



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION

October 12, 2020

6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

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

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

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

Electronically using Zoom

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

<https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes for the September 14, 2020 Planning Commission meeting

6. PUBLIC HEARINGConditional Use Permit Case No. 810

CUP Case No. 810: A request to establish, operate, and maintain a Parcel Delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811-11831 East Florence Avenue (APN: 8009-025-038), in the M-2, Heavy Manufacturing, Zone and to provide additional adjacent satellite parking at 10513 Hathaway Drive (APN: 8009-025-059).

7. NEW BUSINESSGeneral Plan Conformity-GPC 2020-02:

Consideration of a Resolution, Finding that the City's Acquisition of Various and Certain Real Property Interests for the Valley View Avenue and Alondra Boulevard Intersection Improvement Project is in Conformance with the City of Santa Fe Springs General Plan as Required by California Government Code Section 65402.

8. NEW BUSINESSExemption – CEQA Guidelines §15061(b) (3)-Activities Covered by General Rule

General Plan Conformity-GPC 2020-01: Consideration of a Resolution Finding that the sale of four (4) parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912), and general located at the northeast and northwest corner of Laurel Avenue and Lakeland, within the R-3-PD, Multiple-Family Residential-Planned Development, Zone, in the City of Santa Fe Springs, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

9. CONSENT ITEM

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

A. CONSENT ITEMConditional Use Permit Case No. 685-4

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing Zone. (Chemical Transfer Company, Inc.)

B. CONSENT ITEMConditional Use Permit Case No. 777-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 777 which allowed the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, and 026), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

C. CONSENT ITEMConditional Use Permit Case No. 800-1

A compliance review of a salvage, reclamation, recycling, wrecking, storage and disposal company on property located at 12128 Burke Street (APN: 8168-002-407), within the M-2, Heavy Manufacturing, Zone. (Iron Mountain)

D. CONSENT ITEMDevelopment Plan Approval (DPA) Case No. 967-1

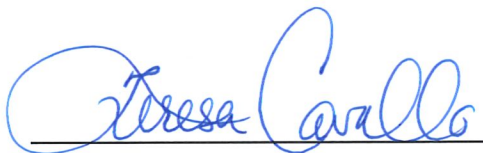
A request for an extension of time for Development Plan Approval (DPA) Case No. 967, which allows the construction of a new ±150,548 sq. ft. concrete tilt-up industrial building on an approximately 6.57-acre site located at 13900 Carmenita Road (APN's: 8059-004-031 & 054), within the M-2 Heavy Manufacturing, Zone. (Bridge Acquisitions, LLC)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

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



Planning Secretary

October 9, 2020
Date



City of Santa Fe Springs

Planning Commission Meeting

October 12, 2020

APPROVAL OF MINUTES

Minutes of the September 14, 2020 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

September 14, 2020

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for September 14, 2020



APPROVED:

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

September 14, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:01 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 Carbajal
Commissioner Jimenez

Staff: Richard L. Adams II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Andrew Gonzales, Planning Intern
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer

Council: None

Members absent: Commissioner Aranda

4. ORAL COMMUNICATIONS

None

5. MINUTES

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

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

Ayes: Arnold, Jimenez, Carbajal, and Ybarra

Nays: None

Absent: Aranda

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Development Plan Approval (DPA) Case No. 973

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval (DPA) Case No. 973, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Ordinance, for the granting of Development Plan Approval; and
- Find and determine that pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve DPA 973, subject to the conditions of approval as contained within Resolution No 171-2020; and
- Adopt Resolution No. 171-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Associate Jimmy Wong to present Item No. 6. Present via Zoom was the applicant's representative Eduardo Carrillo.

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

There being no questions from the Planning Commissioners Chair Ybarra opened the Public Hearing at 6:11 p.m. and requested if anyone from the audience would like to speak on Item No. 6. Representative Eduardo Carrillo thanked the Planning Commissioners for hearing this item via Chat on Zoom.

There being no one else from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 6:13 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Development Plan Approval (DPA) Case No. 973, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, and Ybarra

Nays: None

Absent: Aranda

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

NEW BUSINESS

7. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15303, Class 3
Modification Permit (MOD) Case No. 1335

Recommendation: That the Planning Commission:

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1335, subject to the conditions of approval as contained within Resolution No. 172-2020; and
- Adopt Resolution No. 172-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 7. Present via Zoom was the applicant's representative Abram Garcia.

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

The Planning Commissioners had no questions.

There being no one else from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra requested a motion and second for Item No. 7.

It was moved by Vice Chair Arnold, seconded by Commissioner Carbajal to approve Modification Permit (MOD) Case No. 1335, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

CONSENT ITEM

8. CONSENT ITEM

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 2

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before September 14, 2025, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before September 14, 2025, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. CONSENT ITEM

Conditional Use Permit Case No. 625-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a moving van line logistics company, 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. 625-4 be subject to a compliance review in five (5) years, on or before September 14, 2025, 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 Consent Item Nos. 8A-8C.

It was moved by Commissioner Jimenez, seconded by Vice Chair Arnold to approve Consent Items No. 8A thru 8C, and the recommendations regarding this matter, which passed by the following roll call vote:

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

9. ANNOUNCEMENTS

Commissioners:

None.

Staff:

Senior Planner Cuong Nguyen invited the Planning Commissioners to the General Plan Community Conversation being held on Wednesday, September 16, 2020 at 6:00 p.m.

Mr. Nguyen also notified the Planning Commissioners to keep an eye out for City Council and Staff on Thursday, September 17, 2020 at 6:00 p.m. as they parade around the City promoting the Census and providing giveaways.

10. ADJOURNMENT

Chair Ybarra adjourned the meeting at 6:26 p.m. to the next regular Planning Commission meeting scheduled for September 14, 2020, at 6:00 p.m.

ATTEST:

Frank Ybarra
Chair

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Conditional Use Permit Case No. 810

CUP Case No. 810: A request to establish, operate, and maintain a Parcel Delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811-11831 East Florence Avenue (APN: 8009-025-038), in the M-2, Heavy Manufacturing, Zone and to provide additional adjacent satellite parking at 10513 Hathaway Drive (APN: 8009-025-059).

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 810; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 810, subject to the conditions of approval as contained with Resolution No. 173-2020; and
- Adopt Resolution No. 173-2020, which incorporates the Planning Commissions' findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Francis Park and Velayos LLP on behalf of
Amazon.com Services LLC
Attn: Francis Y. Park
801 S. Figueroa Street. Suite # 450
Los Angeles, CA 90017
(213) 570-8000
FPark@parkvelayos.com
- B. Property Owner: PSB Hathaway I and II LLC,
Attn: Mark Antrobis

- 701 Western Avenue
Glendale, CA 91201
mantrobious@psbusinessparks.com
- C. Subject Property: 11811-11831 East Florence Avenue
Santa Fe Springs, CA 90670
APN: 8009-025-038
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. CEQA Recommendation: Categorically Exempt
- G. Hearing Date: October 12, 2020
- H. Staff Contact: Claudia Jimenez
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The subject property, located at 11801 – 11831 East Florence Avenue, is comprised of a single parcel (APN: 8009-025-038) measuring approximately 287,199 square feet (13.5-acres). The property is located on the North-East corner of Florence Avenue and Pioneer Boulevard and is zoned M-2 (Heavy Manufacturing). Properties to the North and East are also zoned M-2, while properties to the South are zoned R-3-PD (Multi-Family Residential – Planned Developed and properties to the West are zoned PF (Public Facilities) and R-3-PD.

The proposed tenant, which is the logistics division of a larger e-commerce company (Amazon), specializes in delivery of customer orders from delivery stations at which parcels would be sorted and loaded for delivery by vans operated by “Delivery Service Partners, (DSP)”, as well as by a small number of personal passenger vehicles operated through the “Flex” program. The delivery station operates 24 hours per day on a multi-shift schedule, which will be designed to stagger the arrival and departure of employees and delivery vehicles throughout the day. The project site would be designed to avoid conflicting vehicle movements and to prevent off street queuing.

Details of New Satellite Parking Site

The applicant has proposed satellite parking at 10513 Hathaway Drive, it is comprised of a single parcel with two buildings (APN: 8009-025-059) measuring approximately 3.36-acres. Based on the plans provided for the satellite parking site, the applicant will be providing 62 outdoor stalls and an additional 35 indoor stalls for a

total of 97 satellite parking stalls at 10513 Hathaway Avenue. The northerly building at 10513 Hathaway Drive will be exclusively used by Amazon to park their step vans and employee parking during peak state. The southerly building at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution, Inc. and a total of 47 parking stall will remain designated and available for said tenant. Based on the combined sq. ft. of both buildings, 117 parking stall are required and 144 parking stalls will be provided. The proposed satellite parking will be used primarily for van parking and for seasonal employees parking.

STREETS AND HIGHWAYS

The subject site has frontage on East Florence Avenue, with additional frontage on Pioneer Boulevard. Florence Avenue is designated as a "Major Arterial", within the Circulation Element of the City's General Plan. The satellite parking area has frontage on Hathaway Drive and is a local industrial street.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north and east are zoned M-2 Heavy Manufacturing. The property to the south is zoned R-3-PD Multi-Family Residential, and the property to the west is zoned PF Public Facilities with a General Plan land use designation of Industrial.

LEGAL NOTICE OF PUBLIC HEARING

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

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

ZONING REQUIREMENTS

In accordance with Section 155.243(J)(20) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required for the establishment of a parcel delivery service use when such use is conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles.

Code Section:	Conditional Uses
155.243 (J)(20)	<u>Section 155.243 (J)(20)</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (J) (20) Parcel delivery service uses conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailered vehicles.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The proposed project involves a parcel delivery use. Although there will be interior and exterior improvements, the project will not create additional building square footage. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

Conditional Use Permit

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

STAFF REMARKS

Based on the findings set forth within Resolution 173-2020 (see attachment 173-2020), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 810 subject to the conditions of approval as provided within Exhibit A of Resolution 173-2020.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Project Plans
 - a. Subject - Overall Site Plan
 - b. Subject - Floor Plan
 - c. Subject - Parking Plan
 - d. Satellite - Site Plan
3. Radius Map for Public Hearing Notice
4. Public Hearing Notice
5. Conditional Use Permit Application
 - a. Justification Statement
 - b. Property Owners Statement
 - c. Notarized Acknowledgment
 - d. Legal Description
6. Resolution 173-2020
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 810
11811-11831 East Florence Avenue
APN 8009-025-038
Amazon.com Services LLC

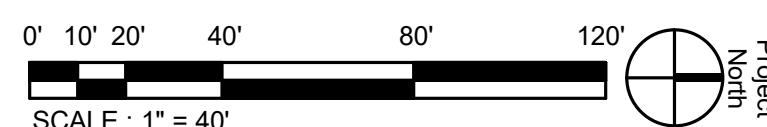
Attachment 2: Project Plans
A. Subject Overall Site Plan

