAR20

REVISIONS

REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

EPA
VALUES

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-4



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 809

A request for approval to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 809, 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 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 809, subject to the conditions of approval as contained within Resolution No. 168-2020; and
- Adopt Resolution No. 168-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------------|---|
| A. Applicant: | SC Fuels
1800 W. Katella Avenue, Suite 400
Orange, CA 92867 |
| B. Property Owner: | Bukewihge Properties LLC
2222 Donnie Road
Newport Beach, CA 92660 |
| C. Location of Proposal: | 14112 Pontlavoy Avenue
Santa Fe Springs, CA 90670 |

- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 32)
- G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The subject property, comprised of a single parcel (APN: 8059-030-035) totaling approximately 2.76 acres, has an address of 14112 Pontlavoy Avenue, and is located on the east side of Pontlavoy Avenue within the M-2, Heavy Manufacturing, Zone. Properties to the north and west are also zoned M-2 and consist of various industrial uses; properties to the east have multiple zoning designations, including M-1 (Light Manufacturing), M-2 (Heavy Manufacturing), and BP (Buffer Parking), and consist of an electrical substation owned and operated by Southern California Edison; properties to the south are zoned M-1-BP and consist of various wholesale and retail uses.

The 2.76-acre property is currently developed with a single industrial building totaling 57,864 sq. ft. The building was constructed in 1979 and has generally been occupied by various warehouse and distribution uses.

The applicant, SC Fuels, is proposing to lease the subject property for the warehouse and distribution of oils and lubricants, totaling 647,600 gallons. Pursuant to Section 155.243 (B)(3) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required before commencement of such operations.

CONDITIONAL USE PERMIT (CUP 809)

Company Background

SC Fuels established themselves in Tustin, California, in 1930 and has become one of the largest petroleum distributors in the western United States by expanding throughout Central and Southern California. After acquiring several various competing oil companies, SC Fuels opened an office in Houston, Texas; however, their headquarters is based in Orange, California. Although they are primarily known for their distribution and wholesale of fuels, SC Fuels installed the first fleet card site in 1972. A fleet card site is a 24-hour unattended, automated commercial fueling station. Currently, SC Fuels is among the top national distributors for Chevron, Shell, Phillips 66 and BP Castrol lubricants.

Details of Proposed Use

As aforementioned, the proposed use will be within an existing 57,864 sq. ft. industrial

building. The floor plan details that 1,600 sq. ft. will be dedicated to office area, while the remaining floor area will consist of two restrooms, a lobby/waiting area, and warehouse area. According to their application materials, SC Fuels will utilize storage racks for their storage and distribution of non-combustible oils and lubricants totaling 1,962 totes or 647,600 gallons. The facility will also accommodate the off-loading of bulk oils and lubricants from which employees will directly “wet hose” or fill small tote containers. All products will be stored inside the existing building and no outdoor storage is proposed.

Proposed Improvements

The applicant proposes only minor modifications to the interior, consisting of 100 sq. ft. of additional office area and the installation of storage racks. No exterior modifications to the existing building are proposed; however, the applicant is proposing to re-stripe the parking area to add 12 new parking stalls that had been removed by previous tenants throughout the years. In addition, SC Fuels intends to install new exterior wall signage at a later date.

Proposed Hours of Operation and Employees

The proposed hours of operations will be 5:00 am - 6:00 pm, Monday – Friday. As proposed, this facility will be operated by a total of 35 employees: 15 in the warehouse; and 20 truck drivers.

Parking

A total of 90 parking stalls will be provided for the subject property: 67 standard stalls, 19 compact stalls, and 4 accessible parking stalls. Based on the overall building and office square footage, the subject property is required to provide a total of 90 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, and 1 stall per 750 sq. ft. for the remaining 37,864 sq. ft. = 50 stalls.

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

STREETS AND HIGHWAYS

The subject site is located on the east side of Pontlavoy Avenue. Pontlavoy Avenue is designated as a “Local Arterial”, within the Circulation Element of the City’s General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (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 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>Corrugated Box Manufacturer</u> (13901 Carmenita Rd./California Box Company)
South	M-1-BP, Light Manufacturing – Buffer Parking, Zone	Industrial	<u>Cafe</u> (13231 Rosecrans Ave./Sandwich Cafe) <u>Loan Company</u> (13233 Rosecrans Ave./Fast Money Car Title Loans) <u>Retail</u> (13245 Rosecrans Ave./Mr. TV Electronics) <u>Retail</u> (13309 Rosecrans Ave./Foot Land Sports) <u>Retail</u> (13317 Rosecrans Ave./T-Shirt Mart)
East	M-1, M-2, and BP, Light & Heavy Manufacturing – Buffer Parking, Zone	Industrial	<u>Electrical Substation</u> (No Address Available/Southern California Edison)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Medical Equipment Supplier</u> (14109 Pontlavoy Ave./Montgomery DME)

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 July 1, 2020. The legal notice was also posted at the City's Town Center kiosk on July 1, 2020, and published in a newspaper of general circulation (Whittier Daily News) July 2, 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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

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 155.243 (B)(3) of the City's Zoning Ordinance, states that Oil or other flammable liquids in amounts of 100,000 gallons or more shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Development Plan Approval
155.243 (B)(3)	<u>Section 155.243</u> (B) Storage of: (3) Oil or other flammable liquids in amounts of 100,000 gallons or more.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 32, Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). The proposed project involves a warehouse and distribution of lubricants and oils use locating into an existing building. Although there will be minor interior improvements, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

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

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 REMARKS

Based on the findings set forth in the attached Resolution (168-2020), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 809 are attached to Resolution 168-2020 as Exhibit A.



Wayne M. Morrell
Director of Planning

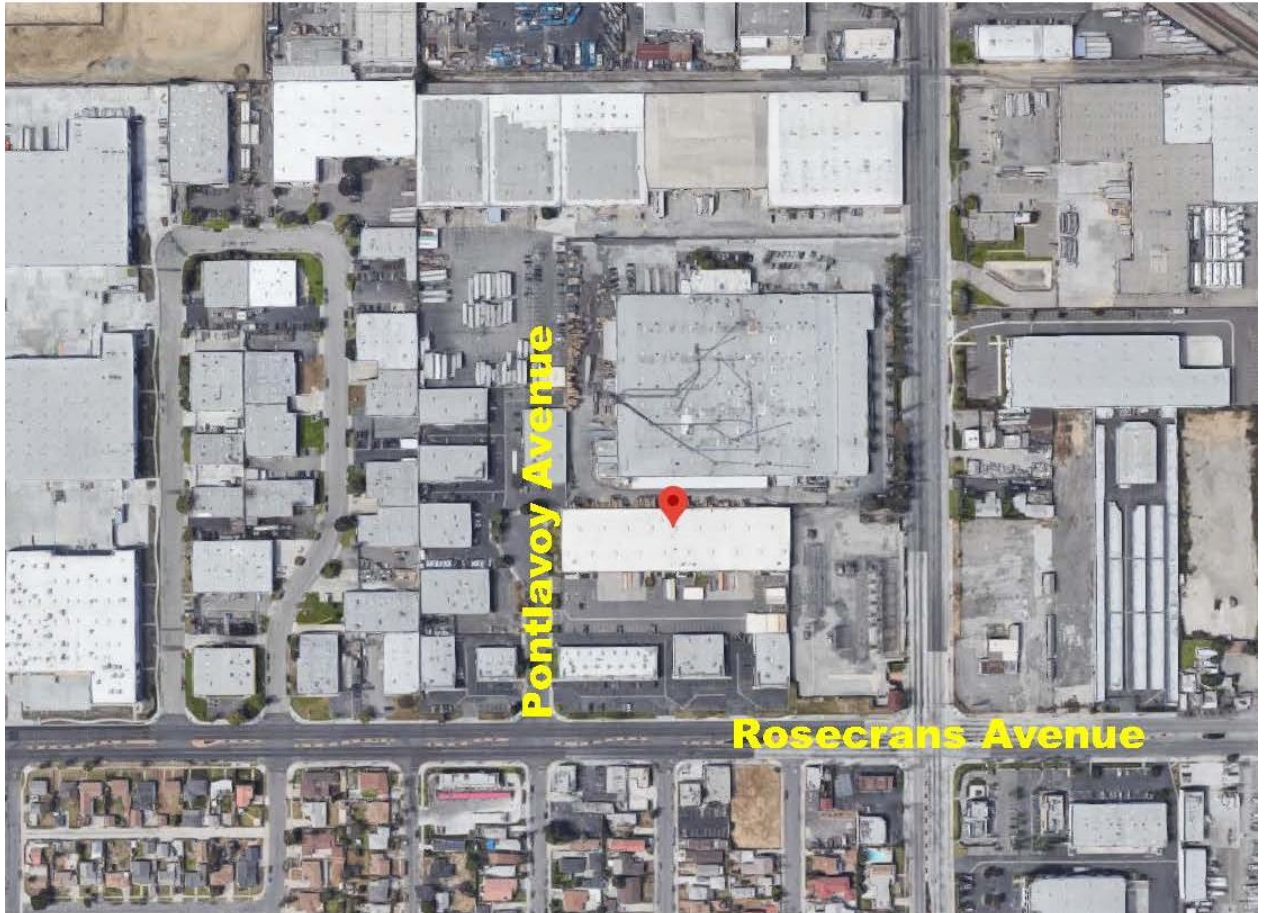
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 168-2020
 - a. Exhibit A – Conditions of Approval
5. Full Set of Plans

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 809



NORTH

14112 Pontlavoy Avenue
(SC Fuels)

Attachment 2: Public Hearing Notice**FILE COPY**11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"*NEOPOST
07/01/2020
US POSTAGE \$000.00⁰
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ZIP 90670
041L11257783**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 809**

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. 809: A request for approval to allow the storage of lubricants in excess of 100,000 gallons (647,600 gallons), within the M-2, Heavy Manufacturing, Zone.

PROJECT SITE: 14112 Pontlavoy Avenue, Santa Fe Springs, CA 90670 (SC Fuels)

THE HEARING will be held on **Monday, July 13, 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 Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to [Zoom.us](https://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

CEQA STATUS: After review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 (In-Fill Developments) of the California Environmental Quality Act (CEQA).

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 2: Public Hearing Notice (Cont.)

ALL INTERESTED PERSONS are invited to participate in 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 during or before the Public Hearing described in this notice, or in written correspondence prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Commission 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.

FURTHER INFORMATION on this item may be obtained by 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
Annette Rodriguez • Juanita Trujillo • Joe Angel Zamora
City Manager
Raymond R. Cruz

This is an aerial map of a residential area in Cambridge, MA. The map displays property boundaries and parcel numbers. Key streets include Cambridge St at the top, Maryton Ave on the left, Rosecrans Ave at the bottom, and Best Ave on the right. A large red-shaded area covers a significant portion of the central and right-hand side of the map. A yellow circle highlights a specific parcel located near the intersection of Rosecrans Ave and Best Ave. The map also shows a railroad line (AND SF RLWY) on the left and a highway (13404) on the right. Various parcel numbers are labeled throughout the map, including 13220, 13230, 13344, 13729, 13710, 13722, 13903, 13904, 13922, 13924, 13929, 13940, 13949, 14009, 14010, 14020, 14021, 14107, 14101, 14106, 14112, 14110, 14115, 14206, 14109, 13161, 13171, 13203, 13231, 13303, 13900, 13904, 13926, 14006, 14010, 14018, 14024, 13425, 13443, 14104, 14114, 13417, 13401, 13425, 13443, 13451, 13461, 13302, 13306, 13324, 13340, 13400, 13426, 13430, 13432, 13433, 13434, 13435, 13436, 13437, 13438, 13439, 13440, 13441, 13442, 13443, 13444, 13445, 13446, 13447, 13448, 13449, 13450, 13451, 13452, 13453, 13454, 13455, 13456, 13457, 13458, 13459, 13460, 13461, 13462, 13463, 13464, 13465, 13466, 13467, 13468, 13469, 13470, 13471, 13472, 13473, 13474, 13475, 13476, 13477, 13478, 13479, 13480, 13481, 13482, 13483, 13484, 13485, 13486, 13487, 13488, 13489, 13490, 13491, 13492, 13493, 13494, 13495, 13496, 13497, 13498, 13499, 13500.

