



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

March 9, 2020

6:00 p.m.

**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**

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

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

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

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes for the February 12, 2020 Planning Commission meeting

6. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

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

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

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

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

8. PUBLIC HEARING – Continued from the February 12, 2020 Planning Commission Meeting

Categorically Exempt – CEQA Guidelines Section 15282(h)

Zoning Text Amendment – Accessory Dwelling Unit

Ordinance No. 1110: Ordinance of the City of Santa Fe Springs Amending Section 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units)

of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs)

9.

CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 643-3

A compliance review to allow the continued maintenance and operation of a meat processing facility at 13005 Los Nietos Road (APN: 8167-004-031) within the M-2, Heavy Manufacturing, Zone. (Francis Llado for St. Michael's Chicharon)

B. CONSENT ITEM

Conditional Use Permit Case No. 750-2

A compliance review to allow the continued operation and maintenance of a 50-foot tall digital billboard with display area of 14' x 48' on property located at 13711 Freeway Drive (APN: 8069-015-055) within the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC)

C. CONSENT ITEM

Tentative Parcel Map No. 82031-1

Development Plan Approval Case No. 936-1

Conditional Use Permit Case No. 787-1

TPM No. 82031-1: A request for a time extension of Tentative Parcel Map No. 82031 to allow for the consolidating of seven (7) parcels into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Boulevard.

DPA Case No. 936-1: A request for a time extension of Development Plan Approval (DPA) Case No. 936 to allow for the construction of a new 128,869 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Boulevard.

CUP Case No. 787-1: A request for a time extension to allow for the establishment, operation, and maintenance of a mini-warehouse facility on the subject property at 11212 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (JSF Management, LLC)

10.

PRESENTATION

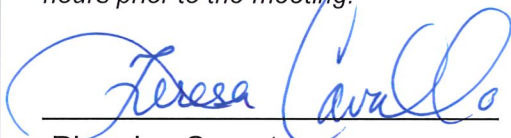
A brief presentation on the 2020 Census

11. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

12. **ADJOURNMENT**

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



Planning Secretary

March 5, 2020

Date



City of Santa Fe Springs
Planning Commission Meeting

March 9, 2020

APPROVAL OF MINUTES

Minutes of the February 12, 2020 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

February 12, 2020

Staff hereby submits the minutes for Planning Commissioners' approval.

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

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for February 12, 2020



APPROVED:

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

February 12, 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
Laurel Reimer, Planning Consultant
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

Councilmember Joe Angel Zamora

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

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

It was moved by Vice-Chair Arnold, seconded by Commissioner Carbajal to approve the minutes as submitted, with the following vote:

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

Nays: None

Absent: None

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the January 13, 2020 Planning Commission meeting

CEQA Exemption Section 15061(b)(3)

Conditional Use Permit (CUP) Case No. 795

Zone Variance (ZV) Case No. 82

Zone Variance (ZV) Case No. 84-87

Development Agreement (DA) No. 01-2020

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 795, Zone Variance (ZV) Case No. 82, Zone Variance (ZV) Case Nos. 84-87, and Development Agreement (DA) No. 01-2020, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project, as proposed, will not be in conformance with the overall purpose and objective of the City's Zoning Ordinance and thus will also be inconsistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request does not meet the necessary criteria set forth in §155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find that the applicant's project does not meet the necessary finding set forth in §155.384 (C) of the City's Zoning Ordinance for the granting of a Conditional Use Permit for a billboard project; and
- Find that the applicant has not adequately demonstrated that the required conditions for approval of a Variance can be found for the subject billboard project, as set forth in §155.675 of the City of Santa Fe Springs Zoning Ordinance; and
- Deny Conditional Use Permit Case No. 795; Zone Variance Case No. 82, Zone Variance Case Nos. 84-87; and Development Agreement No. 01-2020; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the project is Exempt from CEQA since no project is being recommended for approval at this time.
- Adopt Resolution No. 150-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Director of Planning Wayne Morrell and Senior Planner Cuong Nguyen to present Item No. 6 before the Planning Commission. Present in the audience was the Applicant's Representatives Joseph White and Danielle Hayman.

Director of Planning Wayne Morrell provided the history of the billboard ordinance.

Senior Planner Cuong Nguyen presented the reasons the City is not in favor of the proposed entitlements.

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

A discussion ensued regarding the proposed entitlements, set-backs, and other billboard entitlements.

Chair Ybarra opened the Public Hearing at 6:55 p.m. and asked if the Applicant's Representative Joseph White would like to approach the podium to address the Planning Commission. The Applicant's Representative Joseph White approached the podium and provided a PowerPoint Presentation in favor of Item No. 6.

Chair Ybarra asked if anyone from the audience wished to speak on Item 6. The following spoke against Item No. 6:

George Saelzler
K.C. Heidler of Tom's Truck Center

Chair Ybarra called back Mr. Joseph White for rebuttal.

Chair Ybarra asked the Commissioners if they had any questions or comments. A discussion ensued regarding the audience's comments, the Applicant's rebuttal and the City's position regarding the proposed entitlements.

Having no further questions, Chair Ybarra closed the Public Hearing at 7:22 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Aranda, seconded by Vice Chair Arnold to deny Conditional Use Permit (CUP) Case No. 795, Zone Variance (ZV) Case No. 82, Zone Variance (ZV) Case No. 84-87, Development Agreement (DA) No. 01-2020, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING – Continued from the January 13, 2020 Planning Commission meeting

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82709

Specific Plan Amendment Case No. 1

Development Plan Approval (DPA) Case No. 964

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82709; Development Plan Approval Case No. 964; Specific Plan Amendment Case No. 1; and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that Tentative Parcel Map No. 82709 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or

- final map; and
- Find that Specific Plan Amendment Case No. 1 meets the criteria set forth in Section 65454 of the State Planning, Zoning and Development Laws, for amending the Waste Disposal Inc. (WDI) Specific Plan; and
- Find that the applicant's DPA requests meet the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map No. 82709; Development Plan Approval Case No. 964; and Specific Plan Amendment Case No. 1, subject to the conditions of approval as contained with Resolution No. 152-2020; and
- Adopt Resolution No. 152-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Jimmy Wong to present Item No. 7 before the Planning Commission. Present in the audience was the Applicant's Representatives Senior Vice President William Lu, P.E., and Traffic Engineer Hassan Ahmed, T.E. with Kittelson & Associates, Inc.

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

A discussion ensued regarding the traffic engineer's report, trucks along Greenleaf Avenue, the only truck entrance on Santa Fe Springs Road and Conditions of Approval.

Planning Consultant Laurel Reimer addressed the Planning Commissioners' comments and concerns.

Chair Ybarra opened the Public Hearing at 7:52 p.m. and asked if the Applicant's Representatives Senior Vice President William Lou and Traffic Engineer Hassan Ahmed would like to approach the podium to address the Planning Commission. The Applicant's Representatives approached the podium and addressed the Planning Commissioners' concerns regarding the traffic report's traffic analysis, truck trip scenarios and truck traffic along Greenleaf Avenue, Los Nietos Road and the truck entrance along Santa Fe Springs Road. A discussion ensued regarding the truck routes and the Department of California Transportation correspondence.

There being no one from the audience wishing to speak and the Planning Commission having no further questions, Chair Ybarra closed the Public Hearing at 8:19 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez to approve

Tentative Parcel Map (TPM) No. 82709, Specific Plan Amendment Case No. 1, Development Plan Approval (DPA) Case No. 964, with the addition of a condition of approval regarding signage and the recommendations regarding this matter, which passed by the following roll call vote:

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

8. PUBLIC HEARING

CEQA Exemption Section 15061(b)(3)

Zone Determination Case No. 2020-01

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Determination Case No. 2020-01, and thereafter, close the Public Hearing; and
- Find that Zone Determination Case No. 2020-01 will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the community in general; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), the proposed Zone Determination is exempt; and
- Approve Zone Determination Case No. 2020-01, determining that the manufacturing and assembly of trade show displays is a similar and compatible use with other similarly listed uses permitted in the ML, Limited Manufacturing – Administration and Research, Zone; and
- Adopt Resolution No. 154-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 8 before the Planning Commission. Present in the audience was the Applicant's Representative Allen Chung.

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

Vice-Chair Arnold inquired about any requirements from AQMD as it pertains to the dust collection system. Associate Planner Vince Velasco replied that conditions have not been imposed but when the applicant goes through the building process for the dust collection system then conditions from AQMD will apply.

Chair Ybarra opened the Public Hearing at 8:31 p.m. and asked if the Applicant's Representative would like to approach the podium. The Applicant's Representative Allen Chung thanked the Planning Commission and stated that Santa Fe Springs is a great location for the growth of his business.

Having no further questions or comments, Chair Ybarra closed the Public hearing and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to

approve Zone Determination Case No. 2020-01, and the recommendations regarding this matter, which passed by the following roll call vote:

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

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15282(h)

Zoning Text Amendment – Accessory Dwelling Unit

Recommendation: That the Planning Commission:

- Continue Zoning Text Amendment – Accessory Dwelling Unit to the Planning Commission meeting of March 9, 2020.

Chair Ybarra called upon Associate Planner Jimmy Wong to present Item No. 9 before the Planning Commission.

Chair Ybarra opened the Public Hearing at 8:34 p.m.

There being no one from the audience wishing to speak and the Planning Commission having no further questions, Chair Ybarra kept the Public Hearing open and requested a motion and second for Item No. 9.

It was moved by Vice-Chair Arnold, seconded by Commissioner Carbajal to continue Zoning Text Amendment – Accessory Dwelling Unit, and the recommendations regarding this matter, which passed by the following roll call vote:

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

CONSENT ITEMS

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 590-6

- 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. 590-6 be subject to a compliance review in ten (10) years, on or before February 12, 2030, to ensure the use is still

operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 608-4

- Find that the continued operation and maintenance of an open storage yard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 608-4 be subject to a compliance review in five (5) years, on or before February 12, 2025, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 782-1

- Find that the continued operation and maintenance of a mini-warehouse facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses 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. 782-1 be subject to a compliance review in three (3) years, on or before February 12, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chair Ybarra requested a motion regarding Item Nos. 10A-10C.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda approve Consent Items No. 10A – 10C, and the recommendations regarding this matter, which passed by the following roll call vote:

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

11. ANNOUNCEMENTS

Commissioners:
None.

Staff:
Planning Consultant Laurel Reimer invited the Planning Commissioners to the City Council meeting to show support for approving the consultants who will be preparing the City's General Plan.

Senior Planner Cuong Nguyen invited the Planning Commissioners to the City's Penny Carnival as the Planning Department will be conducting Census Outreach. Associate Planner Vince Velasco announced the new full-time hires: Associate Planner Jimmy Wong, Assistant Planner Claudia Jimenez, and himself.

12. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 8:39 p.m. to the next regular Planning Commission meeting scheduled for March 9, 2020, at 6:00 p.m.

Frank Ybarra
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21 (Enforcement Actions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Find that the aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, is being exercised contrary to the conditions of approval.
- Determine one (1) of the following actions:
 - a. Revoke and nullify Conditional Use Permit Case No. 724;
 - b. Revoke and nullify Conditional Use Permit Case No. 724, stay enforcement for a period of 60 days from the date of revocation;
 - c. Revoke and nullify Conditional Use Permit Case No. 724, stay enforcement for a period of ____ days from the date of revocation.
- Adopt Resolution No. 156-2020, which incorporates the Commission's findings and actions regarding this matter, should the Planning Commission decide to move forward with revoking the subject Conditional Use Permit.

BACKGROUND

At the August 12, 2019 Planning Commission meeting, the subject revocation was presented by staff for the commissioner's consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the subject revocation. At that time, the applicant, Peter Lake, explained to the commissioners his attempts at bringing the property into compliance and the financial challenges he faces with completing the remaining items. After closing the public hearing, each Commissioner had an opportunity to ask questions of staff and the applicant. Following said discussion between staff and the applicant, Commissioner Aranda made a motion to continue the item to the September 9, 2019 Planning Commission meeting and allow the applicant to work with staff on a detailed work schedule to clarify how he intends to bring the property into conformity.

Prior to the September 9, 2020 Planning Commission meeting, staff vetted the proposed work schedule (Attachment #4) to ensure realistic timing and procedure. To help reduce some of the financial burden, the applicant proposed to separate the two entitlements by processing a Lot Line Adjustment before the end of 2019 and submit a Development Plan Approval for the façade by March 2020. At their subsequent meeting of September 9, 2019, the Planning Commission reviewed the proposed work schedule and after deliberation, 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.