Attachment: 2
B. Subject Floor Plan

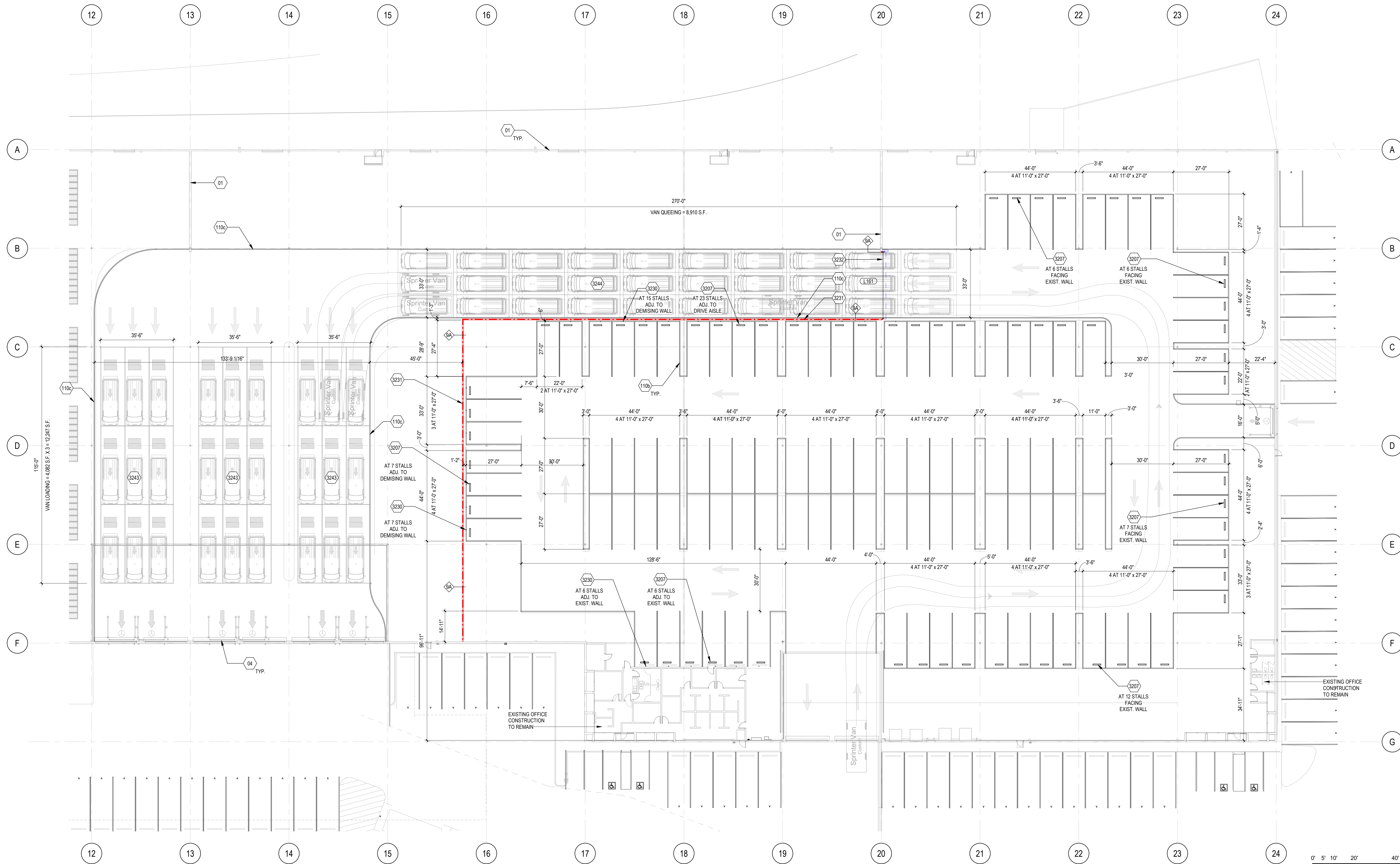
OVERALL FLOOR PLAN

A2.0

OVERALL FLOOR PLAN



Attachment: 2
C. Subject Parking Plan



KEYNOTES

- 01 EXISTING CONCRETE TILT-UP WALL, EXTERIOR PAINTED WITH ONE COAT PRIMER AND TWO COATS COLOR - SEE STRUCTURAL DWGS. PROVIDE ALTERNATE PRICING FOR ONE COAT INTERIOR PAINT TO COVER.
- 04 EXISTING DOOR TO REMAIN
- 110b VAN STALL STRIPING.
- 110c PAINTED STRIPING.
- 3207 CONCRETE WHEEL STOP
- 3230 4" DIA TRAFFIC RATED PIPE BOLLARD PAINTED YELLOW.
- 3231 DEMISING WALL BETWEEN INDOOR PARKING AREA AND WAREHOUSE
- 3232 NEW OVERHEAD DOOR AT DRIVE AISLE FOR SERVICE VAN LOADING AREA
- 3243 VAN LOADING ZONE
- 3244 VAN QUEUEING ZONE



DLX1 - LOS ANGELES
(SANTA FE SPRINGS)
TENANT IMPROVEMENT
11811 FLORENCE AVENUE
SANTA FE SPRINGS, CALIFORNIA

ENLARGED PARKING PLAN

Project Number: 2020-014-00
Plan Check Number:

05/01/2020 COORDINATION

SHEET

A2.0D

ENLARGED PARKING PLAN

Scale: N.T.S.

1

Attachment: 2
D. Satellite Site Plan

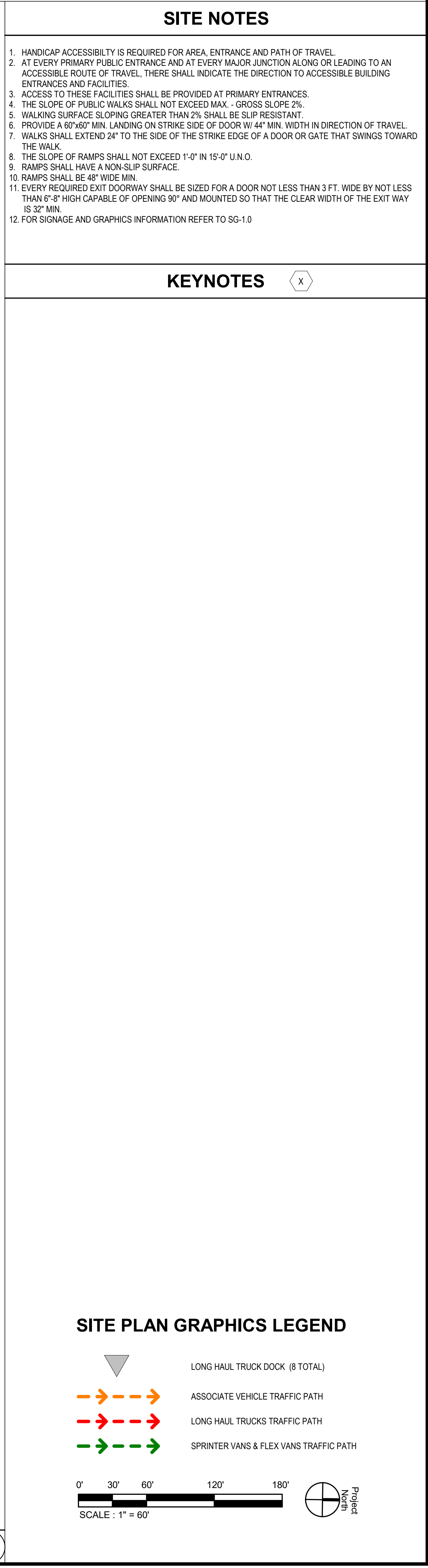
BUILDING AREA & PARKING TABULATIONS - 11811 FLORENCE & 10513 HATHAWAY

"PER CGBSC 5.106.5.3.5 FUTURE EV CHARGING STALLS (REQUIRED BY CGBSC 5.106.5.3.3) QUALIFY AS CARPOOL/VAN/POOL/CLEAN AIR VEHICLE STALLS

"* EXCEPTION (CIBC 11B-208.1) - PARKING SPACES USED EXCLUSIVELY FOR BUSES, TRUCKS, OTHER DELIVERY VEHICLES, OR VEHICULAR IMPOUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-208 PROVIDED THAT LOTS ACCESSIBLE BY THE PUBLIC ARE PROVIDED WITH A PASSENGER DROP-OFF AND LOADING ZONE COMPLYING WITH SECTION 11B-503

*** CGBSC 5.106.5.2 - CLEAN AIR VEHICLE PARKING SPACES PROVIDED IS 3 STANDARD STALLS (9'X20') (INCLUDING 2 FUTURE ELECTRIC VEHICLE CHARGING STALLS) BASED ON A TOTAL OF 29 STALLS PROVIDED: AS THE REST OF THE PARKING STALLS ARE SERVICE VEHICLE STALLS, NOT ELIGIBLE TOWARDS THE CLEAN AIR QUOTA.

**** CGBSC 5.106.5.3.3 - FUTURE NUMBER OF ELECTRIC VEHICLE CHARGING SPACES TO BE 1 STANDARD STALL, 1 ACCESSIBLE STALL, (9'X20') BASED ON 29 TOTAL STALLS PROVIDED: AS THE REST OF THE PARKING STALLS ARE SERVICE VEHICLE AND ACCESSIBILITY STALLS, NOT ELIGIBLE TOWARDS THE CLEAN AIR QUOTA.



Attachment: 3
Radius Map

CITY OF SANTA FE SPRINGS



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

LEGEND

- 35 OWNERSHIP NO.
- 1 OWNERSHIP HOOK

CASE NO.
DATE: 07-22-2020
SCALE: 1" = 100'

OWNERSHIP MAP

Attachment 4:
Public Hearing Notice

FILE COPY



NEOPOST

FIRST-CLASS MAIL

09/30/2020

US POSTAGE \$000.00⁰

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

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 810**

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

CONDITIONAL USE PERMIT CASE NO. 810 - A request for approval to establish, operate, and maintain a Parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles on parcel and adjacent satellite parking property.

PROJECT SITE: Main facility located at 11811-11831 E. Florence Avenue (APN: 8008-025-038) and additional satellite parking located at 10513-10551 Hathaway Drive (APN: 8009-02-5059). The northerly building at 10513 Hathaway Drive will be exclusively used by applicant to park their step vans and employee parking. The southerly building at 10551 Hathaway Drive, will continue to be occupied by current tenant. Both are within the M-2 (Heavy Manufacturing), Zone.

APPLICANT: Park and Velayos LLP, c/o Francis Park

THE HEARING will be held on **Monday, October 12, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

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

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). Additionally, it should be noted that the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

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

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

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

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

**Attachment 5:
Conditional Use Permit Application
A. Justification Statement (1 of 2)**

CONDITIONAL USE PERMIT APPLICATION – EXHIBIT D

11811 - 11831 E. Florence Ave.
Santa Fe Springs, CA 90670

JUSTIFICATION STATEMENT

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

The Project will support the tenant's ongoing efforts to improve the delivery of goods within the Southern California region. In light of the ongoing COVID-19 pandemic, which has dramatically increased the need for household delivery services, the tenant is seeking to rapidly expand its capacity to serve the region. The Project Site contains an existing warehouse where the current tenant is imminently departing, and the existing warehouse can be quickly and easily adapted for the Project with only minimal interior alterations. Accordingly, the Project Site is ideal for the Project, which will provide essential delivery services.

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

As previously noted in the proposed findings for the Project's Conditional Use Permit and as further detailed in the Operational Narrative attached as Exhibit B, the Project would reduce the number of heavy-duty trucks passing through the Project Site on a daily basis, and the Project's operations would be designed to stagger the arrival and departure of employees and delivery vehicles throughout the day. Accordingly, the Project would likely improve current conditions pertaining to noise and air quality, and would not cause detrimental impacts pertaining to traffic to persons and properties in the vicinity. Furthermore, the Project would provide between 100 and 235 on-site jobs with competitive wages and benefits, depending on seasonal variations in activity, as well as opportunities for Delivery Service Partners and Flex delivery drivers, and would therefore be beneficial to the welfare of the community.

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

In keeping with the requirements of SFSMC § 155.243(J)(20) for parcel delivery service uses, the Project would conduct all operations, including parcel sorting and loading, within the existing enclosed warehouse structure with only minor interior modifications, permitting parcel delivery operations to occur without undesirable features. Outside of limited quantities of typical household goods, no hazardous materials would be used or handled on the Project Site. Moreover, as previously noted, the Project would reduce the number of heavy-duty trucks passing through the Project Site compared to the existing use, and would accordingly reduce the associated noise and air quality impacts.

Justification Statement (2 of 2)**4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.**

As previously stated, the Project would likely improve current conditions relating to noise, air quality, and traffic due to a reduction in the number of heavy-duty trucks passing through the Project Site and reuse of an existing building. Additionally, as the Project has been designed to stagger arriving and departing employees and delivery vehicles throughout the day and to focus vehicle movements at non-peak hours, it would limit any potential impacts from traffic congestion on the surrounding neighborhood and local businesses. Accordingly, the Project would not hinder quality development of the surrounding properties.

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

As previously noted and as further detailed in the Operational Narrative and Project plans attached as Exhibits B and C, the Project would operate 24 hours per day on a multi-shift schedule, which has been designed to stagger the arrival and departure of employees and delivery vehicles throughout the day, and circulation within the Project Site would be designed to avoid conflicting vehicle movements and prevent off-site queuing. Therefore, the Project would not impose substantial traffic burdens or cause traffic hazards on adjoining streets.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

The operator of the Project Site will be a tenant of PS Business Parks, Inc, which is headquartered at 701 Western Avenue, Glendale, California 91201.

Property Owners Statement**Property Owners Statement**

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

Name (please print): PS Hathaway I and II LLC, c/o Mark Antrobus
 Mailing Address: 701 Western Ave., Glendale, CA 91201
 Phone No: (562) 421-6100 Fax No: (818) 242-0566
 E-mail: mantrobis@psbusinessparks.com
 Signature: [Signature]

Name (please print): _____
 Mailing Address: _____
 Phone No: _____ Fax No: _____
 E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

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

WITNESS my hand and official seal

 Notary Public

Notarized Acknowledgment

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 8th, 2020 before me, Elva J. Chavez, Notary Public

Name of Notary Public Title

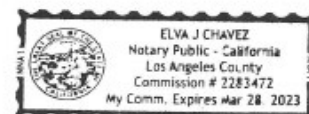
personally appeared Mark Antrobis, Regional Vice President

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Elva J. Chavez
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement on unauthorized document, and may prove useful to persons relying on the document.

Description of Attached Document

The preceding Certificate of Acknowledgement is attached to a Document titled/for the purpose of

CUP Application

(Term or description of Document)

containing _____ pages, and dated _____

By: _____

Copyright © Develop Po.n: Education 2015

Legal Description

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1 OF [PARCEL MAP NO. 14989](#), IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 164, PAGES 15 AND 16 OF PARCEL MAPS](#).