**Attachment 4: Resolution 168-2020
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 168-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 809**

WHEREAS, a request for a Conditional Use Permit (CUP Case No. 809) to allow the establishment, operation, and maintenance of a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the east side of Pontlavoy Avenue, with Accessor's Parcel Number of 8059-030-035, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Conditional Use Permit (CUP Case No. 809) is SC Fuels, 1800 West. Katella Avenue, Suite 400, Orange, CA 92867; and

WHEREAS, the property owner is Bukewihge Properties LLC, 2222 Donnie Road, Newport Beach, CA 92660; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 809, 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 report, 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 15332-Class 32; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on July 2, 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 July 1, 2020 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 13, 2020 concerning the Conditional Use Permit Case No. 809.

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 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves a warehouse and distribution of oils and lubricants use. Although there will be minor interior and exterior improvements, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. 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 City's Zoning Ordinance, 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 property is located within the M-2, Heavy Manufacturing, Zone and also has a General Plan land use designation of Industrial. A warehouse and distribution of oils and lubricants use, provided that a CUP is granted, would be consistent with the current zoning and General Plan land use designation.

The primary concerns would be to ensure that the oils and lubricants are stored in a manner that is considered neat and orderly, is properly secured or otherwise have proper containment, does not cause objectionable odors, and does not impact required parking (if stored outside). First, the applicant is proposing to store all lubricants inside of the existing 57,864 sq. ft. industrial building. Second, the applicant is proposing to store all lubricants in containers approved by the Fire Department. Lastly, all storage racks will be approved by the Fire and Building Departments. The requirements set forth by the City's Planning, Fire, and Building Departments will help ensure the subject use operates in a safe and orderly manner and thus, will not be detrimental to the subject property or neighboring properties.

The Planning Commission therefore finds that, if the applicant operates in strict compliance with the conditions of approval, the proposed warehouse and distribution of oils and lubricants use will be harmonious with adjoining properties and surrounding land uses.

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

As mentioned previously, the subject property is fully improved with an existing 57,864 sq. ft. industrial building. The applicant is planning to make interior modifications to the building to accommodate their warehouse and distribution activities. In addition, the applicant is proposing to make minor exterior improvements to restripe or otherwise provide 12 additional parking stalls that had been removed by previous tenants throughout the years. The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 168-2020 to approve the Conditional Use Permit Case No. 809 to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue, within the M-2, Heavy Manufacturing, Zone subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of July, 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

Conditional Use Permit Case No. 809
14112 Pontlavoy Avenue (APN: 8059-030-035)

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409-1850 x3320)

1. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
2. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
3. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
4. That off-street parking areas shall not be reduced or encroached upon at any time.
5. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
6. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.

7. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted when a Building Permit has been issued to the property.
8. That at no time shall any trailer or other vehicle be used to store any chemicals and/or product and/or remain on the premises unattached with chemicals and/or products.
9. That all conditions of approval are binding with the Applicant as provided in Section 155.678. Consequently, any violation of the conditions of approval is a violation of Section 155.678 and is therefore subject to a citation and/or the process for revocation if the violation(s) is not corrected within a timely manner. Citations carry a fine of up to \$500.00 every day that the violation continues to exist.
10. That the parking area shall not be used to store trailers and/or trucks unless proper approval has been granted by the City.

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

11. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
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.

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

18. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
19. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
20. That the applicant shall obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) located at <https://smarts.waterboards.ca.gov>.
21. The Applicant shall not load or unload tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless automatic and manual shut-off valves and secondary containment are provided.
22. The Applicant shall provide high level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity.
23. The Applicant shall obtain permits for any proposed facility modifications and for the storage and use of new materials that have physical and/or health hazards as defined in the California Fire Code. All storage and use

of hazardous chemicals shall meet the requirements of the current California Fire and Building Codes.

WASTE MANAGEMENT:

(Contact : Teresa Cavallo 562.868-0511 x7309)

24. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

25. This approval shall allow the applicant, SC Fuels, to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, within an existing approximately 57,864 sq. ft. industrial building located at 14112 Pontlavoy Avenue. Any modification to the quantity of oils and/or lubricants shall be subject to prior review and approval by the Director of Planning or his/her designee.
26. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
27. The warehouse and distribution of oils and lubricants use shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee.
28. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
29. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
30. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
31. The Department of Planning and Development shall first review and approve all sign proposals for the subject warehouse and distribution of oils and lubricants use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance

with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

32. The subject warehouse and distribution of oils and lubricants use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
33. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Pontlavoy Avenue as a staging area, or to back up onto the street from the subject property.
34. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning.
35. Prior to occupancy, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
36. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
37. Conditional Use Permit Case No. 809 shall be subject to a compliance review in one year, on or before July 13, 2021, to ensure that the subject warehouse and distribution of oils and lubricants use is still operating in strict compliance with these conditions of approval. Approximately three (3) months before July 13, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
39. 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 subject use, 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.

40. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. Applicant shall be notified prior to any such action.
41. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.

Attachment 5: Full Set of Plans

FOR
SC FUELS
14112 PONTLAVOY AVE.
SANTA FE SPRINGS, CA 90670

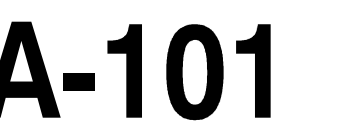
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LEGEND

- | | | | | | |
|---|-----------------------------|-------------|------------------------------|-------|------------------------|
|  | — FIRE HYDRANT | AC | — ASPHALT PAVEMENT | PA | — PLANTER AREA |
|  | — EDGE PAVEMENT | BFD | — BACK FLOW DEVICE | PB | — PULL BOX |
|  | — WATER VALVE | CB-DN | — CURB DRAIN | PIV | — POST INDICATOR VALVE |
|  | — METER, PULL BOX | CO | — CLEAN OUT | PL | — PROPERTY LINE |
|  | — SIGN | FC | — FINISHED CONCRETE | PP | — POWER POLE |
|  | — CONCRETE | FDC | — FIRE DEPARTMENT CONNECTION | R | — RAMP |
|  | — BLOCK WALL | FF | — FINISHED FLOOR | RAD | — RADIAL |
|  | — LIGHT STANDARD | FH | — FIRE HYDRANT | RF-DN | — ROOF DRAIN |
|  | — TRAFFIC SIGNAL | FL | — FLOW LINE | R/W | — RIGHT OF WAY |
|  | — STREET LIGHT | FS | — FINISHED SURFACE | SCO | — SEWER CLEAN OUT |
|  | — HANDICAP STALL | GB | — GRADE BREAK | SDMH | — STORM DRAIN MANHOLE |
|  | — WROUGHT IRON FENCE | GI | — GRATE INLET | SMH | — SEWER MANHOLE |
|  | — WOOD FENCE | GM | — GAS METER | TC | — TOP OF CURB |
|  | — CHAINLINK FENCE | GP | — GUARD POST | TE | — TRASH ENCLOSURE |
|  | — PARKING COUNT | L | — LOT LINE | TG | — TOP OF GRATE |
|  | — BUILDING HEIGHT INDICATOR | NG | — NATURAL GROUND | TRANS | — TRANSFORMER |
| | | COMP. ----- | COMPACT | TW | — TOP OF WALL |
| | | | | WM | — WATER METER |



D:\Projects\16496\Design200\Civil Design\16496-C1.0.dwg - PLO | ED: May 19, 2020 - 2:45pm





City of Santa Fe Springs

Planning Commission Meeting

July 13, 2020

NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15305, Class 5

Lot Line Adjustment No. 2020-01

A request for a Lot Line Adjustment of a side property line, where approximately 15,126 sq. ft. of area located within Parcel 2 (APN 8026-042-017) is transferred to an adjoining parcel, Parcel 1 (APN 8026-042-014) of 71,108 sq. ft., resulting in a single parcel measuring ± 1.98 acres.

(Coory Engineering on behalf of Pacific Cast Products)

RECOMMENDATIONS

- Find that the Lot Line Adjustment No. 2020-01 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a Categorically-Exempt project, pursuant to Section 15305–Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that the subject Lot Line Adjustment No. 2020-01 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2020-01; and
- Adopt Resolution No.170-2020 which incorporates the Planning Commission's findings and actions regarding the matter.

GENERAL INFORMATION

- | | | |
|----|-----------------------|---|
| A. | Applicant: | Coory Engineering
1718 N. Neville Street
Orange, CA 92865 |
| B. | Property Owner: | Dirtpad LLC
12711 Imperial Highway
Santa Fe Springs, CA 90670 |
| C. | Location of Proposal: | 12711 Imperial Highway
Santa Fe Springs, CA 90670 |
| D. | Existing Zone: | M-2 (Heavy Manufacturing) |
| E. | General Plan: | Industrial |
| F. | CEQA Status: | Categorically Exempt (Class 5) |

G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The Planning Commission, at their regularly scheduled meeting of July 11, 2011, originally approved Conditional Use Permit (CUP) Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry with each furnace to exceed a capacity of 500 pounds and the combined capacity of furnaces to exceed 1,000 pounds. The subject property is located at 12711 Imperial Highway (APN's: 8026-042-014 & 8026-042-017), within the M-2-BP, Heavy Manufacturing - Buffer Parking, Zone.

As part of the CUP process, the applicant was conditioned to consolidate the two existing parcels into a single parcel. During a site inspection in 2017, it was discovered that the consolidation, along with other conditioned items, had yet to be resolved. Staff worked with the applicant, Peter Lake, to evaluate the progress and continually provided him with additional time to bring the subject use/property into full compliance. Unfortunately, Mr. Lake was unwilling to satisfy the outstanding conditions and as a result, staff requested that the CUP be revoked.

At the September 9, 2019 Planning Commission meeting, the subject revocation was presented by staff for the commissioner's consideration. At that time, the applicant, Peter Lake, explained to the commissioners his attempts at bringing the property into compliance and the financial challenges he faced with completing the remaining items. Following said discussion between staff and the applicant, the Planning Commission continued the revocation matter to the March 9, 2020 meeting with the expectation of a six (6) month progress report to be presented.

Based on a mutual decision between the City and the business owner, the Conditional Use Permit was revoked at the March 9, 2020 Planning Commission meeting. It was determined that the applicant would have until December 4, 2020 to get business affairs in order and thereafter, vacate the property.

As part of the due diligence to sell the subject property, Mr. Lake is being proactive in completing the Lot Line Adjustment, knowing that it will make the subject property more desirable to a potential buyer.

LOT LINE ADJUSTMENT (LLA 2020-01)

The proposed Lot Line Adjustment will effectively consolidate the two (2) parcels that currently make-up the subject site. As shown in the attached plans, the Lot Line Adjustment will involve the "removal" of an existing common property line for Parcels 1 and 2 (APN's: 8026-042-014 and 8026-042-017), resulting in a single parcel measuring ±1.98-acres.

Existing:

Parcel "1" - 71,108 sq. ft. (approx. 1.63 acres)

Parcel "2" - 15,126 sq. ft. (approx. .035 acres)

86,234 sq. ft. (approx. 1.98 acres)

Proposed:

Parcel "A" - 86,234 sq. ft. (approx. 1.98 acres)

SUBDIVISION MAP ACT REQUIREMENT

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Subdivision Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the local agency or advisory agency.

Please Note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. A local agency or advisory agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

STREETS AND HIGHWAYS

The subject site is located on the north side of Imperial Highway. Imperial Highway 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 listed below:

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>Office Uses</u> (12438 Bloomfield Ave.)
South	PF-I, Public Facilities – Industrial (City of Norwalk)	Industrial	<u>Norwalk/SFS Transportation Center</u> (12650 Imperial Hwy.)

East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Manufacturer of Construction Materials</u> (12767 Imperial Hwy./Sika Corp.)
West	M-2-BP, Heavy Manufacturing – Buffer Parking, Zone	Industrial	<u>Media</u> (12655 Imperial Hwy./Noah Media)

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA). The proposed project involves a Lot Line Adjustment to consolidate two existing parcels into a single parcel, which will not result in any changes in land use or density. Consequently, no further environmental documents are required for the proposed Lot Line Adjustment.