On February 24, 2020, Mr. Lake provided staff with an update of his progress for the first time since the September 9, 2019 Planning Commission meeting. Mr. Lake mentioned that he was under the impression that his engineer had been communicating with staff to process the required Lot Line Adjustment (LLA). Staff can confirm that we have not had any contact regarding the LLA. In addition, Mr. Lake informed staff that the required façade treatment would not be financially beneficial for him and has decided to move from the subject property. Early discussions with a potential buyer have been made, but an agreement has not been finalized. Finally, Mr. Lake is requesting to remain in operation until the sale of the property up to a one (1) year period.

Based on a mutual decision between the City and the business owner, the process of revocation will be applied. However, the timing of how long the applicant will be allowed to remain will be made in the same motion by the Planning Commission. It has been approximately nine (9) years since the original approval in which the non-conforming structures were communicated to be re-cladded. The refusal of compliance has created a public nuisance through visual blight. Staff is recommending that the Planning Commission consider the facts of the case and select one of the three options recommended.

MUNICIPAL CODE REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations Section 155.811 – GROUND FOR REVOCATION (B)
Any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the following conditions apply: (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

As previously described herein, staff believes there is sufficient evidence to confirm that the above-mentioned condition exist and that there are adequate grounds to revoke the subject conditional use permit.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, Staff finds the project would qualify for a categorical exemption pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act (CEQA), in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval, and therefore, the City is taking the action to revoke the Conditional Use Permit. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission revokes the subject Conditional Use Permit.

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 Zoning Regulations.

In accordance with Section 155.813 of the City's Zoning Regulations, a letter (copy attached as Revocation Letter) was mailed to the business owner via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 724.

Legal notice of the Public Hearing for the proposed revocation was sent by first-class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 27, 2020. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on February 27, 2020, and published in a newspaper of general circulation (Whittier Daily News) on February 27, 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.


Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution 156-2020
2. August 12, 2019 Planning Commission Staff Report
3. September 9, 2019 Planning Commission Staff Report
4. Applicant's Proposed Work Schedule
5. Recent Correspondence from Business Owner

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 156-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 724**

WHEREAS, a request to consider the Revocation of Conditional Use Permit Case No. 724 located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone; and

WHEREAS, pursuant to Section 155.811 (B) of the City's Zoning Ordinance, the subject aluminum foundry use is being exercised contrary to the required conditions of approval; and

WHEREAS, the property owner is in violation of Section 155.499 (C)(1) of the City's Zoning Ordinance which requires that two adjacent parcels of land owned by the same person be merged together; and

WHEREAS, the property owner is in violation of Section 155.461 of the City's Zoning Ordinance which requires that all buildings with a metal exterior finish be demolished or otherwise be treated with a non-metallic finish or of contemporary design; and

WHEREAS, the Planning Commission on July 11, 2011, originally approved Conditional Use Permit Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry, to exceed a furnace capacity of 500 pounds and for the total (sum) amount of furnaces to exceed a capacity of 1,000 pounds; and

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

WHEREAS, the property owner is Dirtpad LLC, 12711 Imperial Highway, Santa Fe Springs, CA 90670-4711; and

WHEREAS, the proposed Revocation of Conditional Use Permit Case No. 724 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15321-Class 21 (Enforcement Actions by Regulatory Agencies); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 27, 2020, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 27, 2020 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the written and oral staff report, the City of Santa Fe Springs Zoning Regulations, the testimony, written comments, or other materials presented at the Planning Commission Meeting on March 9, 2020 as well as the Planning Commission meetings on August 12, 2019 and September 9, 2019 concerning the Revocation of Conditional Use Permit Case No. 724.

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 15321, Class 21 (Enforcement Actions by Regulatory Agencies), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 156-2020 to approve the Revocation of Conditional Use Permit Case No. 724 and discontinue the operation and maintenance of an aluminum foundry, exceeding a furnace capacity of 500 pounds and the total (sum) amount of furnaces exceeding a capacity of 1,000 pounds on property located at 12711 Imperial Highway (APN's: 8026-042-014 & 8026-042-017).

ADOPTED and APPROVED this 9th day of March, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21, of the California Environmental Quality Act (CEQA), this project is Categorical Exempt; and
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Find that the subject aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, has been exercised contrary to the conditions of approval. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 724 complies with the requirements and provisions under section 155.811(B).
- Revoke and nullify Conditional Use Permit Case No. 724.

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 & 017), within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone.

In 1993, the City Council adopted Ordinance No. 822, requiring all non-conforming metal buildings and structures to be brought into conformity by means of demolition or the application of a non-metallic façade treatment by the year 2013. Nevertheless, the Planning Commission should know that when it comes to addressing non-conforming metal buildings, the City understands the financial burden of bringing such buildings into compliance and thus have not been actively pursued compliance. Simply put, staff does not directly target or enforce immediate compliance. Instead, staff allows such buildings to remain non-conforming until improvements requiring a permit are proposed. Any improvements to a non-conforming metal building must not only

meet the requirements set forth in Ordinance No. 822 but all other city regulations.

Typically, a new CUP is approved with the requirement for a compliance review after one year. However, because the subject site contained two existing non-conforming metal buildings, the Planning Commission granted approval of the subject CUP, but provided the applicant with five years to allow sufficient time to meet all conditions of approval and bring said buildings into compliance with Ordinance No. 822.

Throughout the compliance review process, staff has tried to accommodate the applicant. On April 28, 2016, staff mailed the applicant a notice to inform him that the aforementioned CUP was subject to a review for compliance with the existing conditions of approval. Failing to respond to staff's initial notice, a second notice was sent to the applicant on June 30, 2016. A third and final notice was sent on December 12, 2016, via certified mail. On December 20, 2016, the applicant eventually provided staff with the required fee and materials needed to begin the compliance review process. After almost 8 months, staff received the necessary materials.

An initial walk-through inspection was conducted on January 12, 2017; however, due to poor weather conditions, staff had to schedule a follow-up visit. On February 14, 2017, staff conducted a second walk through inspection and provided the applicant with a written notice (Attachment #3) detailing the violations that were discovered during both inspection. Since then, the applicant has adequately addressed five (5) of the seven (7) violations that were identified. The two (2) remaining violations, which do have the largest financial impact to the applicant, include: 1) re-cladding of the existing metal buildings; and 2) consolidating the two (2) existing parcels into a single parcel.

Staff has continued to work with the applicant, Peter Lake, during the last twenty-nine (29) months by evaluating the progress and continually providing him with additional time to bring the subject use/property into full compliance. Until April of this year, staff had found previous actions by Mr. Lake to be a good-faith effort toward correcting the outstanding violations. Unfortunately, based on recent conversations and lack of effort by the applicant, staff now believes that Mr. Lake is no longer conveying that he has any intentions to satisfy the two remaining violations. Nevertheless, understanding the implications of a CUP revocation, staff met with Mr. Lake on April 12, 2019 to discuss the outstanding items. At the meeting, specific tasks and timelines were established to help ensure that continuous progress is made. It was concluded that the applicant would have 90-days to submit the materials required to move forward (Attachment #5). It was also agreed upon by both parties that, if at the end of those 90-days and the materials were not submitted, staff would move forward with the revocation of the subject CUP.

On July 10, 2019, Mr. Lake provided staff with a copy of a bid for a Tentative Parcel Map from one (1) engineering firm and a proposed idea for the façade. Mr. Lake

proposed to grow vines up the building façade to cover the metallic material with vegetation, similar to an office building located along Katella Avenue within the City of Los Alamitos. It was explained to Mr. Lake that his proposal would not satisfy the requirements of the metal building ordinance as it would not be considered a contemporary building design.

It is evident by staff's actions to date, that it was never the intent to revoke the subject CUP or drive the subject business out of the city. Staff has patiently worked with the applicant for the last three years. In fact, staff has continued to provide the applicant with additional time as necessary, provided that progress toward full compliance was observed. Unfortunately, the lack of effort by the applicant during recent months has greatly diminished staff's confidence that full compliance will ever be met. At a minimum, staff's expectations after the 90-day period was for Mr. Lake to have signed an agreement to begin the process to merge the two parcels and to provide conceptual designs for the re-cladding; however, the applicant remains uncommitted to meeting the minimum requirements. After approximately 30 months, following the initial site inspection and multiple attempts to resolve the remaining items, the subject property continues to be in violation of the conditions without an adequate plan for resolution; and therefore, staff is requesting that the Planning Commission consider the revocation of CUP Case No. 724.

MUNICIPAL CODE REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations
Section 155.811 – GROUND FOR REVOCATION (B)

Any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

(B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

As previously described herein, staff believes there is sufficient evidence to confirm that the above-mentioned condition exist, and that there are adequate grounds to revoke the subject conditional use permit.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, Staff finds the project would qualify for a categorical exemption pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act (CEQA), in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval, and therefore, the City is taking the action to revoke the Conditional Use Permit. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date

the Planning Commission revokes the subject Conditional Use Permit.

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 Zoning Regulations.

In accordance with Section 155.813 of the City's Zoning Regulations, a letter (copy attached as Revocation Letter) was mailed to the business owner, and previous applicant via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 724. The property owner was also notified of the hearing and provided an opportunity to maintain the Permit.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 724 was also sent via 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 August 1, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Approval Letter – July 12, 2011
3. Compliance Review Initiation Letter
4. Site Inspection Letter
5. Update Email – March 31, 2017
6. 90-day Letter – April 12, 2019
7. Revocation Letter
8. Resolution 134-2019

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

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

Initiated By: City of Santa Fe Springs

Property located at: 12711 Imperial Highway (APN: 8026-042-014 & 017) (Pacific Cast Products)

Revocation of Conditional Use Permit (CUP) Case No. 724: In accordance with Section 155.811(B), staff is recommending to the Planning Commission to revoke and nullify Conditional Use Permit Case No. 724 because the use for which approval was granted has been exercised contrary to the conditions of approval.

CEQA Status: After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 21, Section 15321—Enforcement Actions by Regulatory Agencies of the California Environmental Quality Act (CEQA). Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department at, or prior to the Public Hearing. Any person interested in this matter may contact Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org



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

NEOPOST

FIRST-CLASS MAIL

07/31/2019

US POSTAGE \$000.00



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

ATTACHMENT #2



COPY

City of Santa Fe Springs

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

July 12, 2011

To: Mr. Peter Lake
Pacific Cast Products
8831 Cedar Street
Bellflower, CA 90706

Re: **Conditional Use Permit (CUP) Case No. 724**

Mr. Lake:

The Planning Commission, at their meeting on July 11, 2011, took action on Conditional Use Permit Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry, to exceed a furnace capacity of 500 pounds and for the total (sum) amount of furnaces to exceed a capacity of 1,000 pounds, at 12711 East Imperial Highway in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone and within the Consolidated Redevelopment Project Area.

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

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT: (Contact: Phillip De Rouse x3319)

1. That the Applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the Applicant or their representative any time, 24 hours a day.
2. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of

70000

unauthorized vehicles and indicate that unauthorized vehicles will be removed at the Applicant'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.

3. That the existing 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Alex Rodriguez 562.868-0511 x3701)

4. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
5. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
6. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

8. That the Applicant shall obtain a General Industrial Activities Storm Water Permit from the State Water Resources Control Board.
9. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the

Property. Permits shall be secured prior to beginning work related to the permitted activity.