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND OR PRODUCES AND SAVES THEREFROM WITHOUT ANY RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE AREAS OF SAID LAND, TO A DEPTH OF 500 FEET FROM ANY PURPOSE TO PRODUCE, PROSPECT FOR AND DEVELOPMENT OF ANY SUCH SUBSTANCES, AS RESERVED BY JESSE E. HATHAWAY, IN DEED RECORDED MAY 21, 1958 AS [INSTRUMENT NO. 3167 OFFICIAL RECORDS](#).

APN: 8009-025-038

**Attachment: 6:
Resolution 173-2020 &
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO.173-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO.810**

WHEREAS, a request was filed for Conditional Use Permit Case No. 810 to allow the establishment, operation, and maintenance of a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles located at 11811-11831 E. Florence Avenue, and additional satellite parking located at 10513 Hathaway Drive, both are within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property where the parcel delivery service use will be conducted is located on the north east corner of Florence Avenue and Pioneer Boulevard, with Accessor's Parcel Number of 8009-025-038, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the satellite parking is located along the west side of Hathaway Drive, with Accessor's Parcel Number of 8009-025-059, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is PSB Hathaway I and II LLC, 701 Western Avenue, Glendale, CA 91201; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 810, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1. Existing Facilities; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department, on September 30, 2020, published a legal notice in the Whittier Daily News, a local paper of general circulation, indicating the date and time of the public hearing in accordance with state law; and

WHEREAS, similar to other Conditional Use Permit, the City of Santa Fe Springs Planning and Development Department, on September 30, 2020, also mailed out the public notice to the adjacent property owners (and tenants) within a 500 foot radius of the project site, to advise them of the Conditions Use Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on October 12, 2020 concerning Conditional Use Permit Case No. 810.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves a proposed parcel delivery service use. Although there will be interior and exterior improvements related to the proposed use, the project will not result in additional building square footage. In fact, the operations will effectively reduce the overall building area currently designated for warehouse and instead use said area for parking and circulation. Additionally, potential parking, traffic and noise related impacts have been thoroughly reviewed and made part of the conditions of approval that will be required of the proposed use. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the M-2, Heavy Manufacturing, Zone and also has a General Plan land use designation of Industrial. A parcel delivery service use, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The applicant, Amazon.com Services, LLC is requesting approval for Conditional Use Permit Case No. 810 to establish, operate, and maintain a parcel delivery use conducted within a completely enclosed building and primarily of step vans, parcel trucks or similar non-trailer vehicles on property located at 11811-11831 E. Florence Avenue and additional satellite parking located at 10513 Hathaway Drive.

Through a collaboration among city staff, along with the applicant and their representatives, concerns related to off-street parking and on-site circulation, security, traffic, noise, staging and queuing have all been analyzed and adequately addressed within the exhaustive list of conditions of approval. It is evident that specific conditions were required to ensure the proposed parcel delivery service use and additional satellite parking will operate in full compliance with all performance standards set forth in the City's Zoning Regulations and not adversely affect the surrounding community.

To address potential concerns related to parking and on-site circulation, the following conditions were required:

- Condition 18: Prohibits off-street parking area to be reduced or encroached upon at any time.
- Condition 20: Requires all parking stalls to remain available at all times.
- Condition 28: Requires traffic calming devices and signs on the property.
- Conditions 32 and 33: Provides a general limit to the number of employees.
- Conditions 34-38: Specifies the general hours and capacity of DSP and Flex drivers.
- Condition 44: Requires all vehicles associate with the use to be within their designated areas and in accordance with the provided site plan.

To address potential concerns related to security, the following conditions were required:

- Conditions 50 and 74: Requires applicant to provide 24-hour on-site security to monitor entire site, including the satellite parking area.

To address potential concerns related to traffic, the following conditions were required:

- Condition 4: Requires the applicant to bond for the cost of the design and installation of a traffic signal and Florence Avenue and Hathaway Drive for a period of 24 month.
- Condition 5: Requires the applicant to contribute the cost of replacing Union Pacific Railroad grade crossing preemption/control equipment and railroad warning signals and gates at Florence Avenue and Pioneer Boulevard.

To address potential concerns related to noise, the following conditions were required:

- Condition 53: Prohibits the use of outdoor speakers, intercom systems, bells, horns, etc.
- Condition 56: Requires continuous compliance with City's noise ordinance.
- Condition 69: Prohibits loitering or congregation of employees.

To address concerns related to queuing and staging on nearby streets, the following conditions were required:

- Condition 17: Prohibits trucks from blocking or otherwise back-in from the street.
- Condition 24: Prohibits truck queuing along Florence Avenue.
- Conditions 34, 35, 37, 38: Provides an understanding of general departure times and frequency to minimize impact on local streets.
- Condition 40: Prohibits queuing and staging along Florence Avenue, Pioneer Boulevard, and Hathaway Drive.

The Planning Commission, therefore, finds that if the applicant operates in strict compliance with the required conditions of approval, the proposed parcel delivery service use would be harmonious with adjoining properties and surrounding land uses.

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

The subject property, located at 11811-11831 Florence Avenue, is currently developed with an existing industrial building totaling 287,199 sq. ft. in area. The applicant is planning to lease the subject site and will be making several interior modifications to accommodate their proposed parcel delivery service use, and also re-stripe the parking area to maximize the on-site parking and circulation of employee vehicles, vans and delivery trucks. The applicant is also planning to lease an adjacent property, at 10513 Hathaway Drive, to provide additional satellite parking to help ensure that they have sufficient parking to accommodate their peak state and also provide some opportunity for growth for their steady state. It should be noted that the applicant is only planning to occupy the northerly building. The southerly building, at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution. Aside from the re-striping of the parking area and new openings to allow vehicles to park or otherwise maneuver inside the existing buildings, no other exterior modifications will be made to either building or parcels at this time. Nevertheless, to ensure the subject properties and buildings are continually maintained, the following conditions were required:

- Condition 17: Requires damage and repairs to be mitigated within 72 hours.
- Condition 51: Requires site to be continually maintained in a proper, safe, and aesthetically pleasing manner.
- Conditions 52 and 75: Requires a neat and orderly operation and immediate removal of trash, junk, debris, etc.
- Condition 55: Requires the applicant to provide sufficient refuse storage areas on-site.

The Planning Commission, therefore, finds that proper consideration has been given towards the anticipated improvements and the ongoing operation and maintenance of the proposed parcel delivery service use, thus the general appearance and welfare of the community will be preserved.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 173-2020 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities), and to approve the Conditional Use Permit Case No. 810 to allow the establishment, operation, and maintenance of a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles located at 11811-11831 E. Florence Avenue (APN: 8009-025-038) and additional satellite parking located at 10513 Hathaway Drive (APN: 8009-25-059), both are within the M-2, Heavy Manufacturing, Zone, subject to the conditions of approval attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of October, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Amazon

Last Mile Distribution Center

Conditional Use Permit (CUP) Case No. 810

11811-11831 E. Florence Avenue (APN: 8008-025-038) and
10513 Hathaway Drive (APN: 8009-025-059) - satellite parking

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868.0511 x 7454)

STREETS

1. That the applicant, Amazon.com Services LLC shall pay a flat fee of **\$51,238.50** to reconstruct/resurface the existing street frontage to centerline for Pioneer Boulevard, Florence Avenue, and Hathaway Drive.
2. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted “No Stopping Any Time.” The City will install the offsite signs and the applicant shall pay **\$2,000.00** to install **(10)** new signs.

UTILITIES

3. All buildings shall be connected to the sanitary sewers.

TRAFFIC

4. Applicant, Amazon.com Services LLC/Developer shall bond for the cost of the design and installation of a traffic signal at Florence Avenue and Hathaway Drive in the amount of **\$250,000**. Said bond to remain in effect for a period of 24 months after the initial opening of the proposed Amazon facility. If after 24 months of operation, that traffic conditions at the intersection have not changed significantly and a traffic signal warrant study indicates that a traffic signal is not warranted at the intersection, then the bond will be released.
5. Applicant, Amazon.com Services LLC/Developer shall contribute towards the cost of replacing the Union Pacific Railroad (UPRR) grade crossing preemption/control equipment and railroad warning signals & gates at Florence Avenue w/o Pioneer Boulevard and Pioneer Boulevard n/o Florence Avenue to allow for the placement of three lanes on Florence Avenue e/o & w/o Pioneer Boulevard. The total cost to replace the UPRR equipment is **\$500,000**. Applicant shall pay the \$500,000 to the Department of Public Works prior to occupying the building.

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION)

(Contact Raul Diaz 562. 868.0511 x 3813)

6. That interior gates or fences are not permitted across required Department of Fire-Rescue access *roadways* unless otherwise granted prior approved by the City Department of Fire-Rescues.
7. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
8. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
9. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
10. 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.
11. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868.0511 x 3915)

12. Permits and approvals. That the applicant, Amazon.com Services LLC 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.
13. That the applicant, Amazon.com Services LLC 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 1850)

14. That the applicant, Amazon.com Services LLC 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 designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org
15. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant, Amazon.com Services LLC 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, Amazon.com Services LLC 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.
16. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of line haul trucks, vans, trailers and other vehicles associated with the delivery process. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
17. That line haul trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
18. That off-street parking areas shall not be reduced or encroached upon at any time.
19. 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.

20. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking stalls shall not be sectioned off for reserved, VIP, and/or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, and/or the like is permitted while repairs are being conducted.
21. That prior to storing and/or parking any vans or vehicles related to the distribution activities, the applicant, Amazon.com Services LLC shall repair the fence along the railroad property. The fence shall have a minimum height of 10'-0", include slats or privacy screen, and shall not have barbed wire, razor wire or other similar additions
22. That new landscaping shall be installed on the north portion of the property and include a vine-like species to intertwine into the existing fence for screening purposes.
23. That if the applicant, Amazon.com Services LLC implements drone delivery services, drones shall not be deployed from the subject location in effort to minimize any adverse effects within the neighboring Heritage Park and the adjoining business parks.
24. Delivery trucks entering onto the subject site shall not stop, park, or queue on Florence Avenue at any time.
25. That the applicant, Amazon.com Services LLC shall provide to the Department of Police Services the name and phone number to the plant manager or person in charge of the facility, and shall provide new information when that person's position is re-staffed.
26. That vehicles shall not be washed, repaired or serviced on the property at any time.
27. That delivery vehicles and/or other vehicles associated with the business shall not be stored on the site in an inoperative, wrecked, or abandoned condition at any time. Vehicles in an inoperative, wrecked, or abandoned condition shall not be stored on the property an excess of five days as provided in Section 90.15 of the Santa Fe Springs Municipal Code.
28. That all trucks, vans and personal vehicles associated with the operation shall park on the subject site at all times. Moreover, the applicant, Amazon.com Services LLC shall encourage all personnel association with the operation to park on the subject and not on the street. The City reserves the right to post "No Stopping" signs on the surrounding streets if it believes that street parking

is becoming a public nuisance or creating negative impacts to the surrounding businesses.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x 7309)

29. The applicant, Amazon.com Services 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 current permit from the City.
30. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x 7356)

31. Conditional Use Permit Case No. 810 allows the applicant, Amazon.com Services LLC to establish, operate and maintain a 24-hours/7 days a week, parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811 – 11831 E. Florence Avenue (APN 8008-025-038), and adjacent satellite parking at 10513 Hathaway Drive (APN: 8009-025-059), herein after referred to as “subject site”.

“Regarding the conditions set forth below in the Planning and Development Department section regarding Applicant operations, it is the intent of the City to allow for operational flexibility related to the number of vehicles and employees at Subject Site, for both Steady and Peak State Operations, so long as the increased number of vehicles and employees and any changes in timing can be served by on-site parking spaces and such increases do not cause a negative impact to properties in the immediate vicinity or offsite traffic flow on adjacent streets.

32. The number of sortation associates, station managers, and DSP owners during steady state shall not to exceed 123 employees within a 24-hour period. The associates work will be divided into five (5) shifts per day, ranging between 4 to 10.5 hours per day and up to 35 hours per week. Additionally, employees shall enter and exit the site off East Florence Avenue Pioneer Boulevard, and Hathaway Drive.
33. The number of sortation associates, station managers and DSP owner during peak state shall not to exceed 235 employees within a 24-hour period.
34. The maximum daily DSP step vans shall be 94 during steady state period. The departure and arrival schedule identified below shall be in effect 7 days per week. Additionally, DSP step van loading shall be limited to 30 minutes

and departures shall be limited to van groups of no more than 27 vans, every 20-30 minutes.