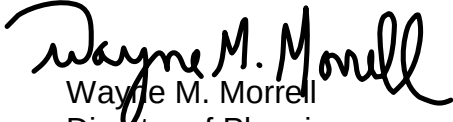
CRITERIA FOR GRANTING A LOT LINE ADJUSTMENT

The Commission should note that in accordance with Section 66412 of the State's Subdivision Map Act, before granting a Lot Line Adjustment, the Commission shall give consideration to the following:

- A) The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.
- B) The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 170-2020, Staff finds that the applicants request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, for the granting of Lot Line Adjustment No. 2020-01.


 Wayne M. Morrell
 Director of Planning

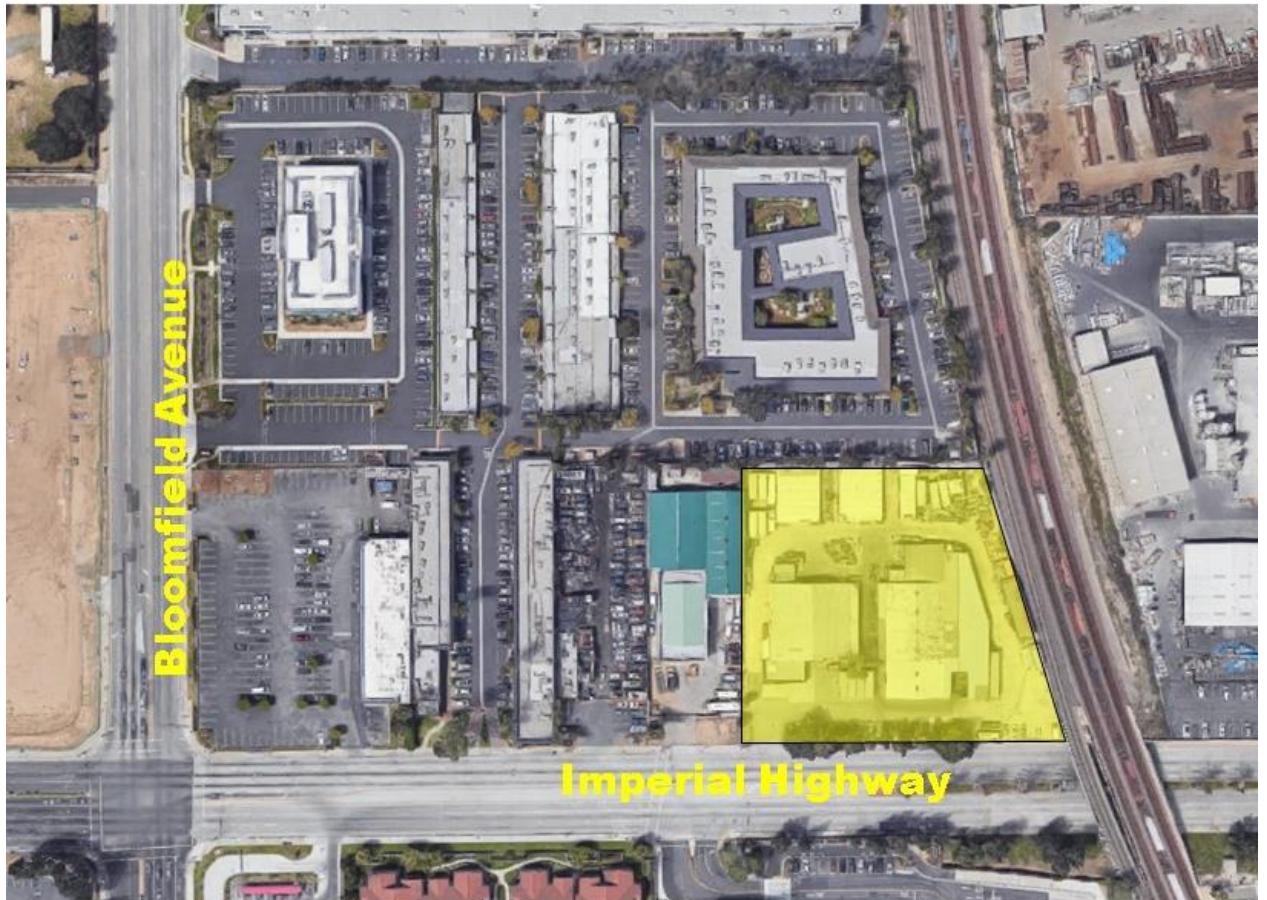
Attachments:

1. Aerial Photograph
2. Resolution No. 170-2020
3. Lot Line Adjustment (LLA No. 2020-01) Exhibits

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

LOT LINE ADJUSTMENT NO. 2020-01



NORTH

12711 Imperial Highway
(Coory Engineering on behalf of Pacific Cast Products)

Attachment 2: Resolution 170-2020

CITY OF SANTA FE SPRINGS
RESOLUTION No. 170-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING LOT LINE
ADJUSTMENT CASE NO. 2020-01**

WHEREAS, a request was filed for Lot Line Adjustment Case No. 2020-01 to allow a side property line, where approximately 15,126 sq. ft. of area located within Parcel 2 (APN 8026-042-017) is transferred to an adjoining parcel, Parcel 1 (APN 8026-042-014) of 71,108 sq. ft., resulting in a single parcel measuring ± 1.98 acres, located in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the north side of Imperial Highway, with Accessor's Parcel Numbers of 8026-042-014 and 8026-042-017, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Lot Line Adjustment (LLA No. 2020-01) is Coory Engineering (1718 N. Neville Street, Orange, CA 92865) on behalf of Pacific Cast Products; and

WHEREAS, the property owner is Dirtpad, LLC, 12711 Imperial Highway, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Lot Line Adjustment No. 2020-01, 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 15305-Class 5; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 13, 2020 concerning the Lot Line Adjustment No. 2020-01.

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 15305, Class 5 (Minor Alterations to Land Use Limitations), of

the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed Lot Line Adjustment No. 2020-01 is categorically exempt, in that, it only involves a minor lot line adjustment that does not result in the creation of any new parcels. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. LOT LINE ADJUSTMENT APPROVAL FINDINGS

Pursuant to Section 66412 of the State's Subdivision Map Act, the Planning Commission shall consider the following findings in their review and determination of the subject Lot Line Adjustment. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) *The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.*

The proposed Lot Line Adjustment is between two parcels, with a total combined area of ±1.98 acres. If approved by the Planning Commission, the Lot Line Adjustment will reconfigure the ±1.98-acre site by effectively consolidating the two (2) subject parcels. The proposed Lot Line Adjustment will not result in a greater number of parcels than originally existed.

- B) *The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances.*

General Plan - The General Plan land use designation for the subject site is "Industrial" and the zoning designation is M-2, Heavy Manufacturing, Zone. Both the General Plan and land use designation will remain unchanged. The M-2 zone is primarily intended for heavy industrial uses. The existing use will remain unchanged, and therefore, the proposed Lot Line Adjustment will be in conformance with the General Plan land use designation for the site.

Zoning – The primary zoning consideration for the proposed consolidation is that the subject parcels continue to meet the required minimum lot area, width and depth for an M-2 zoned property, as required by the City's Zoning Ordinance. Pursuant to the development standards for the M-2, Heavy Manufacturing, Zone, the minimum lot size shall be 7,500 square feet, the minimum lot width shall be not less than 75 feet, and there is no requirement for lot depth in the M-2 Zone. As proposed, the subject parcels will maintain a lot area, lot width and lot depth that will meet or exceed the minimum requirements.

Building Ordinance/Code – The proposed Lot Line Adjustment is merely to consolidate the two existing parcels. The project does not involve the construction of any new structures or building. Nevertheless, should the applicant decide to

construct a building or structure at a later date, said improvements would need to go through plan check and thus will be reviewed to ensure that it meets all Building Code requirements prior to construction.

Specific Plan/Coastal Plan – The proposed project area is not located within a Specific or Coastal plan.

In addition to the above, the proposed Lot Line Adjustment has been reviewed by the Department of Public Works. Staff is, therefore, recommending that the Planning Commission approve Lot Line Adjustment No. 2020-01.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 170-2020 to approve Lot Line Adjustment Case No. 2020-01 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8026-042-014 and 8026-042-017), into a single parcel measuring ±1.98 acres.

ADOPTED and APPROVED this 13th day of July, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

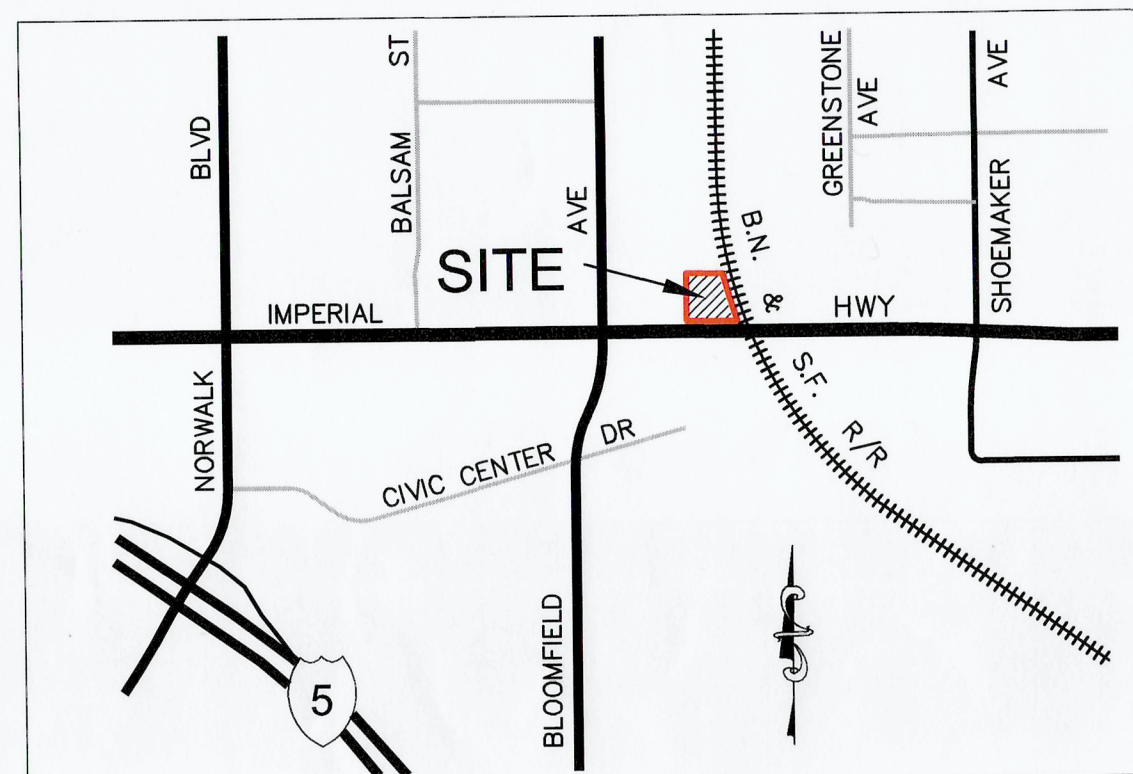
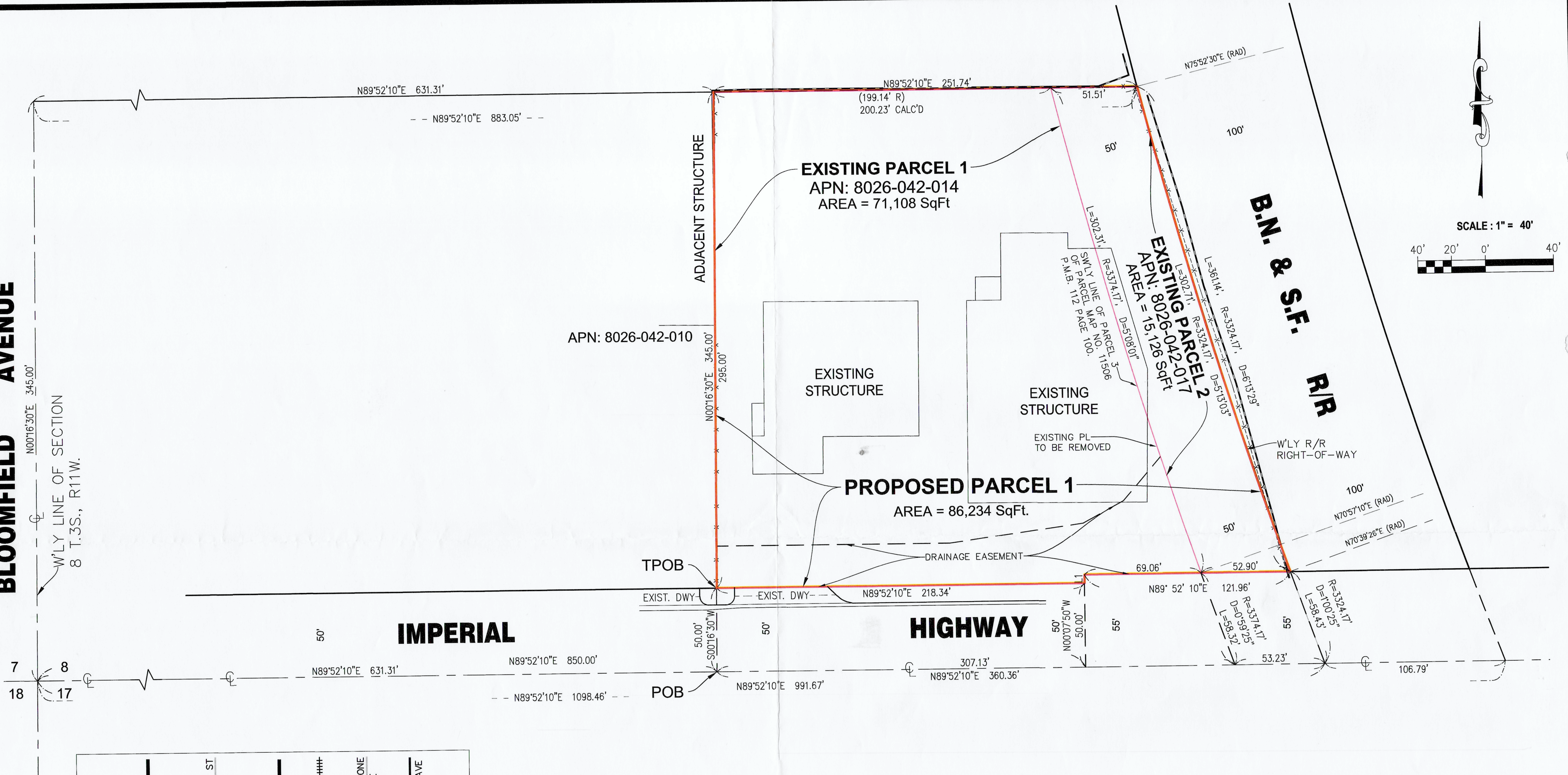
Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Attachment 3: Lot Line Adjustment (LLA 2020-01) Exhibits