10. 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.
11. That the Applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

12. That the Applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.9
13. ~~That the Applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #12.~~
14. 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.
15. That the Applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Rafael O. Casillas 562-868-0511 x7543)

16. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer.
 17. All existing buildings shall be connected to the sanitary sewers.
 18. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
 19. That the Applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
 20. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns are prohibited from the site onto Imperial Highway as designated by the City Engineer. Install a no left turn sign (R3-2) at the property exit.
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21. Increase pedestrian and motorist site distance visibility at the main entrance of the property. Clear the overgrown vegetation away from the main entrance driveway and install pedestrian crossing warning sign (W11-2).
 22. Parcels (8026-042-014 and 8026-042-017) shall be consolidated into one parcel per the Subdivision Map Act guidelines.
 23. Final parcel map checking of \$4,757 plus \$285 per parcel shall be paid to the City. Applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
 24. That the Applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
 25. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County

Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

26. 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.
 27. 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.
 28. 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 Chapter 52 of the City Code. The Applicant will also be required to submit a Certification for the project and is required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The Applicant can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
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PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Henry Esqueda 562.868-0511 x7356)

29. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
30. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
31. That the landscape area(s) shall be planted with new vigorous plants, flowers, and/or shrubs. That all trees shall be properly pruned which to increase the visibility of the subject site. Said Landscape improvements are to be performed fifteen (15) days from the date of issuance of a City of Santa Fe Springs Business License. All new planting shall be consistent with **AB 1881 (Model Water Efficient Landscape Ordinance)**.
32. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating

sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**

33. That upon completion of any new landscaping and landscape upgrades, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
 34. That the damaged areas of the parking lot, including asphalt, concrete and swale (ribbon gutter) shall be repaired. The parking lot area shall then be slurry-sealed and striped within ninety (90) days from the date of approval by the Planning Commission.
 35. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
 36. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
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37. That the Applicant shall stripe and maintain 42 parking off-site parking spaces including two (2) handicap stalls on the subject site. In accordance to the Building Code, each handicap stall shall contain the appropriate placard sign, pavement symbol, and van accessible 8' width loading area striped with the appropriate blue color. All compact parking shall be marked as "Compact" written legibly on the pavement, wheel stop, or a placard sign.
 38. That all fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Department of Fire-Rescue, Department of Police Services, and the Department of Planning and Development.
 39. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

40. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + .3% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
 41. That within **90 days** from the date of approval by the Planning Commission, the Applicant shall construct a trash enclosure in compliance with existing Building Code requirements.
 42. That the use shall comply with Section 155.420 of the City's Zoning Regulations 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.
 43. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Imperial Highway, use street as a staging area, or to backup onto the street from the subject property.
 44. That any damaged, dilapidated and/or deteriorated siding of the existing metal buildings shall be replaced with quality material when and if the material becomes deteriorated, warped, discolored or rusted. This also pertains to any metal re-clad material.
 45. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
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46. That any addition or alteration to the site, structural design and related improvements (ex. Metal buildings), shall require Reconsideration of this Conditional Use Permit or Development Approval by the Planning Commission. Plans and specifications are required to be submitted to the Planning Department and Building Division for review. The Applicant shall pay for all fees and cost related to the reconsideration of this permit.
 47. That the Applicant shall adhere to provisions set forth in the Zoning Regulations for the *Termination of Non Conforming Structures and Uses* and *Metal Buildings*. Therefore, the Applicant shall provide a plan(s) that shows each metal building to be demolished or to receive a non-metallic (re-clad) improvement. Improvements are to occur one year from the date of CUP approval by the Planning Commission (Ordinance 822; passed 3-11-93) and shall be entitled as a Development Plan Approval (DPA).
 48. That the consolidation of both parcels, 8026-042-014 and 8026-042-017, shall be performed within one year from the date of CUP approval by the Planning

Commission. The consolidation is to be recorded as a Parcel Map as required by Engineering/Public Works Department.

49. That the Applicant shall adhere to the Permitted Noise Levels in the M-2 Zone affirmed in the Zoning Regulations §155.424. Therefore, the use shall not exceed the absolute maximum of 90 decibel measured outside at any time.
50. That the Applicant shall maintain the storage area to prevent the harboring of rodents and deterioration of containers. Additionally, the storage area shall be located on the north side of the subject site, and shall not be visible from Imperial Highway. Any storage of hazardous materials inside containers shall be first approved by the Department of Fire-Rescue.
51. That if vehicles associated with shipping and receiving impact ongoing traffic on Imperial Highway, the Director of Planning and Development shall have the right to restrict the use of certain vehicles and hours of activity.
52. That the entry gate shall remain open at all times during standard business hours for access in/out of the subject site. Further, at no time shall the gate remain closed or locked when expecting the delivery of materials, including irregular work schedules.
53. That 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.
54. 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 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.
55. That the Applicant 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.
56. That prior to issuance of any building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have

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

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
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57. That prior to occupancy of the property/building, the Applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
 58. That the Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants,

etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***

59. That the Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
 60. That the Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning and Development.
 61. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
 62. That the final plot plan, floor plan and elevations of the proposed use and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
 63. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
-
64. That CUP Case No. 724 shall be granted for a period of five (5) years, until July 11, 2016. Approximately three (3) months before July 11, 2016, 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. Notwithstanding, if conditions 31, 34, 41 and 48 have not been completed within the specified time period, this approval shall be void and the privileges granted hereunder shall lapse; except that prior to any such action, the entitlements shall be heard before 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 entitlements.
 65. That CUP Case No. 724 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Planning Commission may deem to impose.
 66. That CUP Case No. 724 shall not be effective for any purpose until the Applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.

67. That the Applicant, Peter Lake, 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 CUP Case Permit No. 724, 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 Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
68. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse; except that prior to any such action, the entitlements shall be heard before 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 entitlements.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of approval. Two copies of an affidavit are enclosed for this purpose. **One copy should be returned to this office upon completion; the other copy is for your files.**

The Zoning Regulations set forth an appeal period of fourteen days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions regarding this matter, please feel free to call Henry Esqueda at (562) 868-0511 x7356..

Sincerely,



Paul R. Ashworth

Director of Planning and Development

cc: City Council (Electronically)
Thaddeus McCormack, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Phillip De Rousse, Management Assistant I (Electronically)
Donald K. Jensen, Director of Public Works (Electronically)
Noe Negrete, Assistant Director of Public Works (Electronically)
Tom Hall, Environment Protection Specialist (Electronically)
Alex Rodriguez, Fire Chief (Electronically)
Teresa Cavallo, Housing Preservation Specialist (Electronically)
Wayne Morrell, Principal Planner (Electronically)

ATTACHMENT #3



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

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

April 28, 2016

Pacific Cast Products
Attn: Mr. Peter Lake
8831 Cedar Street
Bellflower, CA 90706

Mr. Peter Lake,

This correspondence is a follow-up relating to a compliance review for Conditional Use Permit Case No. 724 involving the property located at 12711 East Imperial Highway. Please be advised that the following items need to be addressed prior to bringing the Conditional Use Permit Case No. 724 back to the Planning Commission for a compliance review:

1. An updated letter requesting review for compliance of the subject permit. At minimum, the letter shall contain a brief statement describing the current activities; and more importantly, any particular changes or alterations to the use since the last review of the subject permit. Please note that the applicant (or his authorized representative) shall sign the letter.
2. A Processing fee in the amount of \$563.00 (five-hundred sixty-three dollars) made payable by check to the City of Santa Fe Springs.

Please contact me between the hours of 7:30am and 5:30pm at: (562) 868-0511, extension 7356 or via email at edgargonzalez@santafesprings.org.

Sincerely,

Edgar Gonzalez
Planning Intern
Department of Planning and Development

CC : File Copy

Richard J. Moore, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Jay Sarno • Juanita Trujillo • Angel Zamora
City Manager
Thaddeus McCormack

ATTACHMENT #4



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

March 7, 2017

Pacific Cast Products
Attn: Peter Lake
12711 Imperial Highway
Santa Fe Springs, CA 90670

RE: Compliance Review for Conditional Use Permit Case No. 724
12711 Imperial Highway

Mr. Lake,

This correspondence is a follow-up to a compliance review inspection that was conducted by the Planning Department on January 12, 2017 & February 14, 2017. The following items need to be addressed prior to bringing the Conditional Use Permit back to the Planning Commission for a compliance review:

1. Provide proposed plans for metal building re-clad to the Planning Department (Conditions #46 & #47).
2. Submit Tentative Parcel Map Application to the Planning Department (Condition #22).
3. Install an automatically controlled method for watering and sprinkling of plants (Condition #32).
4. Remove dead fronds on all palm trees and also remove any dead trees on site (Condition #33)
5. Remove all inoperable vehicles and picnic tables from the required off-street parking areas (Condition #35).
6. Provide signs that prohibit the public parking of unauthorized vehicles. (Condition #2)
7. Maintain a 26' Fire access path on site at all times. (Condition #6)

We generally provide 30-days for you to address the above-mentioned items. With that said, please call or e-mail me to schedule a follow-up inspection once the items above have all been adequately addressed. Please note that if these items are not addressed expeditiously, we will be obligated to forward this matter to Code Enforcement for a resolution.

If for some reason you need additional time to complete these items, please let me know. Should you have any questions regarding this matter, please contact this department at: (562) 868-0511, extension 7353 or via email at VinceVelasco@santafesprings.org.

Sincerely,

Vince Velasco

Enclosures: Approval Letter dated July 12, 2011

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

ATTACHMENT #5

Vince Velasco

From: Peter Lake <peter@pacificcastproducts.com>
Sent: Friday, March 31, 2017 12:29 PM
To: Vince Velasco
Cc: Cuong H. Nguyen
Subject: RE: Compliance Review - CUP 724
Attachments: IMG_20170329_091238348_HDR.JPG

Hi Vince,

This is an update:

1. Provide proposed plans for metal building re-clad to the Planning Department (Conditions #46 & #47).
 - a. Hardie panel siding made of fiber cement is my current choice to upgrade the front exterior look of the building. I have requested samples of the paneling and I am working on drawings/sketches to present to you. I have one of their printed brochures to show you. I have the local Lowe's getting a sample of the actual material. Apparently, this will be a week or more to get.
2. Submit Tentative Parcel Map Application to the Planning Department (Condition #22).
 - a. Is <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=4308> the form you need from me?
3. Install an automatically controlled method for watering and sprinkling of plants (Condition #32).
 - a. I have bought a new controller and I have located the piping runs. I will leave the three palm trees, but I am removing all of the cyprus trees on the south side of the building. This will result in reducing the watering zones for this area. There will also be some trees eliminated on the south side of the property. Once tree removal and pruning is complete, I will complete the irrigation system repair. Eight trees have been removed so far. Now comes pruning of the rest and I may use a contractor for most of them because they are tall.
4. Remove dead fronds on all palm trees and also remove any dead trees on site (Condition #33)
 - a. This was initially quoted out and the numbers averaged \$6,700.00 to do the work. These quotes did not necessarily accomplish all of what there is to do. Since I have staff that are available at times for random jobs, I've used my own staff to reduce the cost of this issue. We have trimmed the small palm on the west fence as you can see in the attached picture. Five of the cypress have been removed and we intend to remove all of the cypress. Given that we have to re-side the front of the building, these trees obstruct the access to the front wall. This area includes three palm trees, but those I may prune and keep, simply because they look good. The area where the cypress trees were located may become a picnic table area to address part of item 5 of this list. I will try to design this in to the front wall upgrade.
5. Remove all inoperable vehicles and picnic tables from the required off-street parking areas (Condition #35).
 - a. Inoperable yellow truck was sold and removed. Picnic tables have been removed from the parking areas.
6. Provide signs that prohibit the public parking of unauthorized vehicles. (Condition #2)
 - a. I have acquired the necessary signs and will have them posted as soon as I add some lettering.
7. Maintain a 26' Fire access path on site at all times. (Condition #6)
 - a. Almost complete. I have hauled away a large amount of scrap to recycle, sold some items, and have trashed out many items. It is improving steadily.

I am concerned about the cost of all of this work. Spreading the items out over time is helpful to being able to fund this activity and will get it done. I will get the tall palms pruned in the last half of April.

The improvement to the front of the building will be \$30,000 or more. I should be able to make a proposal in about four weeks. I still need to determine the mounting for the panels and cost out all materials and labor.

I have two weeks of planned vacation coming up starting Sunday. While I will leave work for people to do on this matter, no significant progress will happen till I get back to work.

ATTACHMENT #6

From: [Vince Velasco](#)
To: ["Peter Lake"](#)
Cc: [Cuong H. Nguyen](#)
Subject: RE: Imperial Property
Date: Friday, April 12, 2019 5:35:00 PM

Hi Peter,

I just wanted to follow up our meeting this afternoon with a recap. It was determined that you will be provided with 90 days to present us with a conceptual design for the façade and a concrete path for the consolidation of parcels. If we do not see a great deal of effort for these items to be accomplished by July 12, 2019, we will proceed to send this to Police Services as a Code Enforcement case. Citations will be issued until these items are complete. After a series of citations, if there is still no effort made, we will take this item before the Planning Commission and request a revocation of the Conditional Use Permit.

As I explained in person, the revocation is never our goal, but in order to treat all applicant's fairly, we need to ensure that the business is being compliant.

We highly encourage that you reach out with designs and applications sooner, if you have them available, to help speed up the process and present a stronger argument to the Planning Commission.

Let me know if you have any questions.