35. Steady State DSP drivers shall not begin arriving at the delivery station until 9:30 am with the first wave of drivers departing no earlier than 10:00 am and return to station by 9:00 pm.
36. Peak State DSP vans will operate in two (2) shifts. Peak state is expected to occur during the month of July, November and December. The applicant, Amazon.com Services LLC shall be responsible for informing the Director of Planning of any expected change outside of this Peak State norm.
37. Peak State DSP drivers shall not begin arriving at the delivery station until 6:30 am with the first wave of drivers departing no earlier than 7:00 am and return to station by 10:00 pm.
38. The maximum daily DSP step vans shall be 249 during peak state period. Additionally, DSP step vans loading time shall be limited to 30 minutes and departures shall be limited to van groups of no more than 27 vans in every 20-30 minutes.

Departure Waves

Shift 1: 7:00 am – 8:30 am; 81 vans in waves of 27

Shift 2: 10:00 am – 12:00 pm; 150 vans in waves of 30

Return Hours:

4:30 pm – 10:00 pm; arrivals will occur in waves that corresponds to each group's departure time.

The maximum daily Flex drivers shall be 30 during steady and peak state period. Additionally, Flex drivers loading time shall be limited to 30 minutes with an arrival time of 4:00 pm and departure time of 5:00 pm.

39. Line haul trucks must enter and exit off Florence Avenue only. During steady state, seven (7) line hauls will deliver packages to the station each day. During peak state, nineteen (19) line haul trucks will deliver packages to the station each day.
40. That the applicant, Amazon.com Services LLC shall not allow line haul trucks to queue on East Florence Avenue, Pioneer Boulevard, or Hathaway Drive, or use said streets as a staging area, or to back up onto the street from the subject site. In addition, any vehicles associated with the property shall not obstruct or impeded any traffic.
41. That the applicant, Amazon.com Services LLC understands that all employees and step van parking shall be limited to the subject site at all times. This requirement also applies to the number of employees and step vans that will be required at peak operational periods (i.e. holiday).

42. That the proposed distribution center use shall otherwise remain substantially in accordance with the proposed site plan submitted by the applicant and on file with the case. Any deviations that still meets the intent of this conditional use permit will be in substantially in conformance with this approval, however, any material deviations shall be approved by the Planning Commission.
43. That all new parking stalls shall be striped as shown on the proposed site plan prior to commencement of activities. All line haul trucks and van stalls shall be further identified by having the words "truck stall" and "van stall" or comparable wording legibly written on the pavement, wheel stop, on a clearly visible sign, or on a map that is both provided to on-site security personnel and also distributed to all drivers.
44. That line haul truck, trailer, van, and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case.
45. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type, pop up tents, or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
46. That all vehicles associated with the businesses on the subject site shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on either East Florence Avenue, Pioneer Boulevard or Hathaway Drive and violations to this rule would result in the reconsideration of privileges granted under this Permit.
47. That the applicant, Amazon.com Services LLC understands the proposed line haul truck, trailer, and van storage areas shall be completely screened from public view. Prior to occupancy, the applicant shall provide plans to the Planning Department to demonstrate that said storage areas will be adequately screened.
48. That the applicant, Amazon.com Services LLC shall submit plans and obtain all necessary approvals prior to installing any washing equipment or otherwise washing any vehicles on-site.
49. 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.
50. That the applicant, Amazon.com Services LLC shall provide 24-hour on-site security to monitor the subject site. Applicant to have personnel on-site to monitor and ensure proper vehicle movement occurs to help avoid potential accidents and queuing issues.

51. That the applicant, Amazon.com Services LLC shall ensure the subject site is continually maintained in a proper, safe, and aesthetically pleasing manner at all times; any such landscape, equipment, structure, parking area, etc. in need of paint, repair, or replacement as determined by the Planning Director (or designee) shall be resolved in a timely manner.
52. That the applicant, Amazon.com Services LLC shall ensure that the site is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
53. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.
54. That the cars and vans that are in queue waiting to load shall not remain idling and engines turned off.
55. That the applicant, Amazon.com Services LLC shall provide outdoor trash and refuse storage areas sufficient to provide adequate, safe and efficient storage of waste and refuse expected to be produced. A minimum of one such outdoor trash and refuse area not less than four and one-half feet in width and six feet in length shall be provided for each building and/or use on property; however, the Director of Planning and Development may require additional storage areas if determined necessary to adequately serve any building and/or use. All outdoor trash and refuse storage areas shall be screened from view on all sides by a solid fence, wall or structure a minimum of five feet in height and shall be located so as to be readily accessible to users and collection personnel.
56. That the proposed distribution facility use shall comply with Section 155.424 of the City's Zoning Ordinance regarding the permitted noise levels. If there is a violation of this aforementioned Section, the property owner/applicant Amazon.com Services LLC shall take whatever measures necessary to reduce or otherwise eliminate said noise source from the operation immediately.
57. That the applicant, Amazon.com Services LLC shall submit necessary plans, obtain approval, and thereafter make necessary improvements to allow vehicles to be used or otherwise stored inside the building.
58. That all unloading shall be performed within the building, directly from line haul trucks parked at approved loading docks, and that all material and product inventories shall be stored within the building.
59. That the total number of line haul truck loading docks identified on the site plan shall match the total identified on the floor plans in the Building set of plans. In no event shall trucks be parked outside of the truck loading area.

60. That Electric Vehicle Charging Stations shall be installed as shown on site-plan. Any changes shall be reviewed by Planning Director or designee.

SATELLITE PARKING

61. As mentioned previously, this approval allows the applicant, Amazon.com, Services LLC, to establish, operate and maintain a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel tucks or similar non-trailer vehicles. The approval includes the use of satellite parking on property located at: 10513 - 10551 Hathaway Drive (APN # 8009-25-059).
62. Based on the plans provided for the satellite parking site, the applicant will be providing 62 outdoor stalls and an additional 35 indoor stalls for a total of 97 satellite parking stalls at 10513 Hathaway Avenue. The northerly building at 10513 Hathaway Drive will be exclusively used by Amazon to park their step vans and employee parking during peak state. The southerly building at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution, Inc. and a total of 47 parking stall will remain designated and available for said tenant. The required number of parking stalls for APN #8009-02-5059 is 114, and the provided number of stalls is 144.
63. That the applicant, Amazon.com Services LLC understands that all employees and step van parking will be limited to the satellite parking identified in condition #. This requirement also applies to the number of employees and step vans that will be required at peak operational periods (i.e. holiday). Any changes to the satellite parking site shall require prior approval from the City's Planning Commission.
64. That the satellite parking site shall otherwise be substantially in accordance with the proposed parking plan submitted by the applicant and on file with the case.
65. That all new parking stalls shall be striped as shown on the proposed site plan prior to commencement of activities. All stalls shall be further identified by having the words "van stall" and "employee stall" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
66. That all van, and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case.
67. That no portion of the off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.

68. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building.
69. That no employee shall loiter or otherwise congregate outside the building, unless a designated area is assigned and with prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
70. That no stacking of shipping containers, pallets, or similar storage containers shall be permitted.
71. That the operator shall provide rideshare and transit information to its employees.
72. That all designated vehicles associated with the business shall be parked on the satellite site at all times. No on-street parking by employees or patrons is permitted on either Hathaway Drive, East Florence Avenue or Pioneer Blvd and that violations to this rule may result in the reconsideration of privileges granted under this Permit.
73. That the applicant, Amazon.com Services LLC shall not allow step vans, flex drivers, and employee vehicles to queue on Hathaway, or use street as a staging area, or to back up onto the street. In addition, any vehicles associated with the use shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the reconsideration of privileges granted under this Permit.
74. That the applicant, Amazon.com Services LLC shall provide 24-hour on-site security to continually monitor the satellite parking area. Applicant to have personnel on-site to monitor and ensure proper vehicle movement occurs to help avoid potential accidents and queuing issues.
75. That the applicant, Amazon.com Services LLC shall ensure that the satellite parking area is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
76. That the applicant, Amazon.com Services LLC shall submit necessary plans, obtain approval, and thereafter make necessary improvements to allow vehicles to be used or otherwise stored inside the satellite building.
77. That the satellite parking area shall be subject to review, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands. The applicant, Amazon.com Services LLC understands that at any point that the city finds and determines that satellite parking use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible.

GENERAL PLANNING CONDITIONS

78. 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.
79. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.
80. That all fences, walls, gates and similar improvements for the subject site and satellite parking area shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
81. That the applicant, Amazon.com Services LLC shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
82. 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.
83. That the applicant, Amazon.com Services 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 construction activities 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 Claribel Catalan, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
84. That CUP Case No. 810 shall be subject to review in one (1) year, on or before October 12, 2021, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands. Regardless of the above date, the applicant understands that at any point that the city finds and determines that satellite parking use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures:

- a) Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
- b) Provide carpool incentives for the employees.
- c) A virtual job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- e) Initiate vanpool program as an alternative means for employees and contractors to commute to work.
- f) Secure other additional satellite parking sites.
- g) Reduction of workforce (employees and/or contractors).

85. That the applicant, Amazon.com Services LLC shall indemnify, protect, defend, and hold harmless, the City of Santa Fe Springs, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the subject use, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedures Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulations, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
86. That unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date October 12, 2020 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. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.

87. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.
88. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
89. 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.



City of Santa Fe Springs

Planning Commission Meeting

October 12, 2020

NEW BUSINESS

General Plan Conformity-GPC 2020-02:

Consideration of a Resolution, Finding that the City's Acquisition of Various and Certain Real Property Interests for the Valley View Avenue and Alondra Boulevard Intersection Improvement Project is in Conformance with the City of Santa Fe Springs General Plan as Required by California Government Code Section 65402.

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the City's Acquisition of Various and Certain Real Property Interests for the Valley View Avenue and Alondra Boulevard Intersection Improvement Project ("Project") is in Conformance with the City of Santa Fe Springs General Plan as Required by California Government Code Section 65402; and
- Find that the subject General Plan Conformity finding, involving the acquisition of various certain real property interests for the Valley View Avenue and Alondra Boulevard intersection improvement project, is pursuant to and in furtherance of the scope of the existing Mitigated Negative Declaration which was previously prepared by the Los Angeles County Metropolitan Transportation Authority for Valley View Avenue / Alondra Boulevard Intersection Improvement Project (including the acquisition of real property); and
- Adopt Resolution No. 174-2020, which incorporates the Planning Commission's findings and actions regarding this matter, and to recommend that the City Council concur with the findings of the Planning Commission.

BACKGROUND

This item concerns the City's acquisition of certain real property located along Valley View Boulevard and Alondra Boulevard in the City of Santa Fe Springs to make way for the City's Valley View Avenue / Alondra Boulevard Intersection Improvement Project ("Project").

The Project is carried out as part of the Gateway Cities Council of Governments' (GCCOG) Strategic Transportation Plan (STP). The Project will implement the STP Arterial Highway Plan, relieve current congestion, improve safety, and correct functional deficiencies, and maintain a minimum standard Level of Service at the intersection of Alondra Boulevard and Valley View Avenue, which are primary thoroughfares in the City and across the Gateway Cities Subregion.

This Project includes: (1) restriping of Alondra Boulevard to provide a right/through lane; (2) providing two (2) through lanes and dual left-turn lanes for both east and westbound directions; and (3) widening of the south side of Alondra Boulevard and reconstruct the raised median east of the intersection.

To accomplish the intersections improvements, the City requires the acquisition of private property adjacent to the right-of way. The City has so acquired by negotiated

Report Submitted By: Noe Negrete
Director of Public Works

Date of Report: October 8, 2020

ITEM NO. 7

purchase a portion of property and a temporary construction easement on property located at: 14120 Alondra Boulevard (described and depicted in Exhibit “A” attached to Resolution No.174-2020)¹. The City is in the process of acquiring by eminent domain a portion of property and a temporary construction easement on property located at: 15905 Valley View Avenue (described and depicted in Exhibit “B” attached to Resolution No.174-2020)².

FINDINGS

Pursuant to Section 65402(a) of the Government Code, a General Plan Finding of Conformance is required when a city or local agency seeks to dispose of or acquire real property. The Finding of Conformance must be made by the Planning Commission.

CALIFORNIA GOVERNMENT CODE SECTION 65402 REQUIREMENT.

Pursuant to the requirement of California [Government Code](#) Section 65402(a), no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to conformity with the City’s adopted General Plan. The Planning Commission shall render its report as to conformity within forty (40) days after the matter is submitted to it, or such longer period of time as may be designated by the City Council.

Accordingly, City Staff prepared Resolution No. 174-2020 for consideration by the Planning Commission (See Attachment No. 1), which includes the necessary findings pursuant to Section 65402 of the Government Code.

ENVIRONMENTAL DOCUMENT

Environmental review the Valley View Avenue / Alondra Boulevard Intersection Improvement Project (including the acquisition of real property) was performed by Los Angeles County Metropolitan Transportation Authority and a Mitigated Negative Declaration was prepared and approved pursuant to the California Environmental Quality Act (CEQA) on July 15, 2015. A General Plan Conformity finding is pursuant to and in furtherance of the scope of the existing Mitigated Negative Declaration, therefore, no new environmental document or analysis would be required. The City of Santa Fe Springs has fully complied with all requirements of the California Environmental Quality Act.