BLOOMFIELD AVENUE



VICINITY MAP

N.T.S.

BUILDING LOT COVERAGE: 27.32%

OWNER:

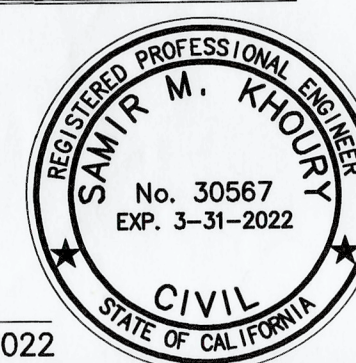
Dirtpad, LLC, A NEVADA LIMITED LIABILITY CORPORATION.

C/O: PETER LAKE

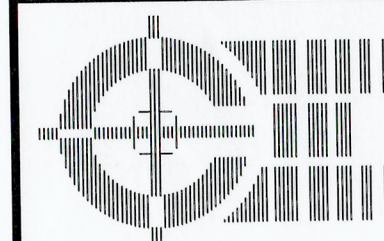
12711 Imperial Highway
Santa Fe Springs, CA 90670
Tel.: (562) 400-2702
Email: PeterLake01@hotmail.com

PLANS PREPARED UNDER THE SUPERVISION OF:

Samir M. Khoury 3/10/20
SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2022



Line Table		
Line #	Length	Direction
L1	5.00'	N00° 07' 50"W



CIVIL ENGINEERING & LAND SURVEYING

COORY ENGINEERING

TEL: (714) 202-8700 FAX: (714) 202-8701

1718 N. Neville Street, Orange, CA 92865

LOT LINE ADJUSTMENT

12711 IMPERIAL HIGHWAY
SANTA FE SPRINGS, CA 90670
APN: 8026-042-014 & 8026-042-014

PREPARED FOR: DIRTPAD LLC

DRAWN BY: DCT	SCALE: 1" = 40'	SHEET: 1 OF 1
CHECKED BY: SMK	JOB NO: 772-101	
DISREGARD PRINTS BEARING EARLIER REVISION DATES	03-08-20 03-10-20	



NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Modification Permit (CUP) Case No. 1319, 1326, and 1327

MOD Case No. 1319: A request to temporarily eliminate 5 required parking stalls in the rear of the property and use said stalls to locate a new canopy structure and outdoor storage. (12903 Sunshine Avenue)

MOD Case No. 1326: A request to temporarily eliminate 3 required parking stalls in the rear of the property and use said stalls for outdoor storage. (12811 Sunshine Avenue)

MOD Case No. 1327: A request to temporarily eliminate 2 required parking stalls related to Building Code requirements. (12112 Greenstone Avenue)

The proposed project consists of three parcels located at 12811 Sunshine Avenue (APN: 8026-020-056), 12903 Sunshine Avenue (APN: 8026-020-057), and 12112 Greenstone Avenue (APN: 8026-020-062), within the M-2, Heavy Manufacturing, Zone. (BD Classic Enterprises)

RECOMMENDATIONS

- 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 MOD requests meet the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a Temporary 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 Modification Permit Case Nos. 1319, 1326, and 1327, subject to the conditions of approval as contained within Resolution No. 169-2020; and
- Adopt Resolution No. 169-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: BD Classic Enterprises
12903 Sunshine Avenue
Santa Fe Springs, CA 90670
- B. Property Owner(s): Benson Living Trust
19341 Ocean Heights Lane
Huntington Beach, CA 92648
- Sunshine Associates, LLC
6519 E. Bar Z Lane
Paradise Valley, AZ 85253
- C. Location of Proposal: 12811 Sunshine Avenue
Santa Fe Springs, CA 90670
- 12903 Sunshine Avenue
Santa Fe Springs, CA 90670
- 12112 Greenstone Avenue
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 1)
- G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The proposed project involves three parcels located at 12811 Sunshine Avenue (APN: 8026-020-026), 12903 Sunshine Avenue (APN: 8026-020-057), and 12112 Greenstone Avenue (APN: 8026-020-062). The subject parcels, currently occupied by BD Classic Enterprises, have a combined measurement of 38,766 sq. ft. (0.89 acres) and is currently developed with three industrial buildings totaling ±15,400 sq. ft. BD Classic Enterprises is a manufacturer of epoxies and urethanes with a large portion of products being sold to floor coating, decorative floral, and table top coating businesses.

It should be noted that the applicant is concurrently requesting approval of three separate Modification Permits. Although the entire project site is occupied by BD Enterprises, and parking may be commonly shared, each parcel must individually

maintain the minimum parking requirements to support the existing development for that parcel. In addition, the proposed outdoor activities will be required to meet all standard regulations set forth by the Building and Fire Codes. Furthermore, the applicant will be providing adequate screening to ensure that the outdoor storage is not visible from the public street.

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

Modification Permit (MOD 1319) – A request to temporarily eliminate 5 required parking stalls in the rear of the property and use said stalls to locate a new canopy structure and outdoor storage. (12903 Sunshine Avenue)

Modification Permit (MOD 1326) – A request to temporarily eliminate 3 required parking stalls in the rear of the property and use said stalls for outdoor storage. (12811 Sunshine Avenue)

Modification Permit (MOD 1327) – A request to temporarily eliminate 2 required parking stalls related to Building Code requirements. (12112 Greenstone Avenue)

MODIFICATION PERMIT (MOD 1319):

In accordance with the City's Zoning Ordinance, a minimum of 11 parking stalls are required for the subject property located at 12903 Sunshine Avenue. The current site conditions meet the 11 parking stalls; however, the applicant is proposing to temporarily eliminate 5 parking stalls, located in the rear of the property, and utilize said stalls to locate a 20' x 60' canopy to cover the outdoor storage of chemical totes and wooden pallets.

Although, the project does not meet the minimum parking requirements as defined by the City's Zoning Ordinance, it should be noted that the applicant occupies three adjacent properties with an overall total of 21 parking stalls and 16 full-time employees. A windshield parking survey conducted by the applicant and verified by staff, taken on various days and at various hours, concluded that a minimum of 6 parking stalls are readily available at any given time between the three parcels. In addition, the proposed canopy and materials being stored outdoors will be required to comply with the City's Building and Fire Codes and the outdoor storage will be screened from visibility of the public street (Greenstone Avenue).

MODIFICATION PERMIT (MOD 1326):

In accordance with the City's Zoning Ordinance, a minimum of 10 parking stalls are required for the subject property located at 12811 Sunshine Avenue. The current site conditions meet the 10 parking stalls; however, the applicant is proposing to temporarily eliminate 3 parking stalls, located in the rear of the property, and utilize said stalls for the outdoor storage of chemical totes and wooden pallets.

As mentioned previously, the project does not meet the minimum parking requirements as defined by the City's Zoning Ordinance due to the proposed outdoor storage activities. Based on the shared parking agreement between all three parcels, the 21 parking stalls provided will be sufficient for the entire employee roster. In addition, the proposed storage will be required to comply with all governing standards, including the City's Building and Fire Codes, and will be screened from public view.

MODIFICATION PERMIT (MOD 1327):

In accordance with the City's Zoning Ordinance, a minimum of 10 parking stalls are required for the subject property located at 12112 Greenstone Avenue. In 2015, a fire damaged the subject building and the three adjacent parcels. As a result of the reconstruction in 2016, all four buildings were required to be brought into conformity with occupancy and accessibility requirements set forth by the Building Code. At the subject parcel specifically, one (1) parking stall was eliminated for ADA path-of-travel requirements and one (1) parking stall was eliminated to place a new transformer, leaving the subject parcel with 8 out of the 10 required parking stalls. As a cleanup effort, the applicant is proposing to temporarily eliminate the 2 parking stalls removed by the 2016 improvements.

As mentioned previously, the applicant occupies the three subject parcels and has established a shared parking agreement to accommodate the actual parking demand based on their business needs. It should be noted that the activities related to 12112 Greenstone Avenue will remain the same and will not further reduce the number of required parking stalls at this location.

STREETS AND HIGHWAYS

The subject site is located on the north side of Sunshine Avenue and the east side of Greenstone Avenue. Sunshine Avenue and Greenstone Avenue are both designated as a "Local Arterial", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (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 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>Metal Manufacturer</u> (12034 Greenstone Ave/Metal Center)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Furniture Manufacturer</u> (12310 Greenstone Ave/Janus et Cie)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Paint Manufacturing</u> (12911 Sunshine Ave./Life Paint Co.)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Machine Shop</u> (12805 Sunshine Ave/Roberts Honing and Gundrilling Inc) <u>Trailer Storage</u> (12133 Greenstone Ave/Production Transport)

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 7 notices were mailed out to said property owners on July 1, 2020. To date, staff has not received correspondence from the surrounding property owners that received the notice.

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 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

The Modification Permit requests are to deviate from the requirements set forth in Section 155.481(D)(1) for the reduction of the required parking.