Vince Velasco | Planning Consultant (Contract)
City of Santa Fe Springs | Planning Department
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 868-0511, Ext 7353 | (562) 868-7112 Fax
vincevelasco@santafesprings.org | www.santafesprings.org

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ATTACHMENT #7



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

August 1, 2019

Pacific Cast Products
Att: Peter Lake
12711 Imperial Highway
Santa Fe Springs, CA 90670

Subject: Revocation of Conditional Use Permit Case No. 724
12711 Imperial Highway

The Planning Commission, at their respective meeting of July 11, 2011, approved your request for Conditional Use Permit (CUP) Case No. 724 for the property located at 12711 Imperial Highway (APN's: 8026-042-014 & 017). As stated within the conditions of approval, your CUP was granted approval subject to a review of compliance after five (5) years. On March 7, 2017, you received written notice of several violations following two (2) site inspections that occurred on January 12, 2017 and February 14, 2017. Since then, two (2) of the seven (7) violations remain outstanding. The remaining violations include: 1) re-cladding of the existing metal buildings; and 2) consolidating the two (2) existing parcels into a single parcel.

On April 12, 2019, staff met with you to discuss the status of the outstanding items. At said meeting, it was concluded that you would have 90-days to submit the materials required to move forward. It was also agreed upon by both parties that if at the end of those 90-days the materials were not submitted, then staff would move forward with the revocation of the subject CUP. After approximately 30 months following the initial site inspection and multiple attempts to resolve the remaining items, the subject property continues to be in violation of the conditions; and therefore, staff will be requesting that the Planning Commission terminate (revoke) CUP Case No. 724.

This matter will be placed on the Planning Commission's agenda for their meeting of August 12, 2019, with a recommendation for termination.

If you have any questions regarding this matter, please do not hesitate to call me at (562) 868-0511, extension 7353 or email VinceVelasco@santafesprings.org.

Sincerely,

Vince Velasco
Planning Consultant
Department of Planning and Development

cc: File

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 134-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 724**

WHEREAS, a request to consider the Revocation of Conditional Use Permit Case No. 724 located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone; and

WHEREAS, the Planning Commission on July 11, 2011, originally approved Conditional Use Permit Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry, to exceed a furnace capacity of 500 pounds and for the total (sum) amount of furnaces to exceed a capacity of 1,000 pounds; and

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

WHEREAS, the property owner is Dirtpad LLC, 12711 Imperial Highway, Santa Fe Springs, CA 90670-4711; and

WHEREAS, the proposed Revocation of Conditional Use Permit Case No. 724 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15321-Class 21 (Enforcement Actions by Regulatory Agencies); and

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

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the written and oral staff report, the City of Santa Fe Springs Zoning Regulations, the testimony, written comments, or other materials presented at the Planning Commission Meeting on August 12, 2019 concerning the Revocation of Conditional Use Permit Case No. 724.

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 15321, Class 21 (Enforcement Actions by Regulatory Agencies), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 134-2019 to approve the Revocation of Conditional Use Permit Case No. 724 to revoke the operation and maintenance of an aluminum foundry, exceeding a furnace capacity of 500 pounds and the total (sum) amount of furnaces exceeding a capacity of 1,000 pounds located at 12711 Imperial Highway (APN's: 8026-042-014 & 8026-042-017).

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

September 9, 2019

PUBLIC HEARING (Continued from Planning Commission Meeting of August 12, 2019)

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21 (Enforcement Actions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Determine one (1) of the following actions:
 - a. Find that the proposed work schedule is acceptable and allow the applicant up to July 13, 2020 to implement all items necessary to be in full compliance with the Conditions of Approval.
 - b. Find that the proposed work schedule is unacceptable and either recommend necessary changes or allow the applicant a final opportunity to work with staff to devise a plausible schedule to present to the Planning Commission for consideration.
 - c. Find that the proposed work schedule is severely unacceptable, and therefore, proceed with the Revocation of Conditional Use Permit Case No. 724.
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and

BACKGROUND

At the August 12, 2019 Planning Commission meeting, the subject revocation was presented by staff for the commissioner's consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the subject revocation. At that time, the applicant, Peter Lake, explained to the commissioners his attempts at bringing the property into compliance and the financial challenges he faces with completing the remaining items. After closing the public hearing, each Commissioner had an opportunity to ask questions of staff and the applicant. Following legal clarification from City Attorney, Richard Adams II, Commissioner Aranda made a motion to continue the item to the September 9th Planning Commission meeting and allow the applicant to work with staff on a detailed work schedule to clarify how he intends to bring the property into conformity.

APPLICANT'S WORK SCHEDULE

Based on Mr. Lake's proposed work plan (Attachment #3), the outstanding Lot Line Adjustment will go before the Planning Commission on or before the December 9th Planning Commission meeting.

To help reduce some of the financial burden, the applicant will strive to complete the façade treatment by June 30, 2020. This process will be begin by Mr. Lake submitting conceptual designs by January 15, 2020 with a formal submittal of a Development Plan Approval by March 5, 2020. Assuming that the Planning Commission approves the proposed design, Mr. Lake will immediately go through the plan check process and thereafter, obtain all necessary permits through all appropriate departments. As previously mentioned, Mr. Lake is targeting to have the project complete by the end of June 2020 and therefore, be in full compliance by the July 13, 2020 Planning Commission meeting.

STAFF RECOMMENDATION

Staff finds the proposed work plan, up to the submittal of a Development Plan Approval, has a strong likelihood of being accomplished. However, based on past projects, staff believes that a June 30, 2020 completion date seems far less likely to be achieved. If the proposed Development Plan Approval is submitted by March 5, 2020, there's a possibility that it doesn't get placed on a Planning Commission agenda for at least two to three months. Following an approval by the Planning Commission, it would typically take several months to go through plan check and thereafter, obtain the permits needed to begin construction. It would be much more realistic to target the end of March 2021 for an overall completion of the project.

Staff is recommending that the Planning Commission take one (1) of the following actions: 1) Find that the proposed work schedule is acceptable and allow the applicant up to July 13, 2020 to implement all items necessary to be in full compliance with the Conditions of Approval; 2) Find that the proposed work schedule is unacceptable and either recommend necessary changes or allow the applicant a final opportunity to work with staff to devise a plausible schedule to present to the Planning Commission for consideration; or 3) Find that the proposed work schedule is severely unacceptable, and therefore, proceed with the Revocation of Conditional Use Permit Case No. 724.


Wayne M. Morrell
Director of Planning

Attachments:

1. August 12, 2019 Staff Report
2. Resolution 134-2019
3. Applicant's Proposed Work Schedule

Report Submitted By: Vince Velasco

Planning and Development Department

Date of Report: September 5, 2019



City of Santa Fe Springs

Planning Commission Meeting

August 12, 2019

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21, of the California Environmental Quality Act (CEQA), this project is Categorical Exempt; and
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Find that the subject aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, has been exercised contrary to the conditions of approval. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 724 complies with the requirements and provisions under section 155.811(B).
- Revoke and nullify Conditional Use Permit Case No. 724.

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 & 017), within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone.

In 1993, the City Council adopted Ordinance No. 822, requiring all non-conforming metal buildings and structures to be brought into conformity by means of demolition or the application of a non-metallic façade treatment by the year 2013. Nevertheless, the Planning Commission should know that when it comes to addressing non-conforming metal buildings, the City understands the financial burden of bringing such buildings into compliance and thus have not been actively pursued compliance. Simply put, staff does not directly target or enforce immediate compliance. Instead, staff allows such buildings to remain non-conforming until improvements requiring a permit are proposed. Any improvements to a non-conforming metal building must not only

meet the requirements set forth in Ordinance No. 822 but all other city regulations.

Typically, a new CUP is approved with the requirement for a compliance review after one year. However, because the subject site contained two existing non-conforming metal buildings, the Planning Commission granted approval of the subject CUP, but provided the applicant with five years to allow sufficient time to meet all conditions of approval and bring said buildings into compliance with Ordinance No. 822.

Throughout the compliance review process, staff has tried to accommodate the applicant. On April 28, 2016, staff mailed the applicant a notice to inform him that the aforementioned CUP was subject to a review for compliance with the existing conditions of approval. Failing to respond to staff's initial notice, a second notice with sent to the applicant on June 30, 2016. A third and final notice was sent on December 12, 2016, via certified mail. On December 20, 2016, the applicant eventually provided staff with the required fee and materials needed to begin the compliance review process. After almost 8 months, staff received the necessary materials.

An initial walk-through inspection was conducted on January 12, 2017; however, due to poor weather conditions, staff had to schedule a follow-up visit. On February 14, 2017, staff conducted a second walk through inspection and provided the applicant with a written notice (Attachment #3) detailing the violations that were discovered during both inspection. Since then, the applicant has adequately addressed five (5) of the seven (7) violations that were identified. The two (2) remaining violations, which do have the largest financial impact to the applicant, include: 1) re-cladding of the existing metal buildings; and 2) consolidating the two (2) existing parcels into a single parcel.

Staff has continued to work with the applicant, Peter Lake, during the last twenty-nine (29) months by evaluating the progress and continually providing him with additional time to bring the subject use/property into full compliance. Until April of this year, staff had found previous actions by Mr. Lake to be a good-faith effort toward correcting the outstanding violations. Unfortunately, based on recent conversations and lack of effort by the applicant, staff now believes that Mr. Lake is no longer conveying that he has any intentions to satisfy the two remaining violations. Nevertheless, understanding the implications of a CUP revocation, staff met with Mr. Lake on April 12, 2019 to discuss the outstanding items. At the meeting, specific tasks and timelines were established to help ensure that continuous progress is made. It was concluded that the applicant would have 90-days to submit the materials required to move forward (Attachment #5). It was also agreed upon by both parties that, if at the end of those 90-days and the materials were not submitted, staff would move forward with the revocation of the subject CUP.

On July 10, 2019, Mr. Lake provided staff with a copy of a bid for a Tentative Parcel Map from one (1) engineering firm and a proposed idea for the façade. Mr. Lake

proposed to grow vines up the building façade to cover the metallic material with vegetation, similar to an office building located along Katella Avenue within the City of Los Alamitos. It was explained to Mr. Lake that his proposal would not satisfy the requirements of the metal building ordinance as it would not be considered a contemporary building design.

It is evident by staff's actions to date, that it was never the intent to revoke the subject CUP or drive the subject business out of the city. Staff has patiently worked with the applicant for the last three years. In fact, staff has continued to provide the applicant with additional time as necessary, provided that progress toward full compliance was observed. Unfortunately, the lack of effort by the applicant during recent months has greatly diminished staff's confidence that full compliance will ever be met. At a minimum, staff's expectations after the 90-day period was for Mr. Lake to have signed an agreement to begin the process to merge the two parcels and to provide conceptual designs for the re-cladding; however, the applicant remains uncommitted to meeting the minimum requirements. After approximately 30 months, following the initial site inspection and multiple attempts to resolve the remaining items, the subject property continues to be in violation of the conditions without an adequate plan for resolution; and therefore, staff is requesting that the Planning Commission consider the revocation of CUP Case No. 724.

MUNICIPAL CODE REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations
Section 155.811 – GROUND FOR REVOCATION (B)

Any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

(B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.

As previously described herein, staff believes there is sufficient evidence to confirm that the above-mentioned condition exist, and that there are adequate grounds to revoke the subject conditional use permit.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, Staff finds the project would qualify for a categorical exemption pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act (CEQA), in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval, and therefore, the City is taking the action to revoke the Conditional Use Permit. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date

the Planning Commission revokes the subject Conditional Use Permit.

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 Zoning Regulations.

In accordance with Section 155.813 of the City's Zoning Regulations, a letter (copy attached as Revocation Letter) was mailed to the business owner, and previous applicant via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 724. The property owner was also notified of the hearing and provided an opportunity to maintain the Permit.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 724 was also sent via 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 August 1, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Approval Letter – July 12, 2011
3. Compliance Review Initiation Letter
4. Site Inspection Letter
5. Update Email – March 31, 2017
6. 90-day Letter – April 12, 2019
7. Revocation Letter
8. Resolution 134-2019

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

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

Initiated By: City of Santa Fe Springs

Property located at: 12711 Imperial Highway (APN: 8026-042-014 & 017) (Pacific Cast Products)

Revocation of Conditional Use Permit (CUP) Case No. 724: In accordance with Section 155.811(B), staff is recommending to the Planning Commission to revoke and nullify Conditional Use Permit Case No. 724 because the use for which approval was granted has been exercised contrary to the conditions of approval.