¹ Partial Fee Acquisition: 2,628 square feet; Temporary Construction Easement: 4,203 square feet.

² Partial Fee: 1,369 square feet; Temporary Construction Easement: 2,027 square feet.



Wayne Morrell
Director of Planning

Attachments:

Attachment No. 1: Resolution No. 174-2020

Attachment No. 2: Exhibit "A" and Exhibit "B" thereto - Legal Description and Plat of
Subject Properties

02-22-2017

EXHIBIT A
LEGAL DESCRIPTION
R/W ACQUISITION ALONDRA BOULEVARD
AP NO. 7001-012-039 (14120-14140 ALONDRA BOULEVARD)

That portion of Lot 1 of the "Property of the Traveler's Eucalyptus Club", in the Rancho Los Coyotes, together with that portion of Parcel 2 of Parcel Map No. 1405, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on the map as filed in Book 6, Page 35 of Record of Surveys and in Book 48, Page 30 of Parcel Maps, respectively, in the office of the County Recorder of said County, described as follows:

Commencing at the northwest corner of said Parcel 2 of Parcel Map No. 1405, said northwest corner being on a line parallel with and 50.00 feet southerly of the centerline of Alondra Boulevard as shown on said Parcel Map; thence along said parallel line North $89^{\circ} 31' 28''$ East 106.00 feet to a point on a non-tangent curve concave southerly having a radius of 1392.00 feet, a radial of said curve to said point bears North $2^{\circ} 35' 46''$ East, said point also being the True Point of Beginning; thence leaving said parallel line easterly and southeasterly 43.05 feet along said curve through a central angle of $1^{\circ} 46' 20''$ to the beginning of a reverse curve concave northerly having a radius of 1408.00 feet, the easterly terminus of said curve being tangent to a line parallel with and 58.00 feet southerly of said centerline of Alondra Boulevard; thence easterly 119.03 feet along said curve through a central angle of $4^{\circ} 50' 38''$ to last said parallel line; thence along said parallel line North $89^{\circ} 31' 28''$ East 62.18 feet to the east line of the West 4 Acres of said Lot 1; thence leaving said parallel line along said east line North $0^{\circ} 36' 09''$ West 28.00 feet to a line parallel with and 30.00 feet southerly of said centerline of Alondra Boulevard; thence leaving said east line along last said parallel line South $89^{\circ} 31' 28''$ West 66.00 feet to the northerly prolongation of the easterly line of said Parcel 2; thence leaving said parallel line along said northerly prolongation of Parcel 2 South $0^{\circ} 36' 09''$ East 20.00 feet to said line being parallel with and 50.00 feet southerly of said centerline of Alondra Boulevard; thence leaving said northerly prolongation along last said parallel line South $89^{\circ} 31' 28''$ West 158.00 feet to the True Point of Beginning.

Containing an area of 2,628 square feet, more or less.

All as shown on Exhibit 'B' attached hereto and made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

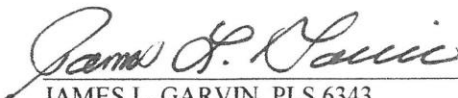
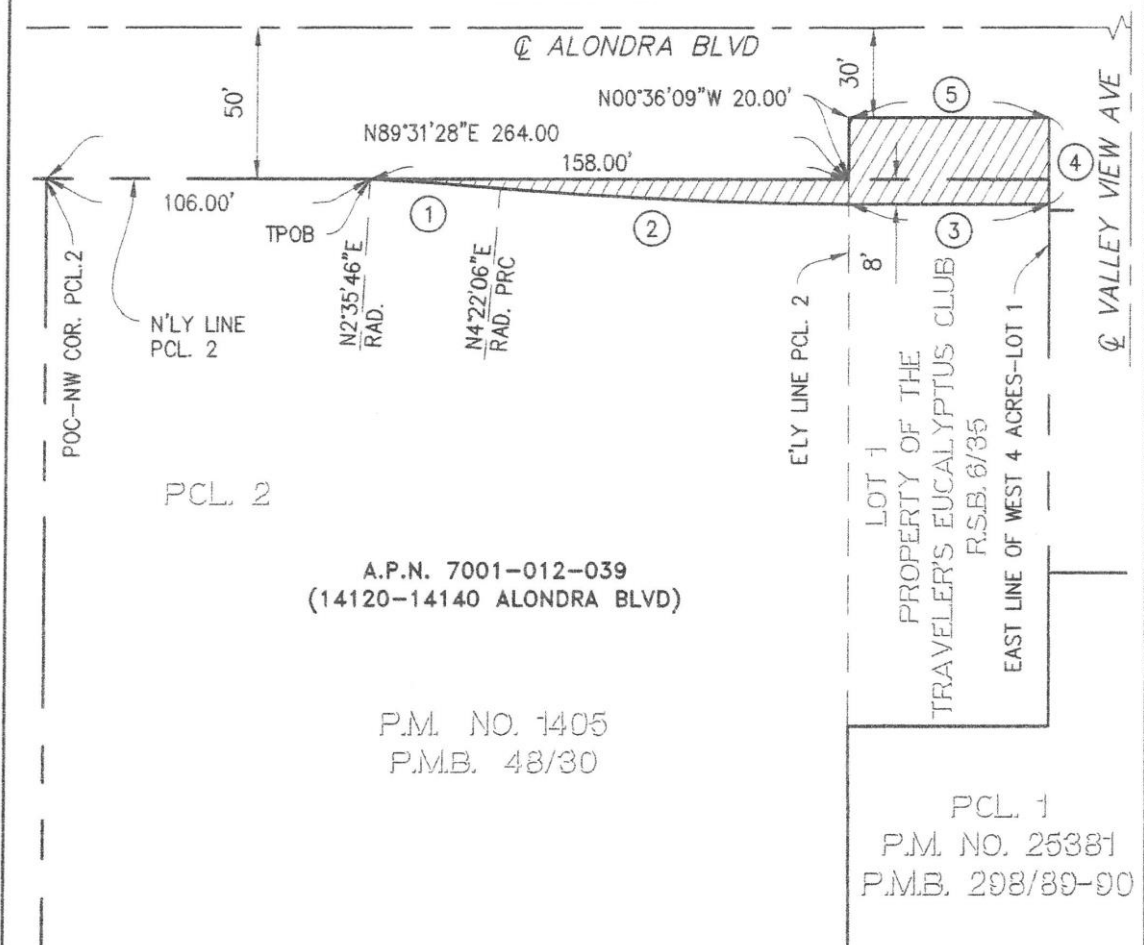

JAMES L. GARVIN, PLS 6343



EXHIBIT A

EXHIBIT "B"



A.P.N. 7001-012-039
(14120-14140 ALONDRA BLVD)

P.M. NO. 1405
P.M.B. 48/30

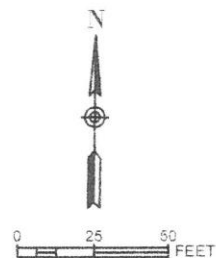
PCL. 1
P.M. NO. 25381
P.M.B. 298/89-90

COURSE DATA TABLE

- ① Δ= 1'46'20" R=1392.00' L=43.05'
- ② Δ= 4'50'38" R=1408.00' L=119.03'
- ③ N89°31'28"E 62.18'
- ④ N00°36'09"W 28.00'
- ⑤ N89°31'28"E 66.00'

LEGEND

 - INDICATES R/W ACQUISITION AREA
(2,628 SQ. FT.)



 ANDERSON-PENNA PARTNERS IN PROPERTY ACQUISITION P. 949.428.1500 F. 949.258.5053 APPROVED BY <i>James L. Garvin</i> 2/10/2017	Anderson Penna Partners 3737 Birch Street, Suite 250 Newport Beach, CA 92660 P. 949.428.1500 F. 949.258.5053	ALONDRA BLVD	SHEET 1 OF 1
		RIGHT OF WAY ACQUISITION	DATE: 02/17
		A.P.N. 7001-012-039	

02-22-2017

EXHIBIT A
LEGAL DESCRIPTION
R/W ACQUISITION VALLEY VIEW AVENUE AND ALONDRA BOULEVARD
AP NO. 7001-013-126 (15910 VALLEY VIEW AVENUE)

That portion of the Northwest Quarter of Section 27, Township 3 South, Range 11 West, in the Rancho Los Coyotes, in the City of La Mirada, County of Los Angeles, State of California, as shown on a copy of a map made by Charles T. Healey, recorded in Book 41819, Page 141, et seq. of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the centerline intersection of Valley View Avenue and Alondra Boulevard as said intersection is shown on Parcel Map No. 14130 as filed in Book 160, Pages 54 through 58, inclusive, of Parcel Maps in the Office of said County Recorder; thence along said centerline of Valley View Avenue South $00^{\circ} 36' 09''$ East 339.18 feet; thence leaving said centerline North $89^{\circ} 23' 51''$ East 50.00 feet to a point on the Easterly Right-of-Way line of said Valley View Avenue and the Westerly line of that certain land as described in the Grant Deed recorded August 31, 2010, as Instrument No. 20101218410 of said Official Records, said Easterly Right-of-Way line being parallel with and 50.00 feet easterly of said centerline of Valley View Avenue, said point also being the True Point of Beginning; thence continuing North $89^{\circ} 23' 51''$ East 3.00 feet to a line being parallel with and 53.00 feet easterly of said centerline of Valley View Avenue; thence along said parallel line North $00^{\circ} 36' 09''$ West 253.02 feet; thence leaving said parallel line North $44^{\circ} 27' 39''$ East 38.23 feet to a line being parallel with and 59.00 feet southerly of said centerline of Alondra Boulevard; thence along last said parallel line North $89^{\circ} 31' 28''$ East 205.36 feet to the beginning of a curve concave northeasterly having a radius of 1408.00 feet; thence leaving said parallel line northeasterly 112.92 feet along said curve through a central angle of $04^{\circ} 35' 42''$ to the beginning of a reverse curve concave southeasterly having a radius of 1392.00 feet; thence northeasterly 91.86 feet along said curve through a central angle of $03^{\circ} 46' 51''$; thence non-tangent North $0^{\circ} 28' 32''$ West 0.14 feet to the southerly Right-of-Way line of Alondra Boulevard and the northerly line of said Grant Deed, said Southerly Right-of-Way line being parallel with and 50.00 feet southerly of said centerline of Alondra Boulevard; thence along last said parallel line South $89^{\circ} 31' 28''$ West 422.97 feet to the northwesterly line of said Grant Deed; thence leaving said parallel line along said northwesterly line South $44^{\circ} 27' 10''$ West 24.02 feet to said Easterly Right-of-Way line of Valley View Avenue; thence leaving said northwesterly line along said Easterly Right-of-Way line South $00^{\circ} 36' 09''$ East 272.06 feet to the True Point of Beginning.

Containing an area of 4,191 square feet, more or less.

All as shown on Exhibit 'B' attached hereto and made a part hereof.