Code Section:	Required Parking
155.481 (D)(1)	<u>Section 155.481</u> (D) Industrial Uses. (1) Industrial uses, including incidental office uses. (a) 0 - 20,000: one parking space per 500 sq. ft. (b) 20,001 - 100,000: one parking space per 750 sq. ft. (c) 100,001 - 200,000: one parking space per 1,000 sq. ft. (d) 200,001 and above: one parking space per 2,000 sq. ft. (e) Truck parking shall be required as per § 155.487(F).

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The proposed project involves an existing manufacturer of epoxies and urethanes use with incidental outdoor storage activities. Additionally, the proposed project will not result in additional building square footage. Furthermore, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission 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 MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.697 of the City's Zoning Ordinance, before granting a Temporary Modification Permit, the Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- 1) That there are hardships involved with immediate compliance with certain property development standards.
- 2) That the modification, if granted, would not be detrimental to the public welfare of to the property of others in the area.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (169-2020), Staff finds that the applicant's requests meet the criteria set forth in §155.697 of the Zoning Ordinance, for the granting of a Temporary Modification Permit.

CONDITIONS OF APPROVAL

Conditions of approval for MOD Case Nos. 1319, 1326, and 1327 are attached to Resolution 169-2020 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Notice to Adjacent Property Owners
3. Employee Roster
4. Parking Survey – Applicant
5. Parking Survey - Staff
6. Resolution 169-2020
 - a. Exhibit A – Conditions of Approval
7. Proposed Set of Plans (Parking Plan A)
8. Alternative Plans – Reserve and Not Provide

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

MODIFICATION PERMIT CASE NOS. 1319, 1326, and 1327



12811 Sunshine Avenue, 12903 Sunshine Avenue,
and 12112 Greenstone Avenue
(BD Classic Enterprises)

Attachment 2: Notice to Adjacent Property Owners**FILE COPY**11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"*
 NEOPOST
 07/01/2020
 US POSTAGE \$000.00⁰
 FIRST-CLASS MAIL
 ZIP 90670
 041L11257783

**CITY OF SANTA FE SPRINGS
 NOTICE TO ADJACENT PROPERTY OWNERS
 MODIFICATION PERMIT CASE NOS. 1319, 1326, AND 1327**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will take action to consider the following:

MODIFICATION PERMIT CASE NO. 1319: A request to replace 5 required parking stalls in the rear of the property with a new canopy structure and outdoor storage. (12903 Sunshine Avenue)

MODIFICATION PERMIT CASE NO. 1326: A request to replace 3 required parking stalls in the rear of the property with outdoor storage. (12811 Sunshine Avenue)

MODIFICATION PERMIT CASE NO. 1327: A request to replace 2 required parking stalls in the rear of the property with outdoor storage. (12112 Greenstone Avenue)

PROJECT SITE: 12811 Sunshine Avenue (APN: 8026-020-026), 12903 Sunshine Avenue (APN: 8026-020-057), and 12112 Greenstone Avenue (APN: 8026-020-062). (BD Classic Enterprises)

THE HEARING will be held on **Monday, July 13, 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 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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

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 2: Notice to Adjacent Property Owners (Cont.)

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

CEQA STATUS: After review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 32, Section 15332 (In-Fill Developments) of the California Environmental Quality Act (CEQA).

ALL INTERESTED PERSONS are invited to participate in the 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 during or before the hearing described in this notice, or in written correspondence prior to the hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Commission 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.

FURTHER INFORMATION on this item may be obtained by 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
Annette Rodriguez • Juanita Trujillo • Joe Angel Zamora
City Manager
Raymond R. Cruz

Attachment 3: Employee Roster**B.D. CLASSIC EMPLOYEE ROSTER - 6/26/2020**

12811 & 12903 SUNSHINE AND 12112 GREENSTONE

#	Name	Schedule	Carpool?	Total Vehicle Tally
1	AARON GARCIA	7:30 am - 4 pm M-F		1.00
2	ARTURO CERVANTES	7:30 am - 4 pm M-F		2.00
3	BRENDA FIGUEROA	7:30 am - 4 pm M-F		3.00
4	CHANE YANG	7:30 am - 4 pm M-F		4.00
5	DUY TRAN	7:30 am - 4 pm M-F		5.00
6	ERIK QUINTANILLA	7:30 am - 4 pm M-F	1 car for 2 people - Robin Vasquez	5.50
7	GIO JIMENEZ	7:30 am - 4 pm M-F	1 car for 2 people - Victor Torres	6.00
8	HECTOR GARCIA	7:30 am - 4 pm M-F		7.00
9	JOE MORRONE	7:30 am - 4 pm M-F	No car - carpools with local worker	7.00
10	JOSE MEDRANO JR	7:30 am - 4 pm M-F	1 car for 3 people - Carpool with Jose Medrano Jr & Rudy Medrano	7.33
11	JOSE MEDRANO SR	7:30 am - 4 pm M-F	1 car for 3 people - Carpool with Jose Medrano Sr & Rudy Medrano	7.67
12	JULIO AGUILAR	7:30 am - 4 pm M-F		8.67
13	LOUIE MARTINEZ	7:30 am - 4 pm M-F		9.67
14	MATT BENSON	7:30 am - 4 pm M-F		10.67
15	PATRICIA ASHFORD	7:30 am - 4 pm M-F		11.67
16	RICARDO SANCHEZ	7:30 am - 4 pm M-F		12.67
17	ROBERTO AMADOR	7:30 am - 4 pm M-F		13.67
18	ROBIN VASQUEZ	7:30 am - 4 pm M-F	1 car for 2 people - Erik Quintanilla	14.17
19	RUDY MEDRANO	7:30 am - 4 pm M-F	1 car for 3 people - Carpool with Jose Medrano Jr and Jose Medrano Sr	14.50
20	VICTOR TORRES	7:30 am - 4 pm M-F	1 car for 2 people - Gio Jimenez	15.00

Attachment 4: Parking Survey – Applicant**12811 Sunshine Avenue**

Date	Day of Week	Time	# of Available Stalls
6/23	Monday	9:15 am	2
6/24	Tuesday	11:20 am	1
6/25	Wednesday	11:35 am	1
6/26	Thursday	2:00 pm	2
6/29	Friday	9:30 am	1

Total Stalls within the Property: 6

12903 Sunshine Avenue

Date	Day of Week	Time	# of Available Stalls
6/23	Monday	9:15 am	1
6/24	Tuesday	11:20 am	0
6/25	Wednesday	11:35 am	0
6/26	Thursday	2:00 pm	0
6/29	Friday	9:30 am	0

Total Stalls within the Property: 7

12112 Greenstone Avenue

Date	Day of Week	Time	# of Available Stalls
6/23	Monday	9:15 am	3
6/24	Tuesday	11:20 am	5
6/25	Wednesday	11:35 am	5
6/26	Thursday	2:00 pm	5
6/29	Friday	9:30 am	5

Total Stalls within the Property: 8

Attachment 5: Parking Survey – Staff**12811 Sunshine Avenue**

Date	Day of Week	Time	# of Available Stalls
6/29	Monday	3:30 pm	0
7/1	Tuesday	9:00 am	0
7/2	Wednesday	3:30 pm	1
7/7	Thursday	11:00 am	0

Total Stalls within the Property: 6

12903 Sunshine Avenue

Date	Day of Week	Time	# of Available Stalls
6/29	Monday	3:30 pm	3
7/1	Tuesday	9:00 am	2
7/2	Wednesday	3:30 pm	4
7/7	Thursday	11:00 am	2

Total Stalls within the Property: 7

12112 Greenstone Avenue

Date	Day of Week	Time	# of Available Stalls
6/29	Monday	3:30 pm	6
7/1	Tuesday	9:00 am	7
7/2	Wednesday	3:30 pm	7
7/7	Thursday	11:00 am	5

Total Stalls within the Property: 8

**Attachment 6: Resolution 169-2020
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 169-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NOS. 1319, 1326, AND 1327**

WHEREAS, a request was filed for three (3) Modification Permits to temporarily eliminate required parking stalls and allow ancillary outdoor storage on a site which consists of three (3) parcels located at 12811 Sunshine Avenue (APN: 8026-020-026), 12903 Sunshine Avenue (APN: 8026-020-057), and 12112 Greenstone Avenue (APN: 8026-020-062), within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, a request was filed for Modification Permit Case No. 1319 to temporarily eliminate 5 required parking stalls in the rear of the property and use said stalls to locate a new canopy structure and outdoor storage. (12903 Sunshine Avenue); and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1326 to temporarily eliminate 3 required parking stalls in the rear of the property and use said stalls for outdoor storage. (12811 Sunshine Avenue); and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1327 to eliminate 2 required parking stalls related to the existing American with Disabilities Act (ADA) parking stall and Edison transformer. (12112 Greenstone Avenue); and

WHEREAS, the subject property is located on the north side of Sunshine Avenue and the east side of Greenstone Avenue, with Accessor's Parcel Numbers of 8026-020-056, 8026-020-057, and 8026-020-062 as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Modification Permits (MOD Case Nos. 1319, 1326, and 1327) is BD Classic Enterprises, 12903 Sunshine Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the property owners are Benson Living Trust, 19341 Ocean Heights Lane, Huntington Beach, CA 92648 and Sunshine Associates, LLC, 6519 E. Bar Z Lane, Paradise Valley, AZ 85253; and

WHEREAS, the proposed deviation from the City's parking requirements, which includes Modification Permit Case Nos. 1319, 1326, and 1327 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 (Existing Facilities). No further environmental documents are therefore required; and

WHEREAS, similar to other Modification Permits, the City of Santa Fe Springs Planning and Development Department on July 1, 2020 mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit requests and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, 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 July 13, 2020 concerning the environmental findings and determination, Modification Permit Case No. 1319, Modification Permit Case No. 1326, and Modification permit Case No. 1327.

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 involves an existing manufacturer of epoxies and urethanes with incidental outdoor storage activities. Additionally, the proposed project will not result in additional building square footage. Furthermore, 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. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA

SECTION II. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.697 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 Temporary Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission has made the following findings:

- (A) *That there are hardships involved with immediate compliance with certain property development standards.*

Pursuant to Section 155.481 of the City's Zoning Ordinance, the number of required parking stalls is calculated based on the uses provided for each respective parcel.

The applicant, BD Classic Enterprises, currently operates their business from three adjacent buildings/parcels (APN's: 8026-020-056, 8026-020-057, and 8026-020-062). The hardship involved is due to the fact that the City's Zoning Ordinance does not provide parking calculations based on the actual demand of the subject use, but rather it is based on the building square footage and use/activity. Moreover, the City's Zoning Ordinance does not consider situations where a tenant may occupy more than one parcel as the Code requires that each parcel individually meet their own parking requirements.

The properties located at 12811 and 12903 Sunshine Avenue currently provide all of their respective number of required parking stalls. The applicant is simply requesting approval to temporarily eliminate eight (8) parking stalls currently located in the rear of the two buildings and utilize said stalls for ancillary outdoor storage related to BD Classic Enterprises operations. The applicant also plans to locate a new canopy structure at 12903 Sunshine Avenue to provide added weather protection for some of the outdoor storage. The outdoor storage will consist of chemical totes and wooden pallets related to the manufacturing of epoxies and urethanes use, which will be regulated by the City's Fire Department. It should be noted that the requested MOD is specific to BD Classic Enterprises, therefore, the parking stalls at 12811 and 12903 Sunshine Avenue will need to revert back to its prior conforming conditions should they vacate the site.

While the two properties on Sunshine Avenue currently meet the number of required parking stalls, staff discovered that the property on Greenstone Avenue is currently non-conforming. It appears that the property on Greenstone became non-conforming due to the reconstruction that occurred following a large fire that occurred in October of 2014, which caused significant damage to four buildings at the northeast corner of Sunshine Avenue and Greenstone Avenue. When the building was reconstructed, an ADA stall, loading area, and path-of-travel was provided to comply with ADA requirements. A new Edison transformer was also installed. As a result, these two (2) improvements removed two (2) existing required parking stalls. It should be noted that a similar cleanup effort was taken for the property to the south at 12805 Sunshine Avenue, also affected by the aforementioned fire. In June 2015, the Planning Commission approved Modification Permit Case No. 1254 to allow the reduction of two (2) required parking stalls to comply with ADA requirements. Although parking on the Greenstone parcel will be shared by the two buildings. It should be noted that MOD 1327 is merely to recognize and document the current deficiency, the applicant is not proposing any alterations for this property. Therefore, there will not be a further reduction of the required parking that is currently provided on-site.