CEQA Status: After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 21, Section 15321—Enforcement Actions by Regulatory Agencies of the California Environmental Quality Act (CEQA). Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department at, or prior to the Public Hearing. Any person interested in this matter may contact Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org



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

NEOPOST

FIRST-CLASS MAIL

07/31/2019

US POSTAGE \$000.00



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

ATTACHMENT #2

CITY OF SANTA FE SPRINGS RESOLUTION NO. 134-2019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 724

WHEREAS, a request to consider the Revocation of Conditional Use Permit Case No. 724 located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone; and

WHEREAS, the Planning Commission on July 11, 2011, originally approved Conditional Use Permit Case No. 724 to allow the establishment, operation, and maintenance of an aluminum foundry, to exceed a furnace capacity of 500 pounds and for the total (sum) amount of furnaces to exceed a capacity of 1,000 pounds; and

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

WHEREAS, the property owner is Dirtpad LLC, 12711 Imperial Highway, Santa Fe Springs, CA 90670-4711; and

WHEREAS, the proposed Revocation of Conditional Use Permit Case No. 724 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15321-Class 21 (Enforcement Actions by Regulatory Agencies); and

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

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the written and oral staff report, the City of Santa Fe Springs Zoning Regulations, the testimony, written comments, or other materials presented at the Planning Commission Meeting on August 12, 2019 concerning the Revocation of Conditional Use Permit Case No. 724.

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 15321, Class 21 (Enforcement Actions by Regulatory Agencies), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the subject Conditional Use Permit is being exercised contrary to the conditions of approval. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 134-2019 to approve the Revocation of Conditional Use Permit Case No. 724 to revoke the operation and maintenance of an aluminum foundry, exceeding a furnace capacity of 500 pounds and the total (sum) amount of furnaces exceeding a capacity of 1,000 pounds located at 12711 Imperial Highway (APN's: 8026-042-014 & 8026-042-017).

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

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

ATTACHMENT #3

From: [Peter Lake](#)
To: [Vince Velasco](#)
Subject: Re: September 9th Planning Commission
Date: Tuesday, September 03, 2019 7:18:52 PM

Hi Vince,

I have committed to the Lot Line Adjustment cost and I have reached out to Samir to get his involvement and to get this done. I am making an assumption as to what this will cost and I expect to have to pay for this cost this year. I would think this can be complete by December 1, 2019.

I cannot afford more until next year. I need to save some money for year end as December is a low production/high cost month for me. I cannot put an architect on a retainer and have this work done until next year.

Given the more recent acceptance of a "contemporary" looking metal cladding, I believe I can put a solution in place by June 30, 2020. I believe that with a start in mid-January to create and draw up the "look" of the new material in a conceptual drawing for approval, with submission potentially by March 1st, some time to approve and get a permit, and then a couple of months to do the work should get it done by June 30th. This is based on removal of the current cladding, adding whatever supports an engineer/architect will require, and fastening on new materials to the south wall of the two buildings. I am also open to building a free-standing connecting wall between the two buildings to provide a more uniform look and potentially provide more "character" to the buildings.

Let me know if you need more. If you want this information on letterhead, just let me know. If you want to discuss, you can call my cell at 562-400-2702.

Thank you.

Peter Lake,
Pacific Cast Products,
12711 Imperial Highway,
Santa Fe Springs, CA 90670-4711
Phone: 562-633-6673, Fax: 562-602-1180, peter@pacificcastproducts.com

From: Vince Velasco <VinceVelasco@santafesprings.org>
Sent: Tuesday, September 3, 2019 3:39 PM
To: Peter Lake <peter@pacificcastproducts.com>
Subject: September 9th Planning Commission

Hi Peter,

Pacific Cast Products*"Premium Quality Aluminum Castings"*

12711 Imperial Highway, Santa Fe Springs, CA 90670-4711
Phone: 562-633-6673, Fax: 562-602-1180, sales@pacificcastproducts.com

Date: September 8, 2019

To: Vince Velasco

Re: CUP 724

I have committed to the Lot Line Adjustment cost and I have reached out to a civil engineer to get his involvement and to get this done. I am making an assumption as to what this will cost and I expect to have to pay for this cost this year. I would think this can be complete by December 1, 2019.

I cannot afford more spending for the front wall improvement until next year. Each year, December is a month of low production and high cost and I cannot afford to put an architect/engineer on a retainer and have this work done until next year.

Given the more recent acceptance of a "contemporary" looking metal cladding, I believe I can put a solution in place by June 30, 2020 on the most westerly building. I believe that:

- With a start in mid-January to create and draw up the "look" of the new material in a conceptual drawing with submission for approval by March 1st;
- Some time to approve and get a permit, say by May 1st; and
- Then a couple of months to do the work to get it done by June 30th on the most westerly building.
- I would expect to complete the most easterly building by September 30th, 2020.

This is based on removal of the current cladding, adding whatever supports and attachment points an architect/engineer will require, and fastening on new materials to the south wall of the two buildings. Some examples of what might work well on the buildings:



Pacific Cast Products

"Premium Quality Aluminum Castings"

12711 Imperial Highway, Santa Fe Springs, CA 90670-4711
Phone: 562-633-6673, Fax: 562-602-1180, sales@pacificcastproducts.com



I am sure that others will have opinions about what might look good and all suggestions will be considered.

Let me know if you need more. If you want to discuss, you can call my cell at 562-400-2702.

Thank you.

Peter Lake,
Pacific Cast Products,
12711 Imperial Highway,
Santa Fe Springs, CA 90670-4711
Phone: 562-633-6673, Fax: 562-602-1180, peter@pacificcastproducts.com

From: [Peter Lake](#)
To: [Vince Velasco](#)
Subject: Meeting on March 9th
Date: Monday, February 24, 2020 5:24:26 PM

Hi Vince,

I received your registered letter today. I can report that the joining of the lots through a lot line adjustment was initiated with Coory Engineering. Apparently, as all things run long on the schedule, this should be complete, but I have not received a final report, nor invoice, for this portion of the work. You are welcome to talk to Samir Khouri if you wish to do so. His people were on the property recently doing the survey work. I also understand that some portion of his work had to be approved by the City and that approval has been received. I will also reach out to Samir for an update.

There has only been a tiny bit of work done on the notion of building facade. Enough to know that this is not a financially sound decision for me and it is better to move off the property. I have a party looking at buying the property and if that works out, then our problem is solved. None of the parties I've ever entertained as potential buyers have ever displayed an interest in the buildings. They just want the property.

Call me anytime to work out what needs to happen on the 9th.

Thanks,
Peter
562-400-2702

From: [Peter Lake](#)
To: [Vince Velasco](#)
Subject: RE: Meeting on March 9th
Date: Tuesday, February 25, 2020 9:27:49 AM

Good morning Vince,

I have reached out to Samir for an update on the Lot Line Adjustment.

Yes, Xebec is the interested party and as far as I know they remain interested. They will give the City what it wants in development of a new building. Their interest, including an agreement with them to use the rest of the year to move off the property, got me to reconsider trying to make the current buildings look good.

If I don't complete a deal with Xebec, then I will need time to sell the property. Whether there is a sale to Xebec, or another Buyer, I hope the City can see to it that I can maintain operations till the property is sold and I have time to move the business. There seems to be Buyers, so I don't foresee a problem doing this. I expect a sale and a move can be completed this year. My arrangement with Xebec is change of possession on 12/1/2020.

I will let you know what Samir's update is on completion of his work. I will plan to attend the Council meeting.

Do you know of any reason why the City would not allow me to continue operations until my deal with Xebec completes? My request would be a stay in the decision to revoke till 12/1/2020.

Let me know if you have any questions or information for me.

Thank you.

Peter

Sent from [Mail](#) for Windows 10

From: [Vince Velasco](#)
Sent: Tuesday, February 25, 2020 8:12 AM
To: [Peter Lake](#)
Subject: RE: Meeting on March 9th

Good morning Peter,

I have not personally been in contact with Samir regarding this Lot Line Adjustment. I will ask Wayne if maybe he has heard something.

Xebec Realty recent contacted me about this property and their interest to redevelop. We gave them initial comments and haven't heard from them in a few weeks.

For the March 9th Planning Commission meeting, staff will be once again recommending revocation. As for all meetings, your attendance is optional. You are welcome to attend and speak your peace on the matter and explain what you've been doing over the last 6 months. Typically, once a CUP is revoked, you are to cease operations immediately. Although it's not guaranteed to be approved, you may ask the commission for 30 days to have everything removed from the subject property.

If you'd still like to talk, please let me know.

Vince Velasco | Associate Planner
City of Santa Fe Springs | Planning Department
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 868-0511, Ext 7353 | (562) 868-7112 Fax
vincevelasco@santafesprings.org | www.santafesprings.org

Follow us... [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

From: Peter Lake [mailto:peterlake01@hotmail.com]
Sent: Monday, February 24, 2020 5:24 PM
To: Vince Velasco <VinceVelasco@santafesprings.org>
Subject: Meeting on March 9th

Hi Vince,

I received your registered letter today. I can report that the joining of the lots through a lot line adjustment was initiated with Coory Engineering. Apparently, as all things run long on the schedule, this should be complete, but I have not received a final report, nor invoice, for this portion of the work. You are welcome to talk to Samir Khouri if you wish to do so. His people were on the property recently doing the survey work. I also understand that some portion of his work had to be approved by the City and that approval has been received. I will also reach out to Samir for an update.

There has only been a tiny bit of work done on the notion of building facade. Enough to know that this is not a financially sound decision for me and it is better to move off the property. I have a party looking at buying the property and if that works out, then our problem is solved. None of the parties I've ever entertained as potential buyers have ever displayed an interest in the buildings. They just want the property.

Call me anytime to work out what needs to happen on the 9th.

Thanks,
Peter



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

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

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

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

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

RECOMMENDATION

- Continue Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322 to the Planning Commission meeting of April 13, 2020.

Property owners within 500 feet of the subject property were notified via mail that the requested entitlements were going before the Planning Commission for consideration. Since neighbors received notification, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should receive public comments, and then take action to continue the project to the next meeting date on April 13, 2020. The continuance will provide additional time for the applicant to modify their proposal of Modification Permit Case No. 1321.

A blue ink signature of Wayne M. Morrell.

Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

PUBLIC HEARING

Statutory Exempt – CEQA Guidelines Section 15282(h)

Zoning Text Amendment – Accessory Dwelling Unit

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

RECOMMENDATION

- Continue Zoning Text Amendment – Accessory Dwelling Unit to the Planning Commission meeting of May 11, 2020.

Property owners within 500 feet of the subject property were notified via mail that the requested entitlement was going before the Planning Commission for consideration. Since neighbors received notification, it is recommend that if any members of the public attend the meeting and wish to comment, the Planning Commission should receive public comments, and then take action to continue the project to the meeting date of May 11, 2020. The continuance will provide additional time for the Department of Housing and Community Development to review the proposed accessory dwelling unit ordinance.

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

Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

CONSENT ITEM

Conditional Use Permit Case No. 643-3

A compliance review to allow the continued maintenance and operation of a meat processing facility at 13005 Los Nietos Road (APN: 8167-004-031) within the M-2, Heavy Manufacturing, Zone. (Francis Llado for St. Michael's Chicharon)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 643-3 be subject to a compliance review in ten (10) years, on or before March 9, 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 155.243 (D)(5) of City's Zoning Ordinance, meat processing facilities require approval of a Conditional Use Permit prior to the commencement of such activities. In June of 2005, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 643, a request by St. Michael's Chicharon, to establish, operate and maintain a meat processing facility on the subject property. The use was subsequently reconsidered by the Planning Commission at its December 8, 2014 meeting.

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. Following the initial walk-through inspection by the Planning Department on February 4, 2020, staff concluded the meat processing facility was operating in full compliance.

Staff, therefore, finds that if the meat processing 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 and/or environment. Staff is, therefore, recommending that CUP 643-3 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.