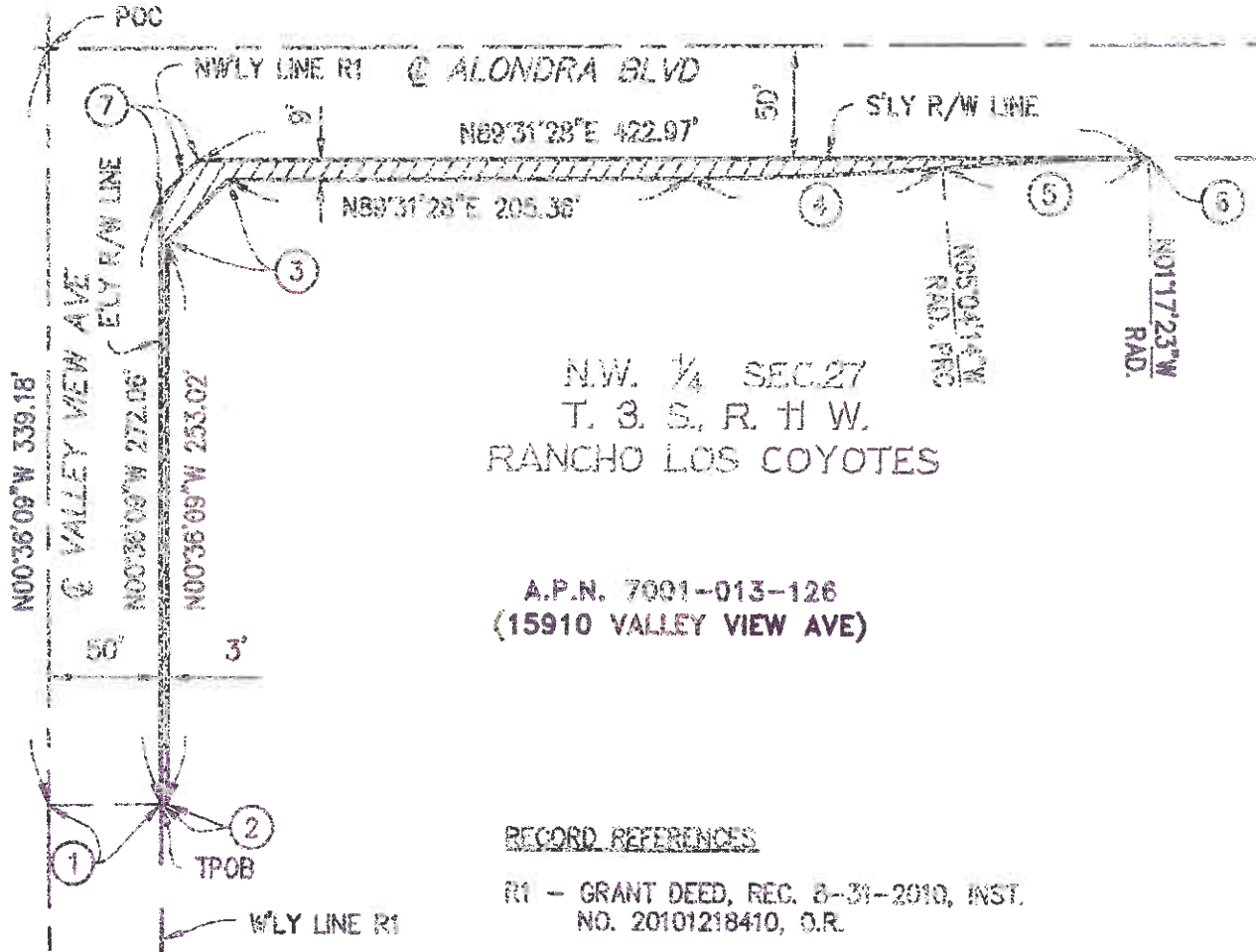
Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.


JAMES L. GARVIN, PLS 6343



EXHIBIT B

EXHIBIT "B"

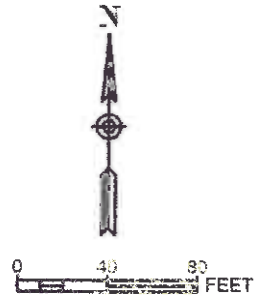


COURSE DATA TABLE

- ① N89°23'51"E 50.00'
- ② N89°23'51"W 3.00'
- ③ N44°27'39"E 38.23'
- ④ Δ= 04°35'42" R=1403.00' L=112.92'
- ⑤ Δ= 03°48'51" R=1392.00' L=91.86'
- ⑥ N00°28'32"W 0.14'
- ⑦ N44°27'10"E 24.02'

LEGEND

 - INDICATES R/W ACQUISITION AREA
(4,191 SQ. FT.)



Anderson Penna Partners
3737 Birch Street, Suite 250
Newport Beach, CA 92660
p. 949.428.1500 f. 949.258.5053
Ramona P. Lawton 2/10/2017
APPROVED BY

SE CORNER VALLEY VIEW/ALONDRA

RIGHT OF WAY ACQUISITION

A.P.N. 7001-013-126

SHEET
1 OF 1

DATE: 02/17

Parcel Name: APN 7001-013-126 R/W

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,781,533.3752' East: 6,552,927.9676'

Segment# 1: Line

Course: SOUTH0°36'09"EAST Length: 253.00'
North: 1,781,280.3892' East: 6,552,930.6280'

Segment# 2: Line

Course: SOUTH89°23'51"WEST Length: 3.00'
North: 1,781,280.3576' East: 6,552,927.6281'

Segment# 3: Line

Course: NORTH0°36'09"WEST Length: 272.06'
North: 1,781,552.4026' East: 6,552,924.7673'

Segment# 4: Line

Course: NORTH44°27'10"EAST Length: 24.02'
North: 1,781,569.5487' East: 6,552,941.5890'

Segment# 5: Line

Course: NORTH89°31'28"EAST Length: 422.97'
North: 1,781,573.0593' East: 6,553,364.5445'

Segment# 6: Line

Course: SOUTH0°28'32"EAST Length: 0.14'
North: 1,781,572.9193' East: 6,553,364.5456'

Segment# 7: Curve

Length: 91.86' Radius: 1,392.00'
Delta: 3°46'51" Tangent: 45.94'
Chord: 91.84' Course: SOUTH86°49'11"WEST
Course In: SOUTH1°17'23"EAST Course Out: NORTH5°04'14"WEST
RP North: 1,780,181.2720' East: 6,553,395.8768'
End North: 1,781,567.8245' East: 6,553,272.8484'

Segment# 8: Curve

02-22-2017

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
AP NO. 7001-013-126 (15910 VALLEY VIEW AVENUE)

That portion of the Northwest Quarter of Section 27, Township 3 South, Range 11 West, in the Rancho Los Coyotes, in the City of La Mirada, County of Los Angeles, State of California, as shown on a copy of a map made by Charles T. Healey, recorded in Book 41819, Page 141, et seq. of Official Records, in the office of the County Recorder of said County, being a strip of land 15.00 feet in width, the westerly, northwesterly and northerly lines of which are described as follows:

Commencing at the centerline intersection of Valley View Avenue and Alondra Boulevard as said intersection is shown on Parcel Map No. 14130 as filed in Book 160, Pages 54 through 58, inclusive, of Parcel Maps in the Office of said County Recorder; thence along said centerline of Valley View Avenue South $00^{\circ} 36' 09''$ East 339.18 feet; thence leaving said centerline North $89^{\circ} 23' 51''$ East 50.00 feet to a point on the Easterly Right-of-Way line of said Valley View Avenue and the Westerly line of that certain land as described in the Grant Deed recorded August 31, 2010, as Instrument No. 20101218410 of said Official Records, said Easterly Right-of-Way line being parallel with and 50.00 feet easterly of said centerline of Valley View Avenue; thence continuing North $89^{\circ} 23' 51''$ East 3.00 feet to a line being parallel with and 53.00 feet easterly of said centerline of Valley View Avenue, said point also being the True Point of Beginning; thence along last said parallel line North $00^{\circ} 36' 09''$ West 253.02 feet; thence leaving said parallel line North $44^{\circ} 27' 39''$ East 38.23 feet to a line being parallel with and 59.00 feet southerly of said centerline of Alondra Boulevard; thence along last said parallel line North $89^{\circ} 31' 28''$ East 205.36 feet to the beginning of a curve concave northeasterly having a radius of 1408.00 feet; thence leaving said parallel line northeasterly 112.92 feet along said curve through a central angle of $04^{\circ} 35' 42''$ to the beginning of a reverse curve concave southeasterly having a radius of 1392.00 feet; thence northeasterly 91.86 feet along said curve through a central angle of $03^{\circ} 46' 51''$.

Containing an area of 10,335 square feet, more or less.

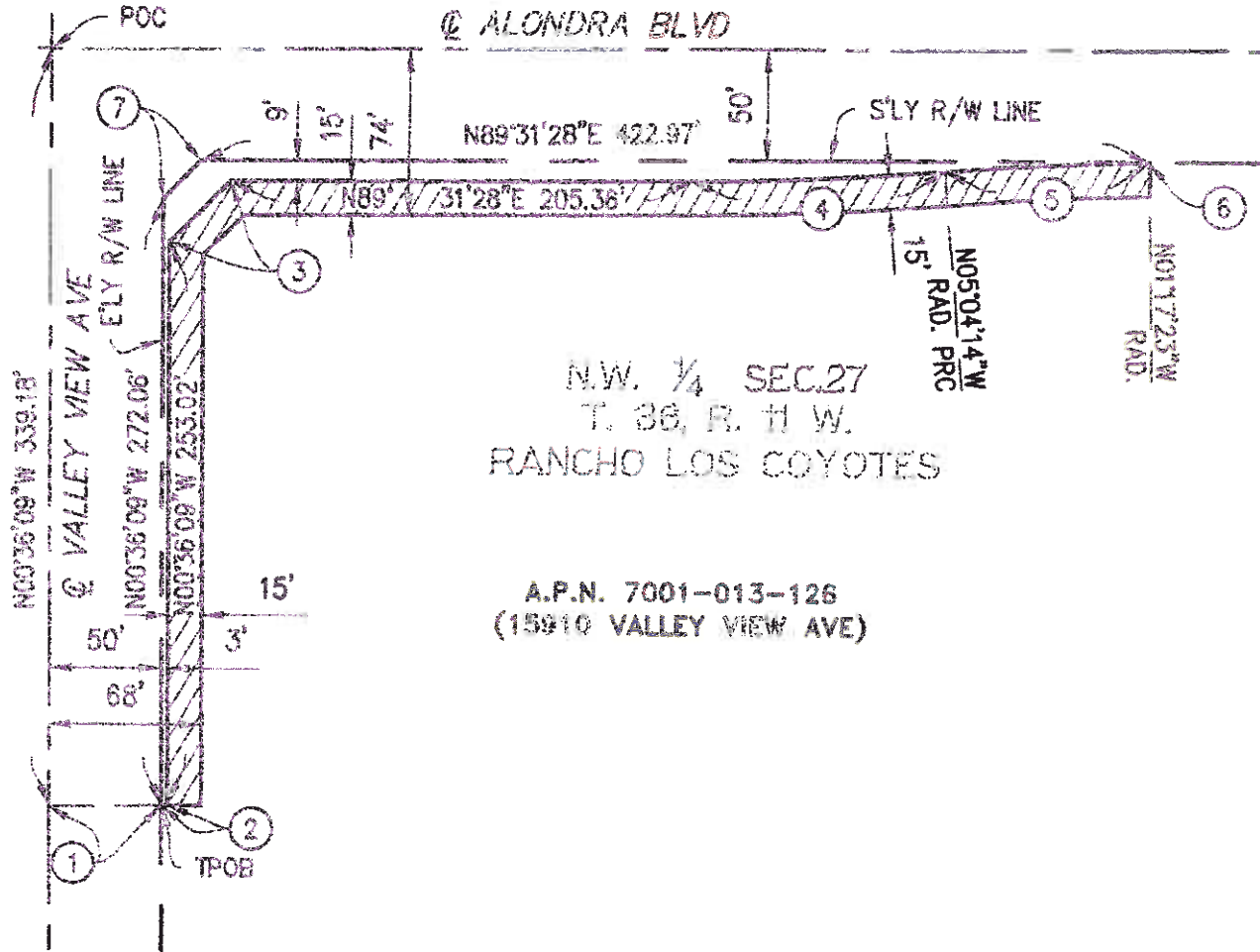
All as shown on Exhibit 'B' attached hereto and made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.


JAMES L. GARVIN, PLS 6343



EXHIBIT "B"



COURSE DATA TABLE

- ① N89°23'51"E 50.00'
- ② N89°23'51"W 3.00'
- ③ N44°27'39"E 38.23'
- ④ Δ= 04°35'42" R=1408.00' L=112.92'
- ⑤ Δ= 03°46'51" R=1392.00' L=91.86'
- ⑥ N00°28'32"W 00.14'
- ⑦ N44°27'10"E 24.02'



LEGEND

 - INDICATES R/W ACQUISITION AREA
(10,335 SQ. FT.)