As a result, the Planning Commission finds that the subject site does experience a hardship, which restricts the immediate compliance of the development standards.

- (B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

The applicant occupies three adjacent properties with an overall total of 21 parking stalls that will remain available should the Modification Permit be approved. At staff's request, a windshield parking survey was taken on various days and at various hours. Said survey concluded that a minimum of 6 parking stalls are readily available at any given time between the three parcels. Within the application materials, the applicant had provided an employee roster that identified a total of 20 workers, however, the applicant estimated that only 15 vehicles are used as multiple employees often carpool together. As a result, after accommodating the actual employee roster needs, 29% of the overall parking stalls remain available for customers or other periods of unusual parking needs.

In addition to the windshield survey, the applicant has provided an alternative site plan to identify where 10 parking stalls can be located, should a need arise. In the past, this plan has been referred to as a Parking Plan B which typically identified parking stalls that are "reserved but not immediately provided". As a result, the Planning Commission finds that the granting of the subject Modification Permits would not be detrimental to the public welfare or to the properties of others in the area.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 169-2020 to approve Modification Permit Case No. 1319 to temporarily eliminate 5 required parking stalls in the rear of the property and use said stalls to locate a new canopy structure and outdoor storage at 12903 Sunshine Avenue, Modification Permit Case No. 1326 to temporarily eliminate 3 required parking stalls in the rear of the property and use said stalls for outdoor storage at 12811 Sunshine Avenue, and Modification Permit Case No. 1327 to eliminate 2 required parking stalls related to the existing American with Disabilities Act (ADA) parking stall and Edison transformer at 12112 Greenstone Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of July, 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

Modification Permit (MOD) Case Nos. 1319, 1326, & 1327

12811 Sunshine Avenue (APN: 8026-020-026), 12903 Sunshine Avenue (APN: 8026-020-057), and 12112 Greenstone Avenue (APN: 8026-020-062)

CONDITIONS OF APPROVAL

1. Modification Permit Case No. 1319 involves 12903 Sunshine Avenue, Modification Permit Case No. 1326 involves 12811 Sunshine Avenue, Modification Permit Case No. 1327 involves 12112 Greenstone Avenue, and collectively, they make up the subject site.
2. The parcel located at 12811 Sunshine Avenue shall continuously provide 7 off-street parking spaces, the parcel located at 12903 Sunshine Avenue shall continuously provide 6 off-street parking spaces, and the parcel located at 12112 Greenstone Avenue shall continuously provide 8 off-street parking spaces at all times as shown on the site plan submitted by the applicant and on file with this case. Said parking spaces shall not be further compromised or otherwise used for outdoor storage at any time.
3. The applicant acknowledges that the City is granting this Modification Permit for the sole benefit of B.D. Classic Enterprises, and that the required off-street parking on the subject site shall be restored to their prior condition should the subject properties change ownership or be subleased, sublet or should there be a change in use of any building or upon the lease not being renewed.
4. The property owner shall not sublet, lease or rent the subject site without prior approval from the Director of Planning.
5. The applicant shall install and maintain a wall/fence to fully screen the proposed outdoor storage activities from view. Additionally, the applicant shall obtain the necessary permits and related approvals from the Building, Planning, and Fire-Rescue departments prior to installation of said screen.
6. The applicant shall obtain the necessary Building Permits and related approvals from the Building, Planning, and Fire-Rescue departments prior to installation of the proposed canopy structure.
7. Materials located in the outdoor storage area shall be stored in such a manner as to not exceed the provided screening wall/fence. Such materials may require additional review and approval by the Fire-Rescue department.

8. The applicant shall not use the outdoor storage area, as shown on the site plan submitted by the applicant, for the parking or storage of vehicles and other equipment not associated with the approved manufacturing of epoxies and urethanes use.
9. No portion of the required access driveways, off-street parking and loading areas as shown on the site plan submitted by the applicant, shall be used for outdoor storage, manufacturing, repackaging, assembly or similar uses at any time, unless approved by the Director of Planning.
10. Applicant shall not install or store any propane/gas tanks on the subject site without prior approval from the Director of Planning and the City's Department of Fire-Rescue.
11. The washing of vehicles, containers, and other equipment associated with the operation shall not be permitted at any time.
12. The site shall be maintained in a neat and orderly fashion, free of trash junk and debris. The owner shall be responsible for maintaining control of litter, dirt, and debris on the subject property and along the adjacent public street serving the subject property.
13. The storage activities shall comply with the City's Municipal Code regarding the generation of objectionable odors. If there is a violation, the property owner shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
14. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
15. In the event the need arises for the additional off-street parking spaces, as determined by the Director of Planning, the applicant shall work with staff to immediately resolve the parking deficiency. It should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Ordinance.
16. That all gates shall be equipped with Knox boxes or Knox key switches for power-activated gates.
17. That the applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality

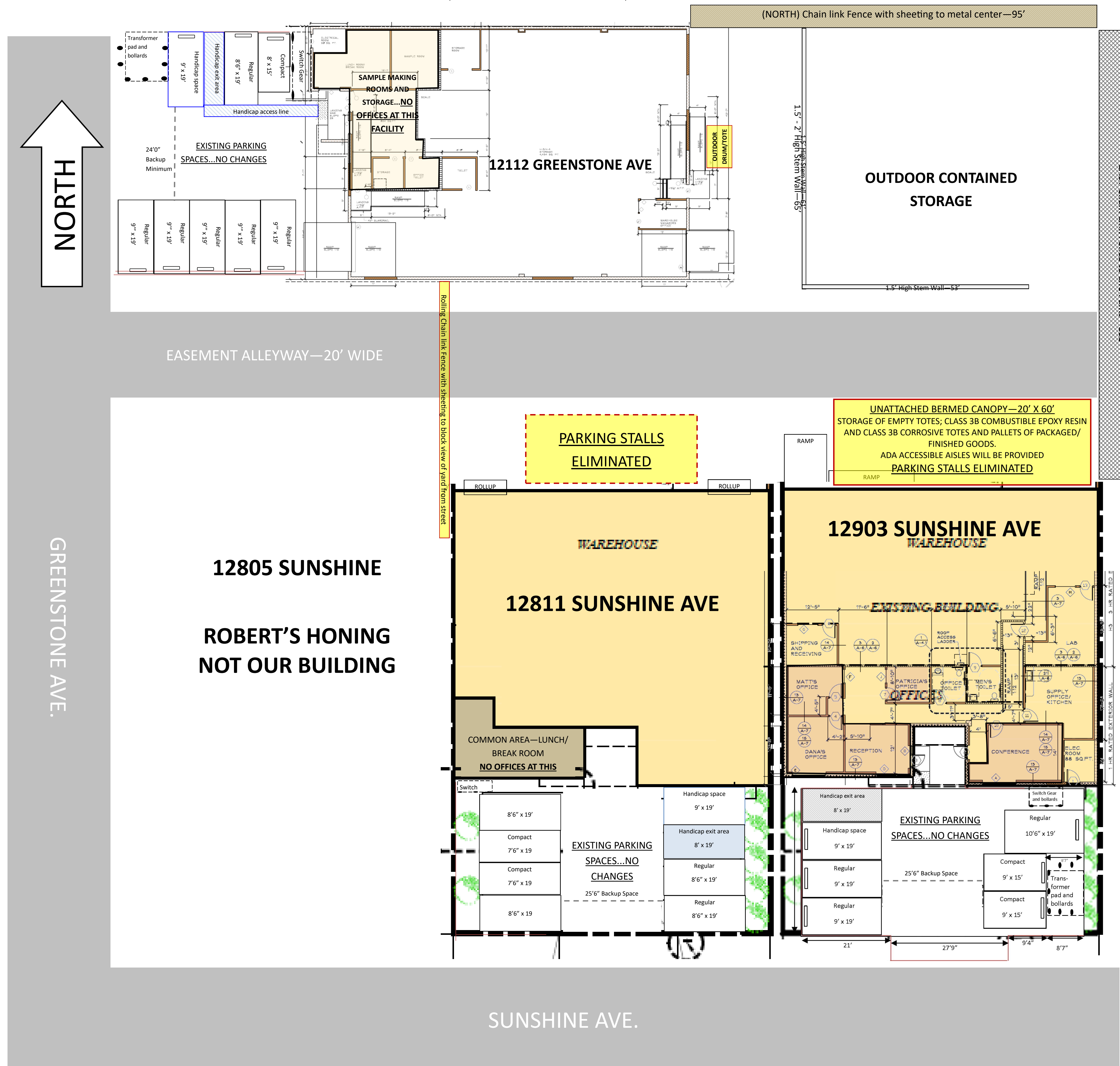
management District's Rules and Regulations and all other applicable codes and regulations.

18. 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 subject Modification Permit 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.