FIRE DEPARTMENT – FIRE PREVENTION:

(Contact: Raul Diaz 562.906.3813 x 3710)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Ongoing)**
2. That ~~Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox key switches for power activated gates.~~ **(Satisfied)**

FIRE DEPARTMENT – ENVIRONMENT:

(Contact: Tom Hall 562.868.0511 x 3715)

3. That the Applicant shall comply with all Federal, State, and local governments and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Programs Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 3335)

4. That the subject building at 13005 Los Nietos Road, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrences, weather permitting, to minimize occurrences of dangerous conditions of visual blight. Paint utilized in covering graffiti shall be a color matches, as closely possible, the color of the adjacent surfaces. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x 7356)

5. That any waste generated by the use shall be disposed of in an approved manner on a regular basis, and shall not be stored outdoors on the property. **(Ongoing)**
6. That the meat processing use shall comply with Section 155.420 of City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a

timely manner. This includes, but is not limited to, the modification of the meat processing procedures, installation of new processing equipment and/or scrubber equipment, subject to the final approval of the Director of Planning. **(Ongoing)**

7. That the applicant shall acknowledge and comply with the provisions of paragraph 10.2 (Nuisances) of the CC&Rs, including but not limited to the restrictions of obnoxious odors. **(Ongoing)**
8. The applicant shall comply with all requirements of local, state or federal health authorities, as well as other governmental authorities, with respect to the occupancy of the building. **(Ongoing)**
9. That all activities shall occur inside the building(s). No portion of the required off-street parking area 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 and Development and the Fire Marshall. **(Ongoing)**
10. That all vehicles associated with the business on the subject property 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. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
11. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
12. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**
13. ~~That prior to occupancy, the applicant shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.~~ **(Satisfied)**
14. ~~That the owner/developer shall be responsible for reviewing and/or providing the required conditions of approval to his/her architect, engineer, contractor, etc.~~ **(Satisfied)**

15. That the owner/developer shall not sublet, lease or rent the building without prior approval from the Director of Planning and Development. **(Ongoing)**
16. That the meat processing use shall also comply with all other requirements of the City's Zoning Code, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes. **(Ongoing)**
17. That the Conditional Use Permit Case No. 643-2 **3** shall be subject to a **compliance review in ten (10) years**, until December 8, 2019 **March 9, 2030**, to ensure the use has been continuously in strict compliance with these conditions of approval. **Approximately, three (3) months before March 9, 2030, the applicant shall request in writing that the City review the circumstances of the case for an extension of the privileges granted. (Revised)**
18. That the owner, Guthrie Los Nietos, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 643, 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. **(Ongoing)**
19. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**


Wayne M. Morrell
Director of Planning

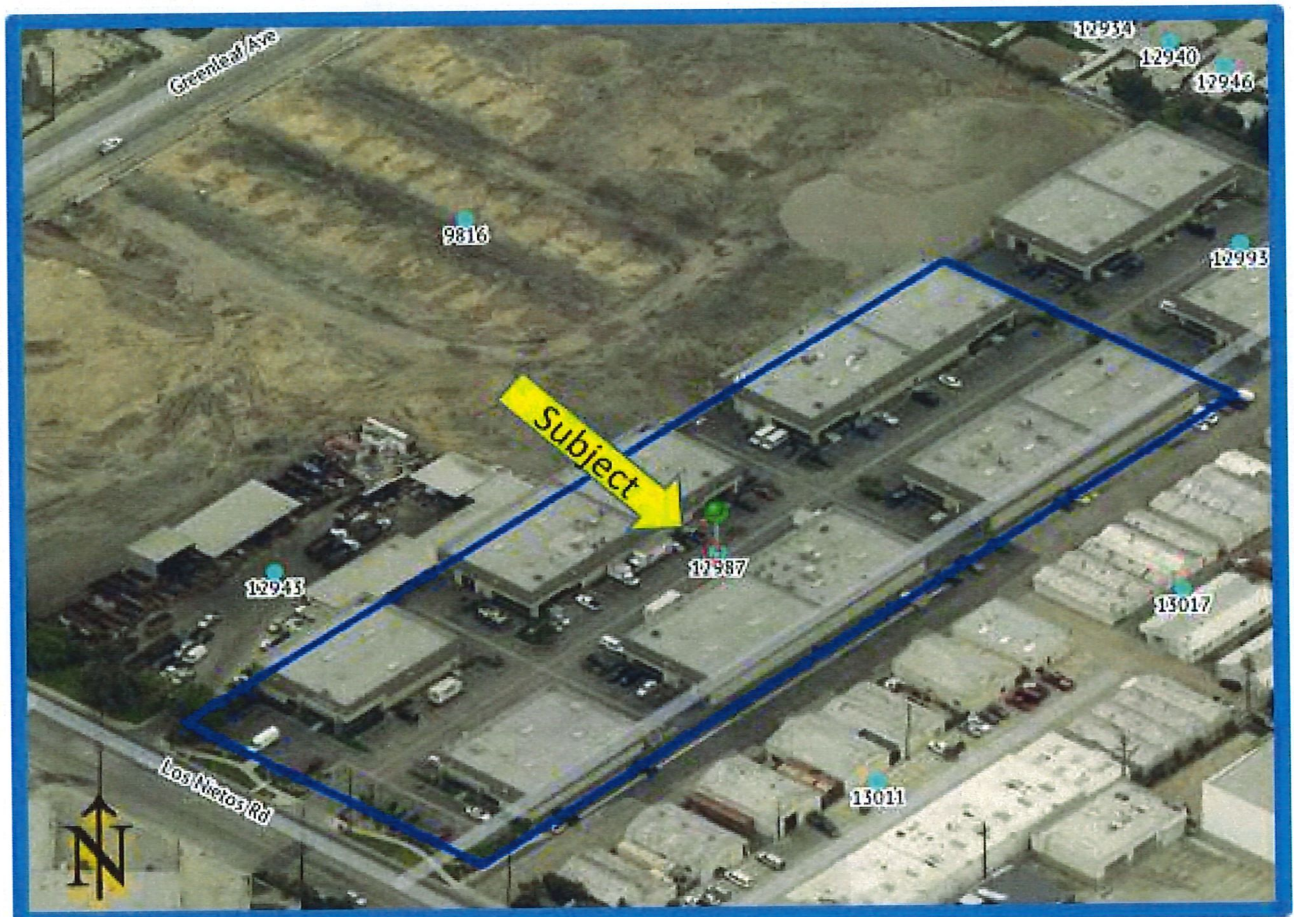
Attachments:

1. Aerial Photograph
2. Site Pictures
3. Compliance Request Letter

Attachment 1: Aerial Photograph

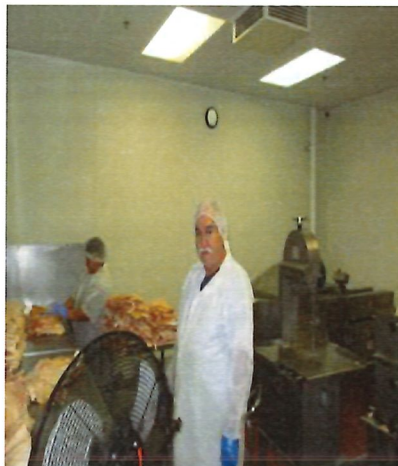


SANTA FE SPRINGS



Conditional Use Permit Case No. 643-3
Subject Property: 13005 Los Nietos Road
Zone: M-2, Heavy Manufacturing
Applicant: St. Michaels Chicharon

Attachment 2: Site Pictures



Attachment 3: Letter Requesting Reconsideration

January 23, 2020

Received

JAN 27 2020

St. Michael's Chicharon
Francito Llado
13005 Los Nietos Rd.
Santa Fe Springs, CA 90670

Planning Department

SUBJECT: Request Review for Compliance of CUP

The purpose of this letter is to request review for compliance of our CUP. Our current activities remain the same. At our facility (13005 Los Nietos Rd., Santa Fe Springs, CA 90670), raw pork meat and chicken skins are delivered; we cut them to size; we cook/fry them; we package the cooked products and deliver to our distributors. We are federally inspected daily by the USDA. We also are inspected by the LA County Health Department about twice a year. There are no changes and/or alterations to our use.

If you have any questions, please call me (Francito) at 323-440-6573. Thank you.



Francito Llado
VP, St. Michael's Chicharon



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

CONSENT ITEM

Conditional Use Permit Case No. 750-2

A compliance review to allow the continued operation and maintenance of a 50-foot tall digital billboard with display area of 14' x 48' on property located at 13707 aka 13711 Freeway Drive (APN: 8069-015-055) within the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a 50-foot tall digital billboard with display, 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. 750-2 be subject to a compliance review in three (3) year, on or before March 9, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject billboard is located at 13707 Freeway Drive via a building permit, which permitted a 50-foot tall billboard. In accordance with Section 155.384 (A) of City's Zoning Ordinance, Billboards require approval of a Conditional Use Permit prior to the commencement of such activities. In December 2015, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 750, a request by Bulletin Displays, LLC, to establish, operate and maintain a 50-foot tall digital billboard with display area of 14' x 48' on the subject property. The use was subsequently reconsidered by the Planning Commission at its July 9, 2018 meeting.

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. Following the initial walk-through inspection by the Planning Department on February 25, 2020, staff concluded the digital billboard with display was operating in full compliance.

Staff, therefore, finds that if the subject 50-foot tall digital billboard 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 and/or environment. Staff is, therefore, recommending that CUP 750-2 be subject to a compliance review in three (3) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

ENGINEERING/PUBLIC WORKS:

(Contact: Robert Garcia 562.868.0511 x 7545)

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 3335)

2. That ~~the applicant, Bulletin Displays, LLC shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Director. Emergency information shall allow emergency service to reach the owner/developer or their representatives any time 24 hours a day.~~ **(Satisfied)**
3. That ~~the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards 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 occurrences, 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.~~ **(Satisfied)**
4. That ~~the applicant shall not plant trees, shrubs, or other type of foliage, or install any structures or appendages that would allow individuals to scale the billboard.~~ **(Satisfied)**

Code Enforcement

5. That the applicant, Bulletin Displays, LLC shall not encroach, reduce or do away with the approved number of parking stalls. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x 7309)

6. That the applicant, ~~Bulletin Displays, LLC~~ 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 permit from the City.~~ **(Satisfied)**
7. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at 562.868.0511 x 7309. **(Satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x 7356)

8. That this approval allows the applicant, Bulletin Displays, LLC, to establish, operate and maintain a new digital billboard on property located at 13711 Freeway Drive (APN: 8069-015-055). **(Ongoing)**
9. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City. **(Ongoing)**
10. That approval of Conditional Use Permit Case No. 750 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. **(Ongoing)**
11. That all required permits regarding Highway Oriented Signs shall be obtained **maintained** from the California Department of Transportation (Caltrans). **(Revised)**
12. That ~~Conditional Use Permit Case No. 750 shall not become effective, unless the City Council and Bulletin Displays, LLC enter into a Development Agreement regarding the operation of the subject billboard.~~ **(Satisfied)**
13. That approval of the subject Conditional Use Permit Case No 750 is contingent upon approval of a Zone Variance (ZV 76) for the reduction to the minimum 5-acre size required for properties to qualify to obtain a billboard. **(Satisfied)**
14. That the proposed digital billboard shall not have any walkways or platforms on either face side of the billboard or any type of appendages or attachments. Walkways and platforms are allowed between the sign faces. The only exception shall be a camera to monitor the face of the billboard. **(Ongoing)**
15. That the applicant, ~~Bulletin Displays, LLC~~ agrees to hire a qualified land surveyor to prepare an accurately scaled map showing the subject digital billboard will meet

~~the required minimum of 1,000 feet distance from another billboard located on the same side of the Freeway (existing or previously approved). The only exception shall be for a camera to monitor the face of the billboard. (Satisfied)~~

~~16. That prior to issuance of a building permit for the subject billboard, the Applicant Bulletin Displays, LLC shall provide the Planning Department with the following:~~

- ~~a. The telephone number of a maintenance service to be available twenty four (24) hours a day, to be contacted in the event that a billboard becomes dilapidated or damage. (Satisfied)~~
- ~~b. Show a redacted lease demonstrating a right to install the billboard on the subject property. (Satisfied)~~
- ~~c. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map. The intent of this requirement is to facilitate analysis of the proposed billboard's compliance with the spacing and location requirement. (Satisfied)~~

~~17. That the message transition for the subject digital billboard shall be instantaneous of 1-2 seconds, if fading (Satisfied)~~

~~18. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). (Ongoing)~~

~~19. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. (Ongoing)~~

~~20. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance Condition 18 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant, Bulletin Displays, LLC. (Satisfied)~~

~~21. That the applicant shall comply with the City's Heritage Artwork in Public Places Program" in conformance with City Ordinance No 909, if applicable (Satisfied)~~

~~22. That the applicant, Bulletin Displays, LLC shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings. Construction drawings shall not~~

~~be accepted for Plan Check without the conditions of approval incorporated in the construction drawings. (Satisfied)~~

23. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(Ongoing)**

~~24. That the applicant, Bulletin Displays, LLC shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License. (Satisfied)~~

25. That the project shall comply with 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 **(Ongoing)**

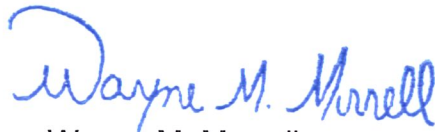
26. That Conditional Use Permit Case No. 750 - 4 ~~2~~ shall be subject to a compliance review in ~~one (1)~~ **three (3) years, on or before July 9, 2019 March 9, 2023**, to ensure the subject digital billboard use has been continuously maintained in strict compliance with conditions of approval as stated within the staff report. **(Revised)**

27. That the applicant, Bulletin Displays, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP and/or ZV, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

28. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Bulletin Displays, LLC with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Bulletin Displays, LLC to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(Ongoing)**

29. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining

conditions are not rendered impractical to enforce or to otherwise deprive Bulletin Displays, LLC or the city of the benefits of this CUP. **(Ongoing)**



Wayne M. Morrell
Director of Planning

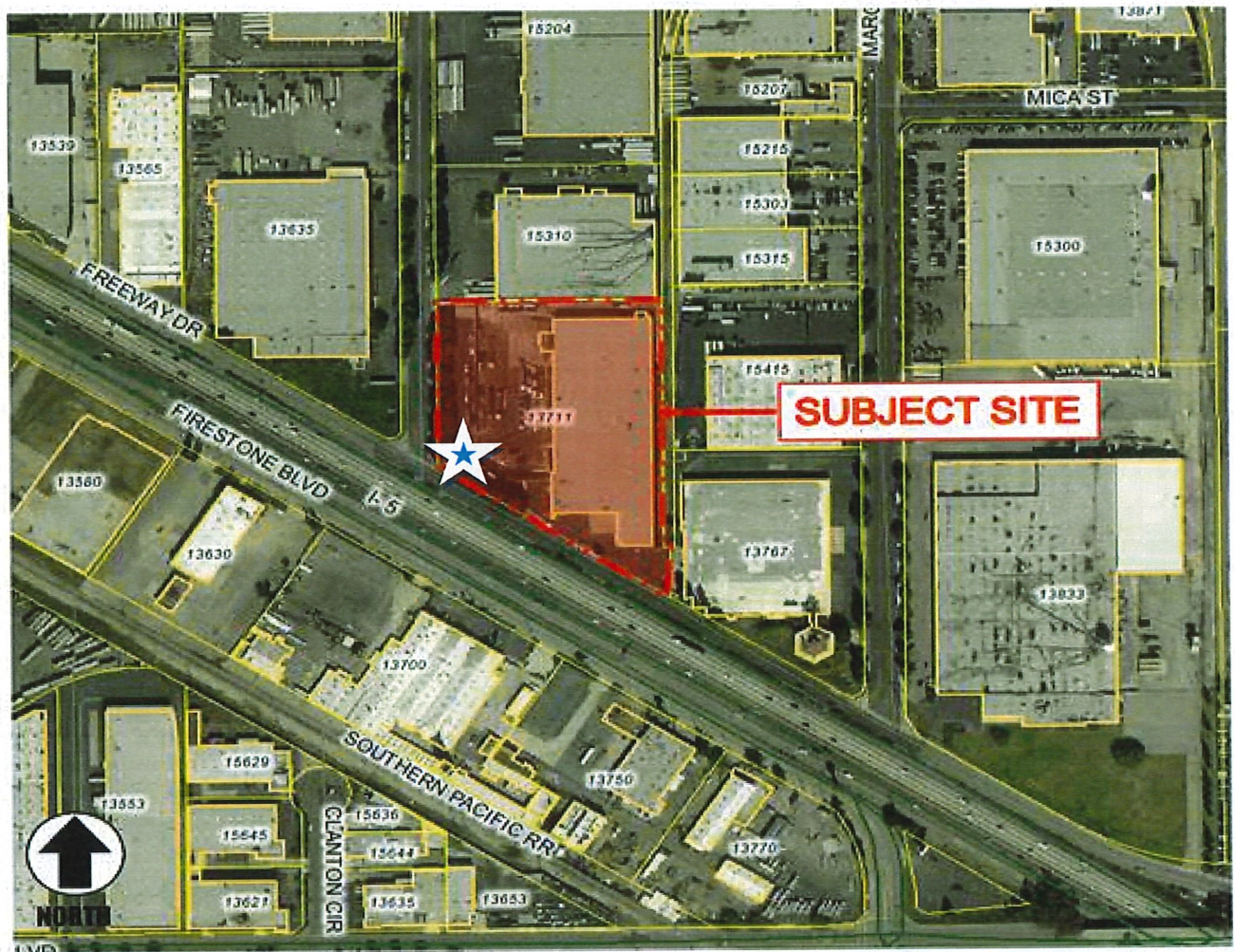
Attachments:

1. Aerial Photograph
2. Site Pictures
3. Compliance Request Letter

Attachment 1: Aerial Photograph

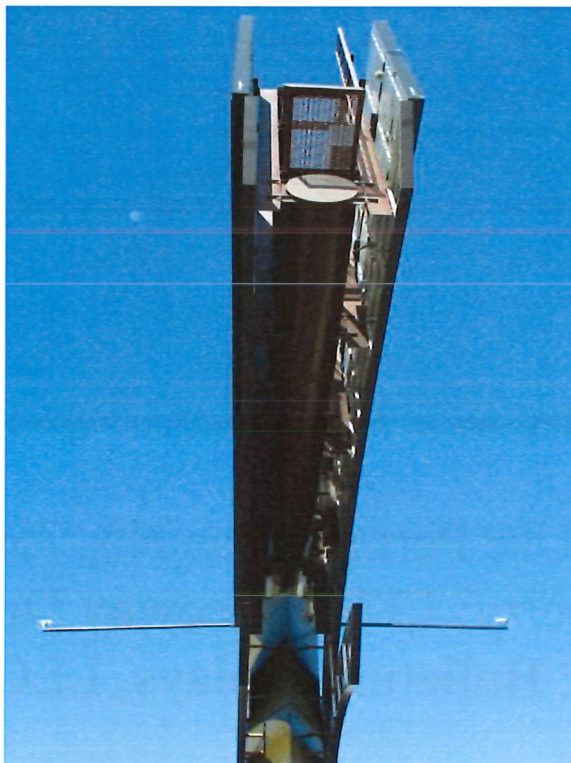


CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 750-2
Subject Property: 13711 Freeway Drive
Applicant: Bulletin Displays, LLC

Attachment 2: Site Pictures



Attachment 3: Letter Requesting Reconsideration

BULLETIN DISPLAYS, LLC

"CREATIVE OUTDOOR ADVERTISING"

3127 E. South Street, Ste. B

Long Beach, CA 90805

(310) BULLETIN [285-5384]

(562) 470-6680 * Fax (562) 470-6686

February 26, 2020

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

Re: Review of Conditional Use Permit #750 for Bulletin Displays LLC, at Martinez Trucking

Dear Ms. Jimenez

This letter serves to request a review of the Conditional Use Permit #750 issued to Bulletin Displays LLC for the billboard located on the Martinez Trucking property. All work has been completed and no additional changes have occurred.

Enclosed please find a check in the amount of \$563.00 to cover the processing of the request.

Sincerely,

BULLETIN DISPLAYS, LLC

"CREATIVE OUTDOOR ADVERTISING"



Andy Goodman
Vice President



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

CONSENT ITEM

Tentative Parcel Map No. 82031-1

Development Plan Approval Case No. 936-1

Conditional Use Permit Case No. 787-1

TPM No. 82031-1: A request for a time extension of Tentative Parcel Map No. 82031 to allow for the consolidating of seven (7) parcels into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Boulevard.

DPA Case No. 936-1: A request for a time extension of Development Plan Approval (DPA) Case No. 936 to allow for the construction of a new 128,869 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Boulevard.

CUP Case No. 787-1: A request for a time extension to allow for the establishment, operation, and maintenance of a mini-warehouse facility on the subject property at 11212 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.
(JSF Management, LLC)

RECOMMENDATIONS

- Find and determine that granting an one (1) year time extension of Tentative Parcel Map Case No. 82031-1, Development Plan Approval No. 936-1, and Conditional Use Permit Case No. 787-1 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, polies, and programs of the City's General Plan; and
- Approve an one (1) year time extension for Development Use Permit Case No. 936-1 (until March 11, 2021), subject to the original conditions of approval for Development Plan Approval 936; and
- Approve an one (1) year time extension for Tentative Parcel Map No.82031-1 (until March 11, 2021), subject to the original conditions of approval for Tentative Parcel Map No.82031; and
- Require that Conditional Use Permit Case No. 787-1 be subject to a compliance review in one (1) years, on or before, March 11, 2021, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On May 14, 2018, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 787 to allow the applicant, JSF Management, LLC, to establish, operate and maintain a mini-warehouse. Along with the approval of CUP

787, the Planning Commission concurrently approved Development Plan Approval Case No. 936 to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; and Tentative Parcel Map No. 82031 to allow for the consolidation of seven (7) parcels into a single parcel, measuring 67,260 sq. ft.

TIME EXTENSIONS

Tentative Parcel Map

In accordance with California Government Code Section 66452.6, a tentative parcel map, which has not been utilized within 24 months, shall be null and void. The Code, however, provides that an extension of 12 months be granted by a local agency.

Development Plan Approval

In accordance with Section 155.745 of the City's Zoning Regulation (see Code Section below), a development plan approval, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations

Section 155.745 – Expiration

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

Conditional Use Permit

In accordance with the approved Conditions of Approval, Conditional Use Permit Case No. 787 shall be subject to a compliance review on or before May 14, 2020. Since the approved mini-warehouse has not been constructed, the applicant is requesting for a one (1) year extension for the compliance review.

TENTATIVE PARCEL MAP (TPM 82031-1)

Request for approval to consolidate seven (7) existing lots into one parcel measuring +/- 67,260 sq. ft. (1 .54 acres) on property located at 11212 Norwalk Blvd., within M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones. As mention previously, the seven (7) existing lots were previously consolidated through a lot tie, which is not recognized by the Subdivision Map Act, therefore, the applicant is seeking for approval to consolidate all seven (7) existing lots via Tentative Parcel Map 82031.

DEVELOPMENT PLAN APPROVAL (DPA 936)

As stated previously, the applicant is requesting approval of Development Approval (DPA) Case No. 936: to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility and a new 1,200 sq. ft. office building on the subject property.

Site Plan

The proposed development will consist of a four (4) story mini-warehouse facility and a detached single-story office building. The proposed office building will be setback a minimum of 24' from the street facing property lines along Norwalk Blvd. It should be noted that the proposed office building is located within C-4, Community Commercial, Zone while the proposed mini-warehouse facility is located within the M-2, Heavy Manufacturing, Zone. As a result, the proposed office building meets the minimum setback requirements for properties within the C-4. The proposed mini-warehouse facility will be setback a minimum of 140' from the street facing the property line along Norwalk Blvd. As a result, the proposed mini-warehouse facility meets the minimum setback requirements for properties within the M-2. The proposed development will provide two driveways along Norwalk Blvd. for ingress and egress. It should be noted that the southerly driveway is a shared driveway with the property to the south.

Floor Plan

The floor plan indicates that the proposed single-story office building will have 1,200 sq. ft. of building area with the main entrance located along the north side of the building. The proposed mini-warehouse facility will have four (4) stories of storage area totaling 128,896 sq. ft. with one (1) entrances located along the west portion of the building. All four (4) floors will have one (1) elevator, a lobby and a mini-storage area totaling 32,224 sq. ft. each.

Elevations

The elevations for the proposed office building reflects a contemporary design. The entry to the office building (north elevation) is provided with extensive glazing, canopy, and decorative roofing. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building. The height of the proposed office building will be 30 feet.

Landscaping Requirements

The minimum landscape requirements for the proposed development, based on the overall street frontage of approximately 228', is 5,700 sq. ft. According to the submitted plan, the applicant will be providing a total of 8,800 sq. ft. of landscaping throughout the subject property, with a minimum 827 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum landscaping requirement set forth in the City's Zoning Regulation. As required by the City Code, the applicant will landscape at least 6% of the parking area.

Parking Requirements

Per the City's Zoning Regulation, the subject property is required to provide a total of 13 parking stalls.

- Proposed Development - 130,096 sq. ft. of mini-warehouse: 1 stall per 10,000 sq. ft. = 13 stalls.
-

A total of 14 parking stalls will be provided for the entire site: 11 standard stalls, 2 accessible stalls, and 1 electric vehicle stall. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulations.

Loading Doors

The proposed building will have 12 loading doors, along the west elevation. It should be noted that the loading doors are placed strategically away from public view with screen wall and gate.

Trash Enclosures

According to the site plan, one (1) 18'-8" x 8'-8" (161.79 sq. ft.) trash enclosure will be constructed along the northern portion of the property. The size of the trash enclosure might change should the Building Department find it to be deficient.

CONDITIONAL USE PERMIT (CUP 787)

Concurrent with DPA 936, the applicant, is requesting approval of a Conditional Use Permit (CUP) to allow for the establishment, operation, and maintenance of mini-warehouse facility use within the M-2, Heavy Manufacturing, Zone. It should be noted that the proposed mini-warehouse facility is located within the M-2 Zone portion of the site.