ANDERSON-PENNA
TRANSITION IN PROJECT DELIVERY
 p. 949.428.1500 f. 949.258.5053
Camille F. Clark 2/20/2017
 APPROVED BY

SE CORNER VALLEY VIEW/ALONDRA

TEMPORARY CONSTRUCTION EASEMENT

A.P.N. 7001-013-126

SHEET
1 OF 3

DATE: 02/17

Length: 112.92'	Radius: 1,408.00'
Delta: 4°35'42"	Tangent: 56.49'
Chord: 112.89'	Course: SOUTH87°13'37"WEST
Course In: NORTH5°04'14"WEST	Course Out: SOUTH0°28'32"EAST
RP North: 1,782,970.3145'	East: 6,553,148.4060'
End North: 1,781,562.3630'	East: 6,553,160.0923'

Segment# 9: Line	
Course: SOUTH89°31'28"WEST	Length: 205.36'
North: 1,781,560.6585'	East: 6,552,954.7393'

Segment# 10: Line	
Course: SOUTH44°27'40"WEST	Length: 38.23'
North: 1,781,533.3728'	East: 6,552,927.9621'

Perimeter: 1,423.56'	Area: 4,191.03Sq.Ft.
Error Closure: 0.0060	Course: SOUTH66°31'14"WEST
Error North : -0.00238	East: -0.00548

Precision 1: 237,260.00

Parcel Name: APN 7001-013-126 TCE

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,781,280.5445' East: 6,552,945.6274'

Segment# 1: Line

Course: SOUTH89°23'51"WEST Length: 15.00'
North: 1,781,280.3868' East: 6,552,930.6282'

Segment# 2: Line

Course: NORTH0°36'09"WEST Length: 253.00'
North: 1,781,533.3728' East: 6,552,927.9678'

Segment# 3: Line

Course: NORTH44°27'40"EAST Length: 38.23'
North: 1,781,560.6585' East: 6,552,954.7451'

Segment# 4: Line

Course: NORTH89°31'28"EAST Length: 205.36'
North: 1,781,562.3630' East: 6,553,160.0980'

Segment# 5: Curve

Length: 112.92' Radius: 1,408.00'
Delta: 4°35'42" Tangent: 56.49'
Chord: 112.89' Course: NORTH87°13'37"EAST
Course In: NORTH0°28'32"WEST Course Out: SOUTH5°04'14"EAST
RP North: 1,782,970.3145' East: 6,553,148.4117'
End North: 1,781,567.8246' East: 6,553,272.8542'

Segment# 6: Curve

Length: 91.86' Radius: 1,392.00'
Delta: 3°46'51" Tangent: 45.94'
Chord: 91.84' Course: NORTH86°49'11"EAST
Course In: SOUTH5°04'14"EAST Course Out: NORTH1°17'23"WEST
RP North: 1,780,181.2720' East: 6,553,395.8825'
End North: 1,781,572.9193' East: 6,553,364.5513'

Segment# 7: Line

Course: SOUTH1°17'23"EAST
North: 1,781,557.9231'

Length: 15.00'
East: 6,553,364.8890'

Segment# 8: Curve

Length: 90.87'
Delta: 3°46'51"
Chord: 90.85'
Course In: SOUTH1°17'23"EAST
RP North: 1,780,181.2720'
End North: 1,781,552.8833'

Radius: 1,377.00'
Tangent: 45.45'
Course: SOUTH86°49'11"WEST
Course Out: NORTH5°04'14"WEST
East: 6,553,395.8825'
East: 6,553,274.1799'

Segment# 9: Curve

Length: 114.12'
Delta: 4°35'42"
Chord: 114.09'
Course In: NORTH5°04'14"WEST
RP North: 1,782,970.3145'
End North: 1,781,547.3635'

Radius: 1,423.00'
Tangent: 57.09'
Course: SOUTH87°13'37"WEST
Course Out: SOUTH0°28'32"EAST
East: 6,553,148.4117'
East: 6,553,160.2225'

Segment# 10: Line

Course: SOUTH89°31'28"WEST
North: 1,781,545.7108'

Length: 199.13'
East: 6,552,961.0993'

Segment# 11: Line

Course: SOUTH44°27'40"WEST
North: 1,781,527.3109'

Length: 25.78'
East: 6,552,943.0424'

Segment# 12: Line

Course: SOUTH0°36'09"EAST
North: 1,781,280.5446'

Length: 246.78'
East: 6,552,945.6374'

Perimeter: 1,408.05'

Error Closure: 0.0100

Error North : 0.00004

Area: 10,335.36Sq.Ft.

Course: NORTH89°46'36"EAST

East: 0.01000

Precision 1: 140,805.00

**Orange Coast Title Company**3536 Concours Drive, Suite 120
Ontario, CA 91764
909-987-5433**PRELIMINARY REPORT**Anderson Penna Partners
3737 Birch Street, Suite 250
Newport Beach, CA 92660**Attention:** Matt Stepien
Property address: 15910 Valley View Avenue, La Mirada, CA 90638**Your no.:** 7001-013-126
Order no.: 140-1843555-32**Dated:** January 9, 2017

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of December 8, 2016 at 7:30 AM

Manny Villalobos, Title Officer
Ph: 909-987-5433
Email: mannyv@octitle.com**The form of policy of title insurance contemplated by this report is:**



NEW BUSINESS

Exemption – CEQA Guidelines §15061(b) (3)-Activities Covered by General Rule
General Plan Conformity-GPC 2020-01: Consideration of a Resolution Finding that
the sale of four (4) parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912), and general located at the northeast and northwest corner of Laurel Avenue and Lakeland, within the R-3-PD, Multiple-Family Residential-Planned Development, Zone, in the City of Santa Fe Springs, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

RECOMMENDATIONS:

- Find that the sale of four (4) parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912) conforms to the stated provisions of the City of Santa Fe Springs General Plan; and
- Find that the sale of the four (4) parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912), is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-Activities Covered by General Rule; and
- Adopt Resolution No. 175-2020, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

BACKGROUND

The Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs. The largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.93-acre and has an address of 13241 Lakeland Road. The adjacent three (3) parcels, (APN: 8011-011-906, 8011-011-907, 8011-011-912), have a combined area of ±36,342 sq. ft., and are located at the northeast corner of Laurel Avenue and Lakeland Road. All four parcels are unimproved land with perimeter fencing. For the past several years, the ±3.93-acre parcel has been leased to the Los Angeles County Chief Executive Office on the behalf of the County Clerk's Office to temporarily park their trucks and equipment related to upcoming elections. The current lease expires January 31, 2020.

It was always the intent of the City to develop all four parcels with affordable housing. To accomplish this, all four parcels were rezoned to R-3-PD, Multiple Family Residential-Planned Development in 2013. Those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element.

As noted earlier, all four parcels are currently vacant, undeveloped land. Despite everyone's best efforts, including more than eight years of negotiations with a nonprofit to develop affordable housing on the parcels, the parcels remain undeveloped. Other factors contribution to the lack of housing on the parcels include, but are not limited to the following:

- financial market collapse
- depressed homeownership market
- foreclosure crisis
- tightened underwriting standards for construction financing
- difficulty for potential homeowners to access mortgage financing
- dissolution of redevelopment
- changing regulations regarding how LMIHF could be spent

Notwithstanding, at a City Council meeting on March 8, 2029, the Housing Successor to the Community Development Commission of the City of Santa Fe Springs ("Housing Successor") entered into an Exclusive Negotiating Agreement (ENA) with The Whole Child, a California nonprofit public benefit corporation, Habitat for Humanity of Greater Los Angeles, a California nonprofit public benefit corporation, and The Richman Group of California Development Company, LLC (jointly known as "Developer"), to develop the properties with an affordable mixed-use housing development. The ENA was intended to enable the parties to better define the scope of the project and to establish a specific, limited period of time to negotiate the eventual sale of the property through a Disposition and Development Agreement (DDA)

The affordable mixed-use housing development would consist of three major components:

A. Rental (Apartment) Housing - The Richman Group

- 102-unit apartment (rental) consisting of two 3-story courtyard style wood-frame walk up building, one 4-story wood-frame building with an elevator and interior corridors and one 1-story clubhouse. Each dwelling unit will include a mix of one, two and three-bedroom apartments serving senior and family residents

B. Interim/Transitional Housing - The Whole Child

- 19 units of interim/transitional housing for families experiencing homelessness, consisting of one, 3-story wood-frame walk up building with a mix of one, two and three-bedroom apartments, which will have the potential to serve forty (40) families. The building will include service space, including management offices and a common area for future tenants including a multi-purpose room, family room, computer lab and other service space.

C. For-sale Housing - Habitat For Humanity

- 18 three-story for sale townhomes arranged in 3 buildings: a 9 unit building, a 6-unit building and a 3-unit building. All units will consist of 3 bedrooms, 2.5 bathrooms with an attached 2-car garage and a 90 sq. ft. enclosed patio area.

At the City Council meeting of March 26, 2020, the ENA was amended (Amendment Number One), thereby extending the Terms of Agreement, for an additional 120-day extension period. With said amendment the new termination date is 120 days from March 25, 2020 or July 23, 2020. Most recently, all parties determined that a Purchase and Sales Agreement (PSA) rather than a DDA is a better mechanism to dispose of the properties.

FINDINGS

Pursuant to §65402 of the Government Code, the Planning Commission must first make a finding that all four parcels conforms to the provisions of the City's General Plan, before the four parcels can be sold.

CALIFORNIA GOVERNMENT CODE SECTION 65402 REQUIREMENT.

Pursuant to the requirement of California Government Code § 65402, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to conformity with the City's adopted General Plan. The Planning Commission shall render its report as to conformity within forty (40) days after the matter is submitted to it, or such longer period of time as may be designated by the City Council.

Accordingly, Staff prepared Resolution No. 175-001 for consideration by the Planning Commission (See Attachment No. 1) which includes the necessary findings, pursuant to Section 65402 of the Government Code.

ENVIRONMENTAL DOCUMENT - NOTICE OF EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA), Staff has determined that it can be seen with certainty that there is no possibility that the proposed sale would have a significant adverse effect on the environment and is therefore considered to be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)-Activities Covered by General Rule. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062-Notice of Exemption. If the project is approved, the Notice of Exemption will be filed with the county clerk of Los

Angeles County. 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 approves the proposed project.

FISCAL IMPACT

Proceeds of the sale of the four parcel will be deposited into the Low-and-Moderate Income Housing Fund (LMIHF).

INFRASTRUCTURE IMPACT

There will be no infrastructure impacts.



Wayne M. Morrell
Director of Planning

Attachment

1. Location Plat
2. Planning Commission Resolution No. 175-2020

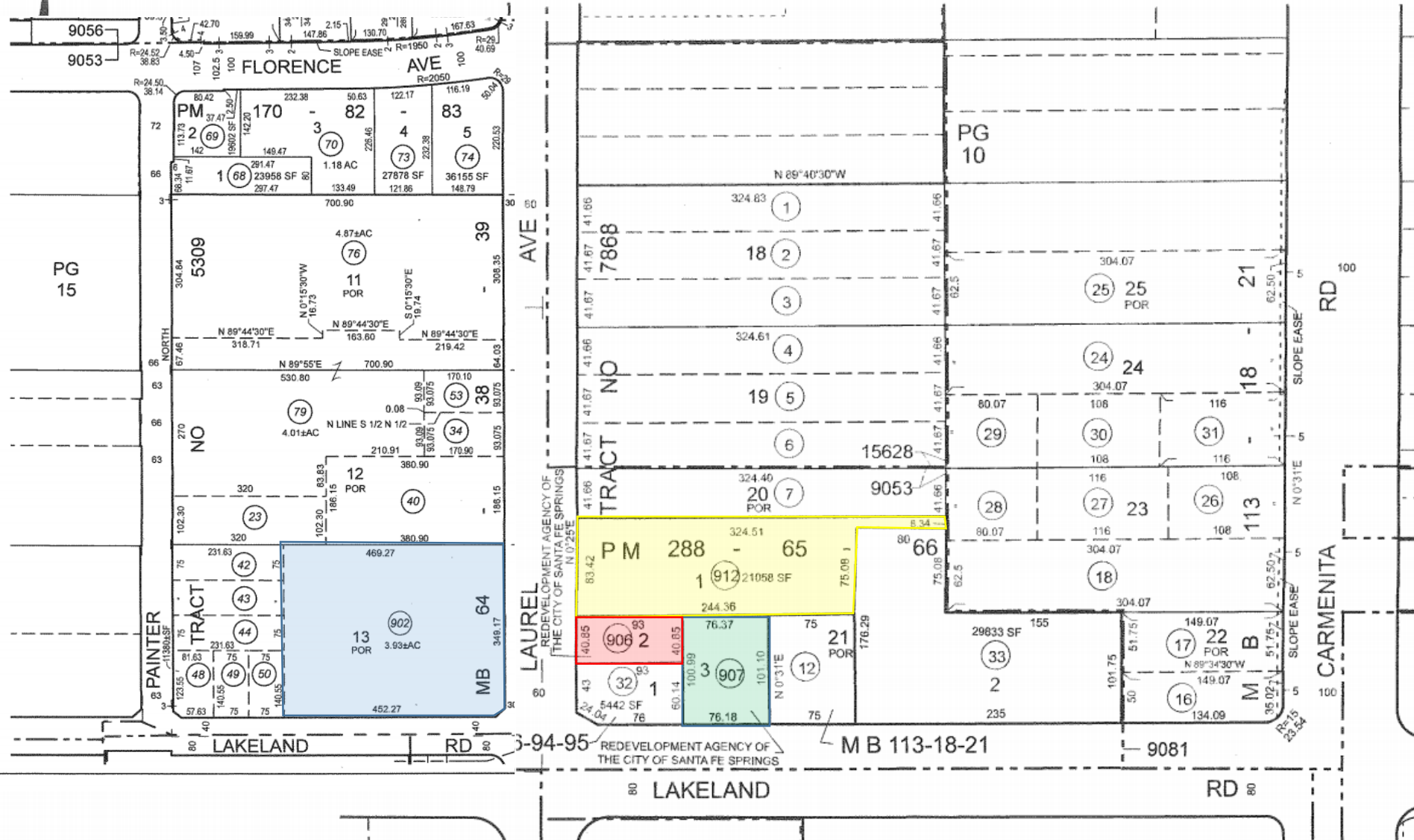
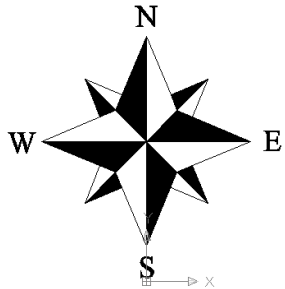


Exhibit "A"

Location Plat

(APN: 8011-012-902, 8011-011-906, 8011-011-907, 8011-011-912)

MAPPING AND GIS
SERVICES
SCALE 1" = 200'



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 175-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS FINDING THAT THE
SALE OF FOUR PARCELS (APN: 8011-012-902, 8011-011-
906, 8011-011-907, and 8011-011-912) IS IN
CONFORMANCE WITH THE SANTA FE SPRINGS
GENERAL PLAN PURSUANT TO GOVERNMENT CODE
SECTION §65402**

WHEREAS, the Housing Successor is the owner of four parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912) of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road (See location Plat depicted in Exhibit "A" attached hereto), zoned R-3-PD, Multiple-Family Residential-Planned Development, with a with a General Plan Land Use Designation of Residential; and

WHEREAS, all four parcels are unimproved land with perimeter fencing; and

WHEREAS, it was always the intent of the City to develop all four parcels with affordable housing; and

WHEREAS, to accomplish this goal, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and.