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

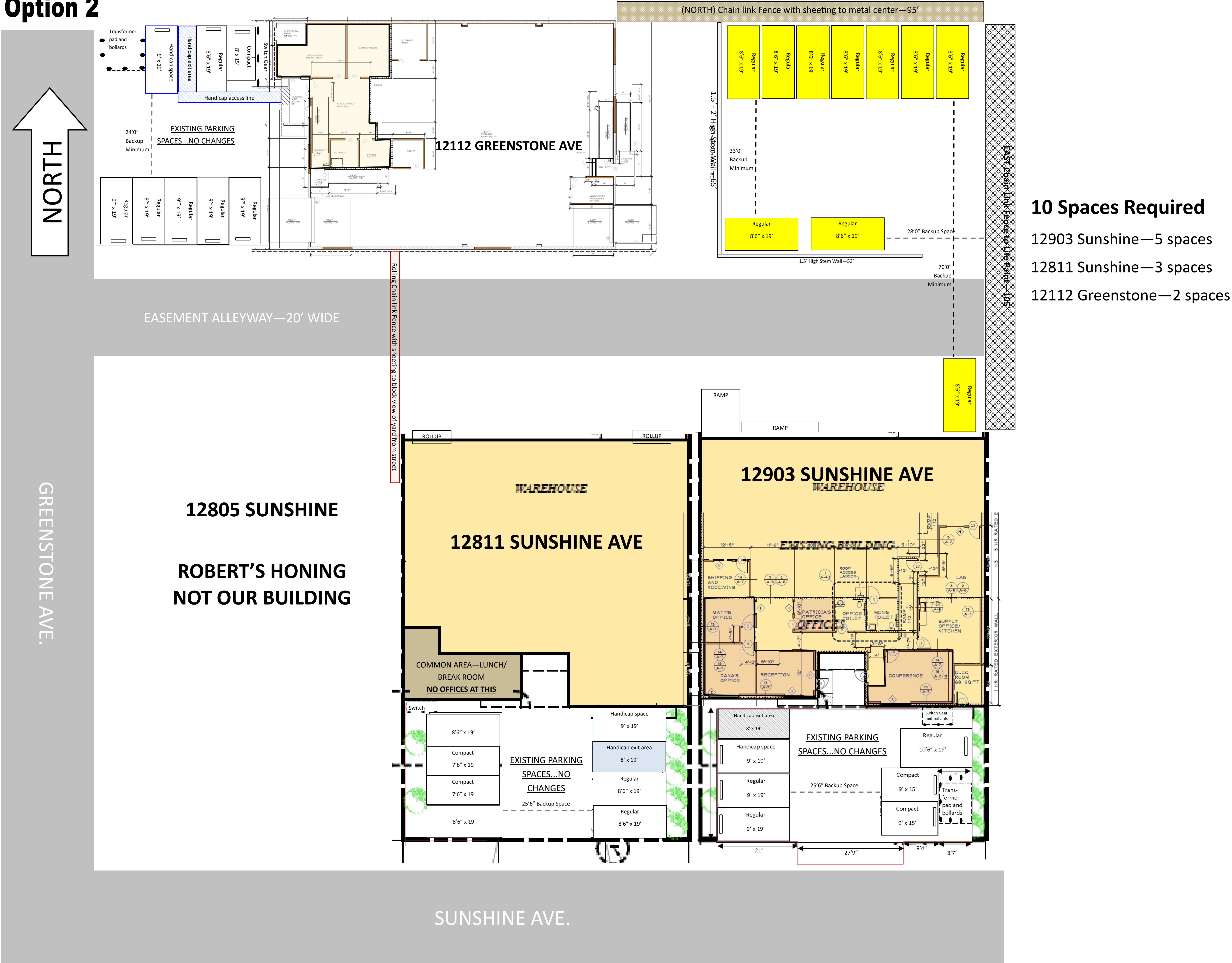
Attachment 7: Proposed Set of Plans

12903 Sunshine, 12811 Sunshine, 12112 Greenstone SITEPLAN

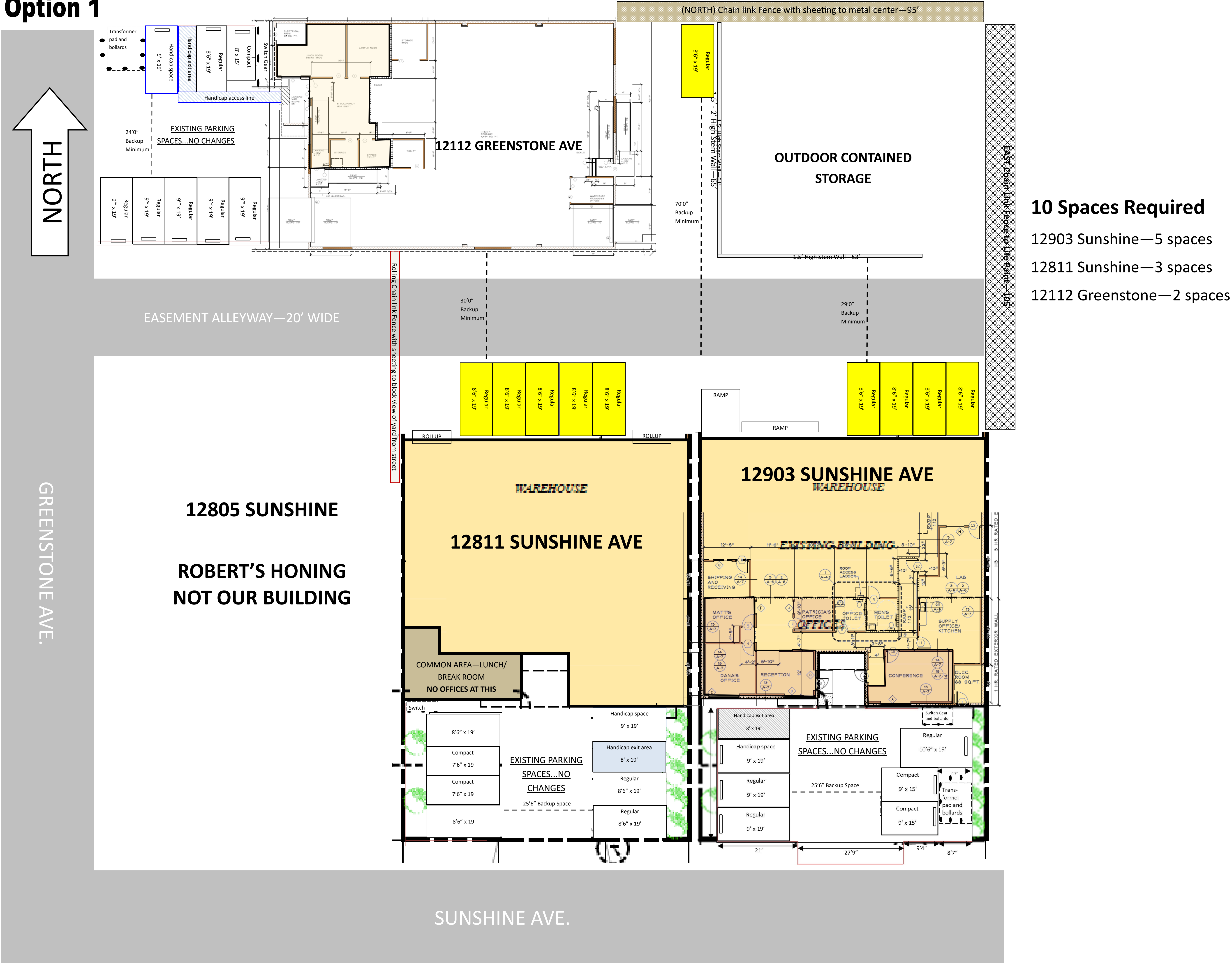


Attachment 8: Alternative Plans – Reserve and Not Provide

12903 Sunshine, 12811 Sunshine, 12112 Greenstone - SECONDARY SITEPLAN - ADDITIONAL 10 SPACES IN BACK LOT
Option 2



12903 Sunshine, 12811 Sunshine, 12112 Greenstone - SECONDARY SITEPLAN - ADDITIONAL 10 SPACES IN BACK LOT
Option 1



10 Spaces Required

- 12903 Sunshine—5 spaces
- 12811 Sunshine—3 spaces
- 12112 Greenstone—2 spaces



City of Santa Fe Springs

Planning Commission Meeting

July 13, 2020

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 9

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday Tavern, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday Tavern)

RECOMMENDATION

Staff recommends that the Planning Commission extend the time to present a comprehensive compliance review to February 8, 2021.

COMPLIANCE REVIEW REPORT

Alcohol Sales Conditional Use Permit Case No. 9, granted to the Holiday Tavern, has had several favorable compliance review reports since it was initially granted in 2000. This matter is now before the Planning Commission because another compliance review is now due. However, the business is currently closed because the building is going through extensive interior and exterior remodeling work. Unfortunately, the construction project has suffered several time delays as a result of COVID-19.

Consequently, a comprehensive compliance report cannot be provided since the business has been closed as of November 2019. Staff is expecting the business to be fully operational within the next four-months. Staff is therefore requesting that this matter be brought back on or before February 8, 2021, with a full compliance report.

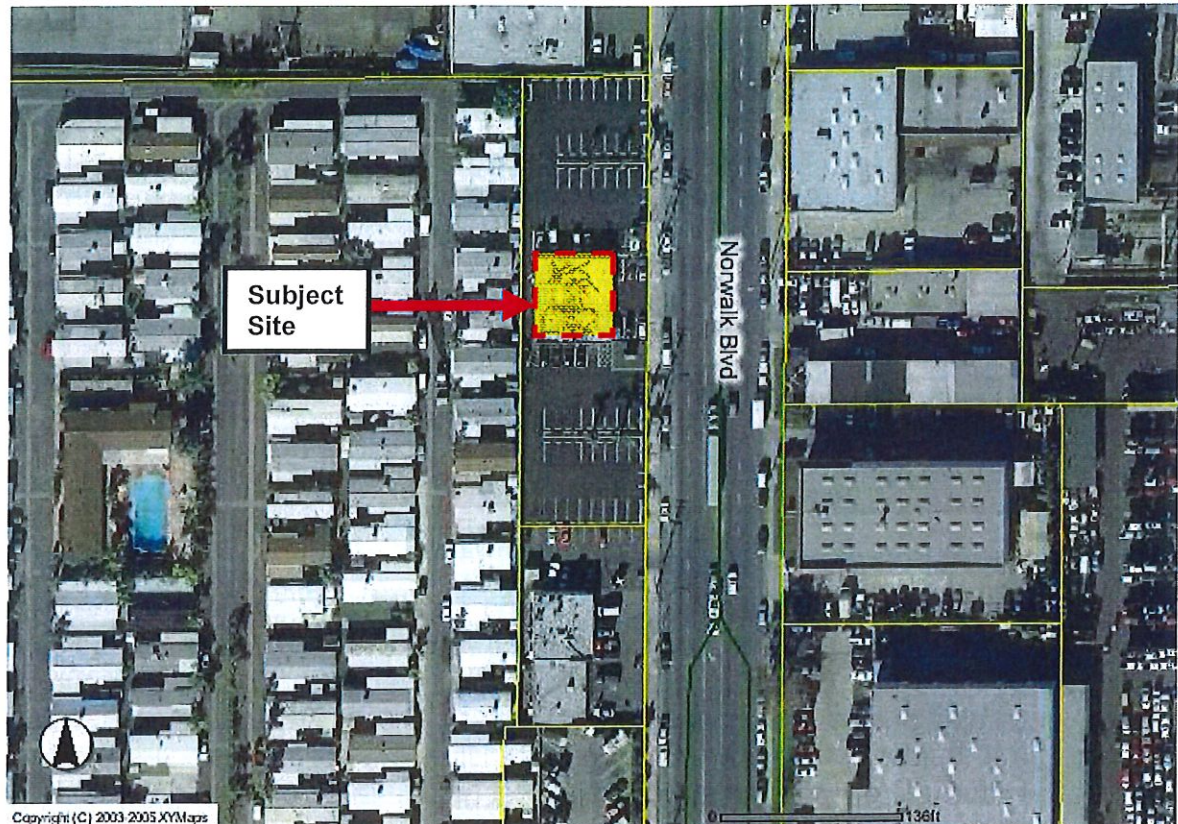

Dino Torres

Director of Police Services

Attachment(s)

1. Vicinity Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 9
Located at
The Holiday Tavern
10915 Norwalk Blvd
Santa Fe Springs



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 68

Compliance review report for Conditional Use Permit Case No. 68 to allow the operation and maintenance of an alcoholic beverage use involving the sale and storage of alcoholic beverages for on-site consumption at a banquet hall facility operating as Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

RECOMMENDATION

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 68, and request that this matter be brought back in five-years, before July 13, 2025, for another compliance review report.

BACKGROUND

The Applicant, Ebriham Fassal, owns and operates the 16,300 sq. ft. building as a banquet hall. In 2016 the Applicant converted the former restaurant to a banquet facility which transforms from small meeting rooms to a full-on banquet room appropriate for weddings and the like. Regardless of the event, the Applicant supplies, sells, and serves all of the alcoholic beverages for on-site consumption; event guests are prohibited from bringing in outside alcoholic beverages.

Concurrent with the remodel, the Applicant applied for and was granted Conditional Use Permit (ASCUP) Case No. 68 by the Planning Commission and the City Council at their respective meetings of July 11, and July 28, 2016.

ASCUP Case No. 68 allows the sale of alcoholic beverages during scheduled private events for on-site consumption. It should be noted that the conditions of approval have not changed and are attached to this report.

CALLS FOR SERVICE

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

COMPLIANCE REVIEW REPORT

It should be noted that the facility has been closed since March 2020 due to COVID-19. Prior to its closure, Staff conducted a walk-through inspection and found that the premises were being maintained in compliance with the initial conditions of approval.

Based on Staff's findings, and the applicant's compliance with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of Alcohol Sales Conditional Use Permit Case No. 68 in five-years, before July 13, 2025.

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide banquet hall/event use and that this Permit shall become void and terminated if the banquet hall/event use is terminated, closed, or modified to another type of use.
2. That the Applicant shall comply with the Conditions of Approval set forth in Conditional Use Permit (CUP) Case No. 770 and Modification Permit (MOD) Case No. 1265, and that if CUP Case No. 770 and/or MOD Case No. 1265 are revoked or terminated, this Permit is also subject to termination unless the Applicant can show that the replacing land use can legally permit the sale of alcohol.
3. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted outside. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages within the parking area is prohibited at all times.
4. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
5. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating establishment shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
6. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
7. That the Applicant shall be responsible for maintaining control of their litter/trash on the subject property and gather any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.

8. That the Applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
9. That the Applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the Applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the Applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the Applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
14. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
15. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits; said permits are available through the Department of Planning.
16. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
17. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
18. That the Applicant shall continue to maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their

representatives to view the security surveillance video footage immediately upon their request.

19. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
20. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
21. That in the event the Applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
22. That upon request by the Department of Police Services of an updated security plan shall be submitted with the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.