In accordance with Section 155.637(A) of the City's Zoning Regulations, a mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid CUP has first been issued.

STAFF CONSIDERATIONS

The applicant, JSF Management, LLC, is currently working with the property owner regarding the purchase of the subject property. The applicant, therefore, is requesting a one (1) year time extension of Conditional Use Permit Case No. 787. Providing the applicant with a time extension to their CUP will keep the CUP valid and allow the applicant to continue their process to negotiate the purchasing agreement of the subject property. Staff is confident that the applicant will finalized the negotiation within the next year.



Wayne M. Morrell
Director of Planning

Attachments:

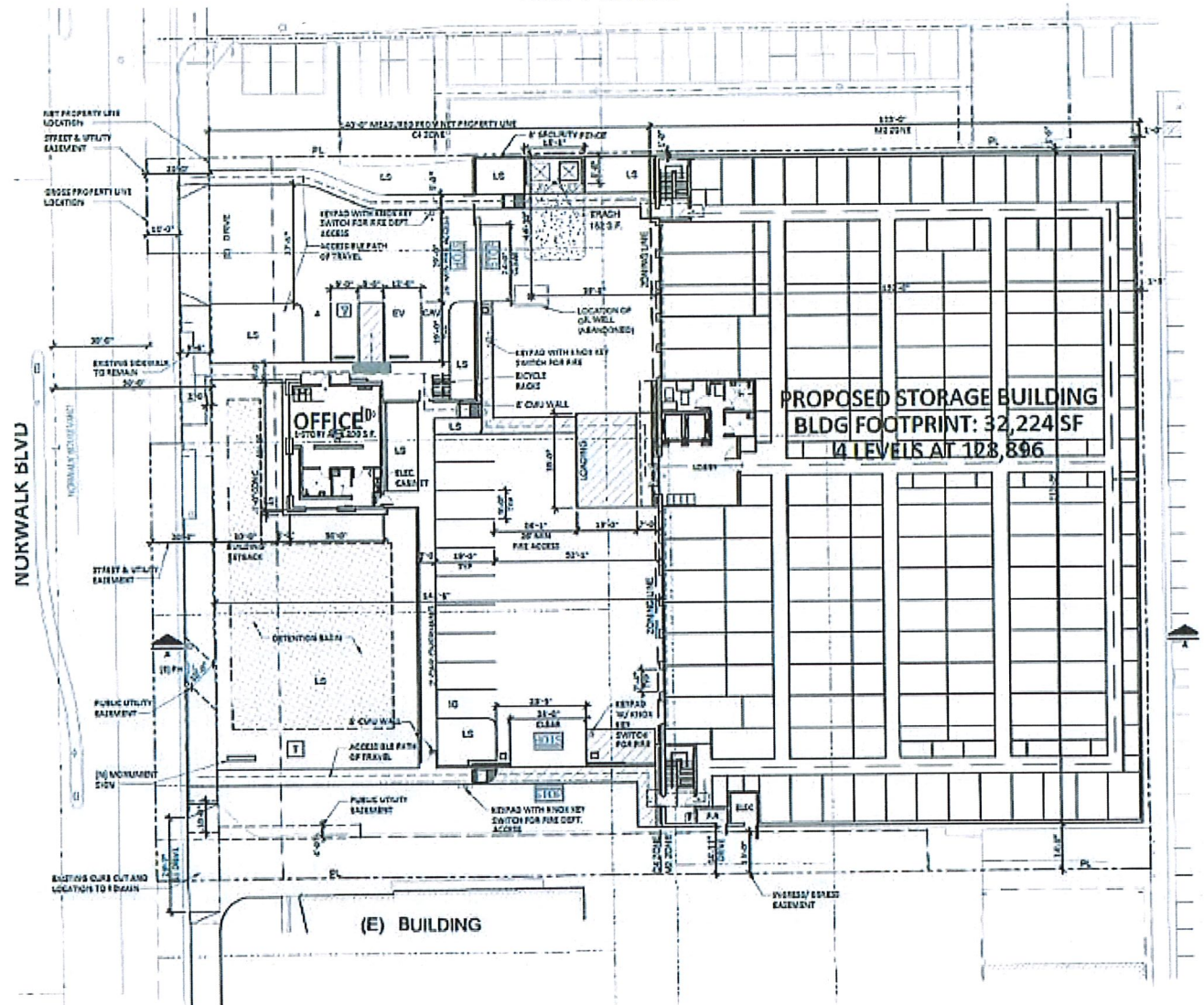
1. Aerial Photograph
2. Site Photos
3. Request for Time Extension
4. Condition of Approval – DPA 936-1 & CUP 787-1
5. Condition of Approval – TPM 82031-1

Aerial Photograph



**Development Plan Approval Case No. 936
Conditional Use Permit Case No. 787
11212 Norwalk Boulevard
Johnson Development Associate, Inc.**

Site Photos



Request for Time Extension



JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

January 27, 2020

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

Re: Request for Extension of:
Conditional Use Permit – Case No. 787
Development Plan Approval – Case No. 936
Tentative Parcel Map Approval – Map No. 82031
CEQA Approval
11212 Norwalk Blvd., Santa Fe Springs, CA 90670 (the “Property”)
(collectively, the “Approvals”)

Dear Mr. Morrell,

On behalf of JSF Management, LLC, please accept this letter as a request to extend the above-described Approvals for a period of two (2) years. The Approvals currently expire on May 14, 2020. As you are aware, we have been unable to construct the proposed self-storage project on the Property because we are still trying to resolve issues with DOGGR regarding the re-abandonment of oil and gas wells.

Enclosed is a check in the amount of \$1,140 payable to the City of Santa Fe Springs for the extension fee. Should you have any questions or need any additional information please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

Brian Kearney
Senior Development Manager
Johnson Development Associates

Cc: Jimmy Wong
Daniel Hart

100 DUNBAR STREET, SUITE 400
SPARTANBURG, SC 29306

PO Box 3524
SPARTANBURG, SC 29302

864.585.2000 864.594.5998
WWW.JOHNSONDEVELOPMENT.NET

DPA 936-1 & CUP 787-1
11212 Norwalk Blvd.
Conditions of Approval

DEVELOPMENT PLAN APPROVAL (DPA 936-1)

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

1. That the applicant shall pay a flat fee of \$ 5,381 to reconstruct/resurface the existing street frontage to City limit for Norwalk Boulevard.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Norwalk Boulevard street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. In addition, the applicant shall remove and construct two driveways per City Standard R-6.4C. Furthermore, said meandering sidewalk and Driveways shall be shown on both the civil and landscape plans.
3. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 400 to install (2) new signs.
4. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
5. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
6. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
7. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
8. All buildings shall be connected to the sanitary sewers.
9. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street

and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

10. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. That the applicant shall connect the landscape irrigation system to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
12. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
13. 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.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
15. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

18. 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.
19. 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.
20. 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.
21. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562-868-0511 x3710)

22. That the applicant shall comply with the Alternate Design Proposal provided by Response Fire Protection in lieu of the required fire department access roads.
23. 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.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
25. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
26. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department

27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 1,313 gpm with a residual pressure of 20 psi flowing from the most remote hydrant. This flow is based on a maximum fire-flow calculation area of 129,000 square feet and Type IIA construction. If a larger fire-flow calculation area is used or the construction type is changed, Fire Department approval must be obtained. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
29. 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 Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
30. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
31. 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.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562-868-0511 x3715)

33. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The

environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.

- c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

- 34. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
- 35. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
- 36. 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.
- 37. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at 562-409-1850 x3320)

- 38. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be

submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

39. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
40. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
41. 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.
42. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
43. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562-868-0511 x7309)

44. 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.
45. 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.
46. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562-868-0511 x7451)

47. That the approval of Development Plan Approval Case No. 936 is contingent upon approval of Tentative Parcel Map Case No. 82031.
48. That the owner/developer shall apply for an Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
49. That the owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to building permit can be issued.
50. That if the subject property is deemed to be located within the methane zone by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the methane zone on the first page of the building plan. Said indication shall be clearly painted with a minimum front size of 12 point.
51. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee counter at (562) 908-4288, extension 2727.
52. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of

the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

53. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
54. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. That the owner/developer must provide on-site bicycle racks or other secure bicycle parking that accommodate a minimum six (6) bicycles.
56. That the applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organization; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclist, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
57. That the owner/developer understands and agrees that compliance with condition of approval number 55 and 56 must be obtained prior to issuance of a certificate of occupancy.

58. That the proposed wrought iron gate facing the west elevation shall be minimum 8 feet in height. The owner/developer shall provide a screening for said wrought iron gate, subject to the approval of the Director of Planning or his/her designee.
59. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
60. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC). Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
61. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There must be a minimum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
62. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
63. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
64. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and

proposed. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

65. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
66. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
67. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
68. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal point. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
69. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
70. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.

71. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
72. That all approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area shall be determined by the City Building Department.
73. All outdoor trash enclosures shall provide a solid roof cover.
74. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Blvd., use street(s) as a staging area, or to backup onto the street from the subject property.
75. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
76. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
77. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on pavement, wheel stop or on a clearly visible sign.
78. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could

affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
79. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
80. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

81. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
82. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
83. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
84. 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.
85. That the applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
86. That unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
87. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

88. That the owner/developer understands and agrees if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
89. That the applicant shall clarify on the construction drawings that all roof drains facing the west elevation shall be install along the interior of the proposed pop-out. Any exposed roof drains should be painted to match the color of the building.
90. That all lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

CONDITIONAL USE PERMIT (CUP 787-1)

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562-868-0511 x7309)

1. 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: Jimmy Wong 562.868-0511 x7451)

2. That Conditional Use Permit Case No. 787 allows for a mini-warehouse use within a 128,896 square feet concrete tilt-up building located at 11212 Norwalk Boulevard. Approval of Conditional Use Permit case No. 787 is contingent upon approval of Development Plan Approval Case No. 936 and Tentative Parcel Map Case No. 82031.
3. That the property owner shall ensure the operator of the mini-warehouse facility complies with City of Santa Fe Springs Municipal Section 155.637.
4. That no parking of vehicles shall be allowed in front of the loading door along the south elevation.
5. That all loading and unloading activities shall occur within the designated loading area only.
6. That no portion of the required on-site parking area shall be used for outdoor storage of any type or for special activities.

7. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building.
8. That the applicant shall maintain the area in a clean and orderly manner at all times.
9. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
10. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
11. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, Extension 7527, or through the City's website (www.santafesprings.org).
12. The Conditional Use Permit Case No. 787 shall be subject to a compliance review on or before March 11, 2021. Approximately three (3) months before March 11, 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.
13. That the applicant, Johnson Development Associates Inc., agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officer 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, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. 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 service, 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.
15. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.

**TPM 82031-1
11212 Norwalk Blvd.**

CONDITIONS OF APPROVAL

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

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong- 562.868-0511 x7451)

1. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
2. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
3. That Tentative Parcel Map No. 82031 shall expire 12 months after Planning Commission approval, on March 11, 2021, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 82031 shall not be effective until such time that a final map is recorded.
4. That as a condition for approval for Tentative Parcel Map No. 82031, the "Subdivider," agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, section 66499.37. Should the City, its agents,

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

5. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
6. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

I have read, understand and accept, and will comply with the above listed Conditions of Approval. I further state that I am the applicant, owner, or the authorized agent of the owner, of property involved in Tentative Parcel Map 82031.

Name of Applicant

Signature

Title (If any)

Company Name (If any)

Date



City of Santa Fe Springs

Planning Commission Meeting

March 9, 2020

PRESENTATION

A brief presentation on the 2020 Census

RECOMMENDATION

- The Chairperson may wish to call upon, Cuong Nguyen, Senior Planner, to assist with this presentation.

BACKGROUND

The decennial census has been conducted every 10 years since 1790 and Census 2020 is right around the corner. The census helps shape many different aspects of your community that will not only determine our representation in Congress and redistricting at all levels of government, but also determine how over \$675 billion is distributed each year to communities nationwide for education, healthcare, housing, transportation, and other vital programs.

In Santa Fe Springs, we want everyone to know that everybody belongs and everybody counts. To help ensure that our city has a complete, fair and accurate count in 2020, the City has formed a Complete Count Committee that will be working closely with the Census Bureau on a strategic and concerted effort to engage, educate, and encourage every community member to participate in the upcoming census.

On behalf of the City's Complete Count Committee, a brief presentation on the 2020 Census will be provided to the Planning Commission. A similar presentation is being provided to other Commissions, Committees, and School Boards throughout the City.


Wayne M. Morrell
Director of Planning