23. That ASCUP Case No. 68 shall be subject to a compliance review no later than July 13, 2025, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
24. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
25. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachments
Location Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 68
12215 Slauson Avenue
Azar Event Center



CONSENT ITEM

Conditional Use Permit Case No. 696-3

A compliance review of a church facility within an approximately 5,179 sq. ft. tenant space located at 14515 Valley View Avenue, Suite T (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay Zone, and within the Valley View Commerce Center. (The Star Korean Church)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a church facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 696-3 be subject to a compliance review in ten (10) years, on or before July 13, 2030, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.153 (Z) of City's Zoning Ordinance, the church use requires approval of a Conditional Use Permit prior to commencement of such activities. In May of 2009, the Planning Commission initially approved Conditional Use Permit 696, a request to allow the operation and maintenance of a church facility. The original CUP was granted to Together Community Church. In March of 2020, City staff permitted Together Community Church to transfer the entitlement to The Star Korean Church, provided that The Star Korean Church agreed to abide by the conditions of approval set forth for Together Community Church.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During a virtual inspection on June 5, 2020, the applicant was directed to comply with the following:

- Provide approval letter from Valley View Commerce Center authorizing new hours of operation.

Staff, recently verified that the applicant has completed the above-referenced item; consequently, the applicant is in full compliance with existing conditions of approval. Staff finds that if the church facility continues to operate in strict compliance with the

required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 696-3 be subject to a compliance review in ten (10) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo 562.868.0511 x 3320)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x 7356)

3. That congregational or public assembly meeting activities shall be limited to **one weekday gathering on Wednesdays at 7:30 p.m. and Thursday 7:30 p.m. and 9:30 p.m. and Sundays from 8:00 to 12:00 p.m. for one service at 11:00 am.** Any deviation from or proposed addition to these hours shall be subject to the prior written approval of the Director of Planning and Development. **(Revised)**
4. That all vehicles shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Ongoing)**
5. That all congregational or public assembly meeting activities shall be conducted

within the subject units at all times. Further, **The Star Korean Church** shall actively and continually remind their congregation that loitering within the parking areas after congregational hours is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Revised)**

6. That member's vehicles shall not be allowed to be left in the parking area for more than 24 hours. **(Ongoing)**
7. That all noise, music, and other related audible sounds shall be controlled and maintained within the church facility. **(Ongoing)**
8. That food shall not be prepared or served at the site at any time without City and/or health department approval. **(Ongoing)**
9. That the parking areas shall not be used for special-event activities, e.g., car washing or other fund raising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall. **(Ongoing)**
10. That the facility shall not be used for sleeping, living, or other non-church use activities. **(Ongoing)**
11. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the conditional use permit. **(Ongoing)**
12. That the applicant shall not install banners, balloons, or other signs or other advertisement devices unless prior written approval is obtained by the Department of Planning and Development. **(Ongoing)**
13. That church services shall only be conducted in the sanctuary as shown on the floor plan submitted by the applicant and on file with this case, i.e., the sanctuary area shall not exceed 2,117 sq. ft. as shown. Additionally, the sanctuary area and fellowship room shall not be used for assembly purposes simultaneously. **(Ongoing)**
14. That the applicant shall obtain approval from the Planning, Fire, and Building Departments prior to making any changes to the interior or exterior of the

subject property. **(Ongoing)**

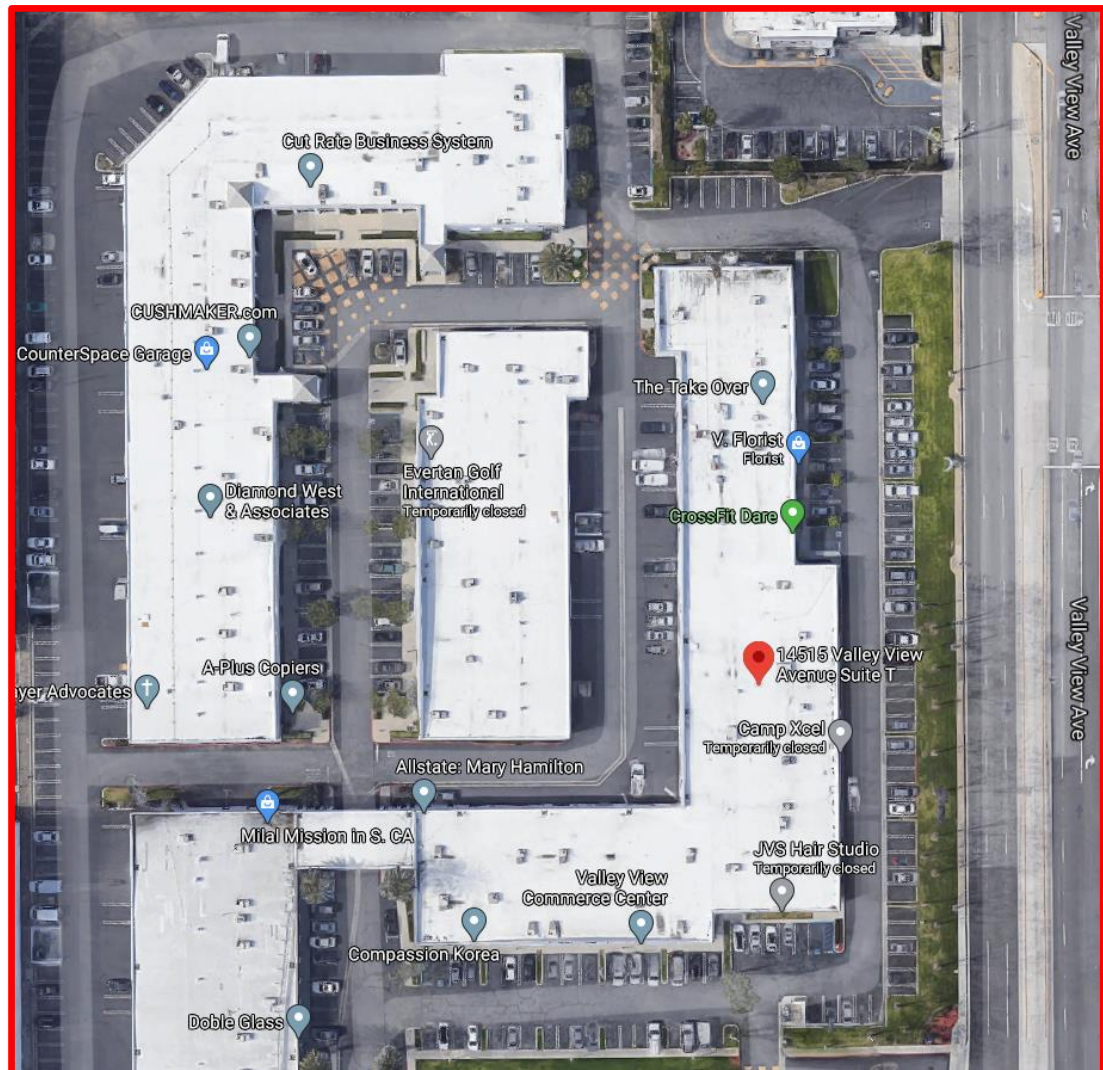
15. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with. **(Ongoing)**
16. That Conditional Use Permit Case No. 696-2 **3** shall be subject to a compliance review in ~~five (5)~~ **ten (10) years**, on or before ~~July 13, 2020~~ **July 13, 2030** to ensure the church use is still operating in strict compliance with the attached conditions of approval. **(Revised)**
17. That the applicant, ~~Together Community Church~~ **The Star Korean Church**, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the ~~Reconsideration of~~ Conditional Use Permit Case No. 696-**3**, 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)**
18. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any laws, statute, or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
(Ongoing)


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Pictures
3. Hours of Operation
4. Compliance Request Letter

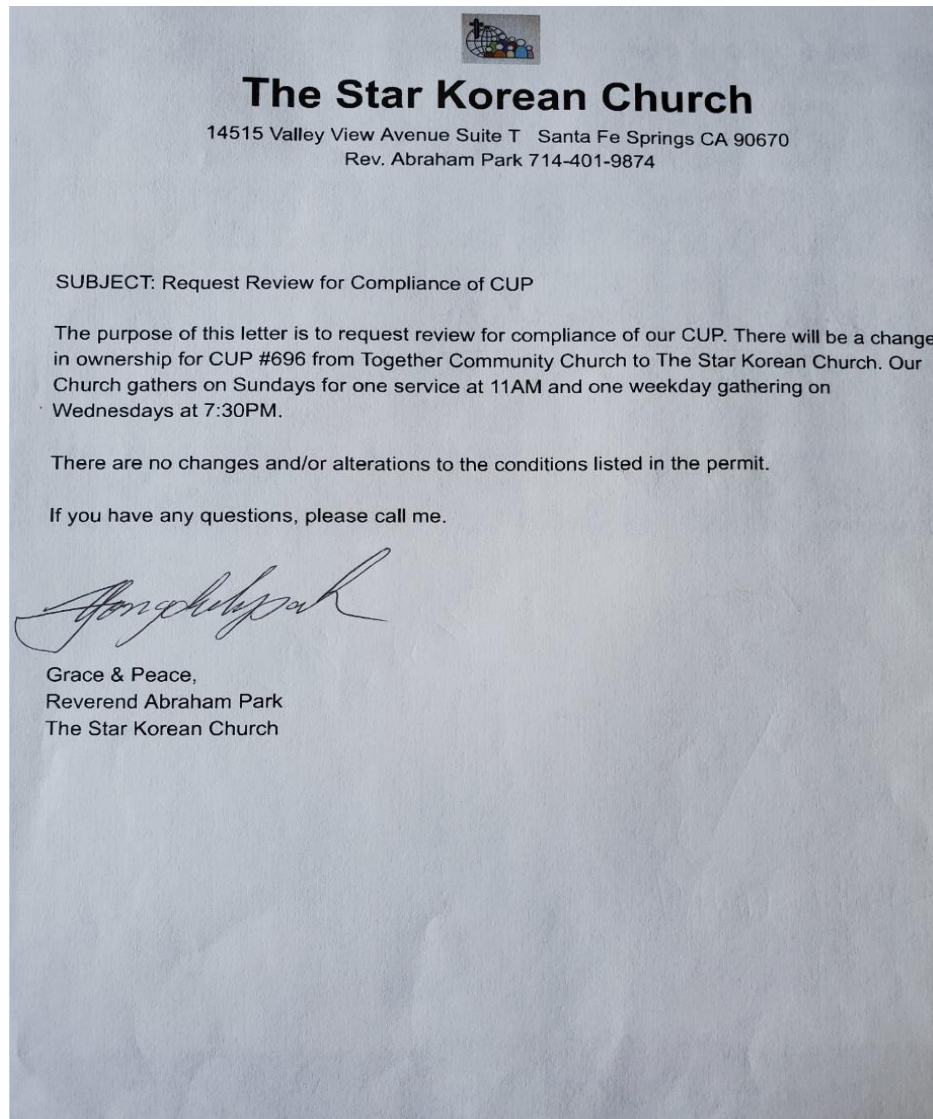
Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 696-3
14565 Valley View Avenue, Suite #T
APN: 8069-006-042
The Star Korean Church

Attachment 2: Site Pictures



Attachment 3: New Hours of Operation**14515 Suite T,U,V**

Sabrina Ruiz <srulz@seligmangroup.com>
To: Abraham Park <abraham0115@gmail.com>

Tue, Mar 24, 2020 at 11:20 AM

Hi,

Hours of operations are approved. Sign is approved per City approval.

Attachment 4: Compliance Request Letter



The Star Korean Church

14515 Valley View Avenue Suite T Santa Fe Springs CA 90670
Rev. Abraham Park 714-401-9874

SUBJECT: Request Review for Compliance of CUP

The purpose of this letter is to request review for compliance of our CUP. There will be a change in ownership for CUP #696 from Together Community Church to The Star Korean Church. Our Church gathers on Sundays for one service at 11AM and one weekday gathering on Wednesdays at 7:30PM.

There are no changes and/or alterations to the conditions listed in the permit.

If you have any questions, please call me.



Grace & Peace,
Reverend Abraham Park
The Star Korean Church