WHEREAS, those four parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element; and

WHEREAS, at a City Council meeting on March 8, 2029, the Housing Successor to the Community Development Commission of the City of Santa Fe Springs ("Housing Successor") entered into an Exclusive Negotiating Agreement (ENA) with The Whole Child, a California nonprofit public benefit corporation, Habitat for Humanity of Greater Los Angeles, a California nonprofit public benefit corporation, and The Richman Group of California Development Company, LLC (jointly known as "Developer"), to develop the properties with an affordable mixed-use housing development; and

WHEREAS, the affordable mixed-use development would consist of: 102-units of rental housing (apartments) by The Richman Group; 19 units of interim/transitional housing by The Whole Child; and 18 for-sale townhomes by Habitat For Humanity; and

WHEREAS, the ENA was intended to enable the parties to better define the scope of the project and to establish a specific, limited period of time to negotiate the eventual sale of the property through a Disposition and Development Agreement (DDA); and

WHEREAS, most recently, all parties determined that a Purchase and Sales Agreement (PSA) rather than a DDA is a better mechanism to dispose of the parcels; and

WHEREAS, California Government Code Section 65402 provides in part that a jurisdiction's planning agency shall review and report upon whether a proposed disposition and/or acquisition of real property is consistent with the General Plan; and

WHEREAS, pursuant to Government Code Section 65402, the Planning Commission must determine and find the location, purpose, and extent of the real property acquisitions, herein, conform with the City's General Plan; and.

WHEREAS, the Planning Commission of the City of Santa Fe Springs considered information provided by City staff and public testimony. This Resolution and its findings are made based upon the information presented to the Planning Commission at its October 12, 2020 meeting, including, without limitation, the staff report and the descriptions and depiction of the real property interests acquired and sought to be acquired by the City to make way for the Project; and

WHEREAS, all legal prerequisites prior to the adoption of this Resolution have occurred.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The sale of the four parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912) is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-*Activities Covered by General Rule*, in that the action constitutes a City administrative activity that will not result in significant changes to the environments.

SECTION II. GENERAL PLAN CONSISTENCY ANALYSIS

The properties are zoned R-3-PD, Multiple-Family Residential-Planned Development. *Pursuant to §155.091 PRINCIPAL PERMITTED USES, Multiple-family dwellings, Single-family dwellings, Group dwellings and Supportive housing and transitional housing are principal permitted uses in the R-3 Zone. Additionally, pursuant to §155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES, transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.*

Selling the properties will not change its current zoning of R-3-PD, Multiple-Family Residential-Planned Development nor change the existing General Plan land use designation of Residential. The eventual development of various types of housing is not inconsistent with the property's zoning and general plan designation.

The sale would also promote a number of specific General Plan Goals and Policies as described in Table I below.

Table I

General Plan Element	Policy	Project Consistency
Land Use	Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	For the 19 for-sale townhomes to be constructed, the three parcels must be merged into one.
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The sale would facilitate the development of a variety of housing types. .In addition to the fiscal, social, and ecological benefits, the new construction would create benefits for adjoining private property owners as well. New buildings can have positive spillover effects on the existing neighborhoods through creating more vibrant neighborhood as the vacant lots are populated. If vacant lots create external diseconomies through attracting dumping, allowing criminal use, or creating an eyesore, then building new houses will eliminate the external diseconomy, increase resident population, improve the aesthetics of the area and raise surrounding property values.
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	Because the properties are government-owned, they are not on the tax roll. With the sale, the properties will be placed back on the tax roll and the City will receive its share of property tax.
	Goal 15, Policy 15.1: Encourage and promote owner-occupancy of homes.	Habitat for Humanity will construct 18 for-sale townhomes; therefore encouraging and promoting owner occupancy.
	Goal 16, Policy 16.1: ...A greater variety of housing types, sizes and consist is encouraged, however, including some townhouses and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	The Richman Group will construct 102 apartment units and Habitat for Humanity will construct 19 for-sale townhomes, at a density not greater than twenty-five dwelling units per gross acre

General Plan Element	Policy	Project Consistency
Housing	Goal 2.0, Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	The proposed housing types will fulfill the City's Regional Housing Needs Assessment (RHNA) for the 5 th housing cycle. Housing Community Development (HCD) has confirmed that the units (Interim/Transitional housing) created by The Whole Child will count towards the City RHNA.
	Goal 2.0, Policy 2.2 Encourage the production of housing in Santa Fe Springs through offering density bonus and other financial incentives, with particular Emphasis on housing available to lower income households, as well as on the needs of the handicapped, the elderly, large families, female-headed households, and the homeless.	Habitat for Humanity will be applying for a density bonus. All of the housing types will be available to low income households and The Whole Child project would also cater to the homeless.
	Goal 2.0, Policy 2.3: Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone	All four parcels have a Planned Development overlay and the entire project is affordable housing.
	Goal 2.0, Policy 2.5: Avoid the	Although all parcels will be developed with low income housing or serve the low

	concentration of housing for low income families in specific areas of the City, and encourage an appropriate mix of housing types.	income population, the housing is not concentrated in the traditional sense and there is a variety of housing types.
	Goal 2.0, Policy 2.8: Coordinate with local social service providers to address the needs of the City's homeless population. Continue to encourage the development of transitional and emergency housing in areas with a Planned Development (PD) overlay through flexibility in development standards.	A component of the proposed housing project, as a result of the sales of the properties, will serve the City's and surrounding cities homeless population. The Whole Child will provide the services. All the housing types are located within a PD overlay zone. In 2013, the City initiated a zone change and general plan amendment to change the zoning and general plan land use designation from M-2, Heavy Manufacturing with a general plan land use designation of Industrial to the current R-3-PD, Multiple-Family Residential-Planned development with a general plan land use designation of Residential.
Open Space/Conservation	Goal 4.0..... Continue to add to the collection of permanent outdoor sculptures by actively enforcing the Heritage Artwork in Public Places Program.	All new residential, commercial and industrial developments and projects that that involve remodeling or expansion of existing developments valued at \$300,000 or more are required to participate in the Heritage Artwork in Public Places Program.

SECTION III. Approval. Based on the foregoing, the Planning Commission finds that the sale of the four parcels conforms to the City of Santa Fe Springs General Plan.

SECTION IV. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution for any reason is held to be invalid or unconstitutional by the decision of, any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission hereby declares that it would have adopted this Resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION V. *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the sale of the four parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912). The findings

and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION VI. *Limitations.* The Planning Commissions' analysis and evaluation of the proposed sale is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commissions' lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions.

SECTION VII. The Commission Secretary shall certify to the adoption of this Resolution.

ADOPTED and APPROVED this 12th day of October 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

Frank Ybarra, Chairperson

Teresa Cavallo, Planning Secretary



CONSENT ITEM

Conditional Use Permit Case No. 685-4

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing Zone. (Chemical Transfer Company, Inc.)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a transportation terminal company, 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. 685 be subject to a compliance review in five (5) years, on or before October 12, 2025, 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 155.213(A) of City's Zoning Ordinance, the maintenance and operation of a transportation terminal requires the approval of a Conditional Use Permit prior to the commencement of such activities. On September 22, 2008, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 685, a request by Chemical Transfer Company Inc., to establish, operate and maintain a transportation terminal on property located at 11910 Greenstone Avenue. The subject transportation terminal has now operated on the subject property for over 12 years.

STAFF CONSIDERATION:

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.

An initial walk-through inspection by the Planning Department staff was conducted on July 8, 2020. Following the inspection, a letter of non-compliance was sent to the applicant on July 21, 2020. As detailed within said letter, the applicant was directed to comply with the following:

- Reduce the number of trucks and trailers stored on the subject property to a maximum of 15 trucks and 40 trailers as stated within the conditions of approval.
- All vehicles must be parked with a designated parking space.

- All outdoor storage activities must be removed or otherwise screened from public view.
- All trash bins must be placed within designated trash enclosures.
- Verify that all drums stored on the subject property are either empty or if full, that they are permitted with the department of Fire-Rescue.

Staff has been working with the applicant to address these issues and bring the facility into full compliance.

On September 15, 2020, the applicant provided updated pictures and staff was able to confirm that all issues were addressed and as a result, the transportation terminal is now in full compliance with the required CUP conditions.

Staff therefore finds that, if Chemical Transfer Facility Inc., 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 recommending that CUP 685 be approved, subject to another compliance review in five (5) years, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Raul Diaz 562.868-0511 x3813)

1. That all hazardous materials in transit shall continue to be accurately placarded. **(ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

2. That no vehicles or trailer on-site, either in transit or storage, may contain any RCRA or non- RCA hazardous waste at any time. **(ongoing)**
3. That any residual solid material within the existing clarifier is removed and the structural integrity of the existing clarifier is evaluated prior to use. **(ongoing)**
4. That the existing rainwater diversion system is fully operational at all times. **(ongoing)**
5. That the owner/operator shall comply with all Federal, State, and local requirements and regulations included, but not limited to, the Santa Fe Springs

City Municipal Code, Uniform Building Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(ongoing)**

POLICE SERVICES DEPARTMENT:

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

6. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(ongoing)**
7. That 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 of visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(ongoing)**
8. That the applicant shall not allow their vehicles/trucks to queue on the streets, use streets as a waiting area, or to back up onto the street from the subject property. **(ongoing)**
9. That residual material inside the trailers, if any, shall only consist of adhesive and cleaning compounds. **(ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

10. That all new exterior tanks used for the washing activities shall be adequately screened from public view. Said screen shall be designed to be architecturally compatible with the existing building. **(ongoing)**
11. That all washing activities shall be limited to Monday through Friday from 8am to 5pm and shall be performed only in the designated concrete slab just north of the maintenance building. **(ongoing)**
12. That the transportation terminal shall have a maximum of 15 trucks and 40 empty trailers on the subject site at any given time. The trucks and trailers shall only be those owned and operated by Chemical Transfer. **(ongoing)**

13. That only general maintenance of trucks will occur on the site. General maintenance will entail oil changes, replaces hoses, adjust and replace belts, adjust valves, test engines brakes, repair wheel seals, changes tires, and replace worn brushing on suspensions. **(ongoing)**
14. That repair activities shall be limited to Monday through Friday from 8am to 5pm and shall only occur within the existing maintenance building. No repair activities shall occur within the rear parking and/or yard area. **(ongoing)**
15. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and 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)**
16. That any new fences, walls, gates, and similar improvements on the site shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(ongoing)**
17. That the Department of Planning and Development shall first review and approve all new sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum -size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(ongoing)**
18. That the owner/applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use street(s) as a staging area, or to back up onto the street from the subject property. **(ongoing)**
19. That any addition or alteration to the use of the site, other than what has been outlined in the staff report, shall require reconsideration of the Conditional Use Permit by the Planning Commission. **(ongoing)**
20. That the owner/developer shall not sublet, lease or rent any positions of the site without prior approval from the Director of Planning. **(ongoing)**
21. That the proposed transportation terminal shall otherwise be substantially accordance with the plot plan, floor plan, an elevation submitted by the owner and on file with the case. **(ongoing)**

22. 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 compiled with. **(ongoing)**
23. That Conditional Use Permit Case No. 685-4 shall be subject to a compliance review in five (5) years, on or before ~~January 12, 2020~~ **October 12, 2025**. Approximately three (3) months before ~~January 12, 2020~~ **October 12, 2025**, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised condition)**
24. ~~That Conditional Use Permit Case No. 685-3 shall not be effective for any purpose until the owner/developer 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.~~
(removed – agreement now obtain prior to taking the matter before the PC)
25. That the applicant, Chemical transfer Company, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agent, officers and employees from any claim, action or proceeding against the City of 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. 685-4, when action is brought within the time period provided for in the City's Zoning Ordinance, Sections 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(revised condition)**
26. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(ongoing)**

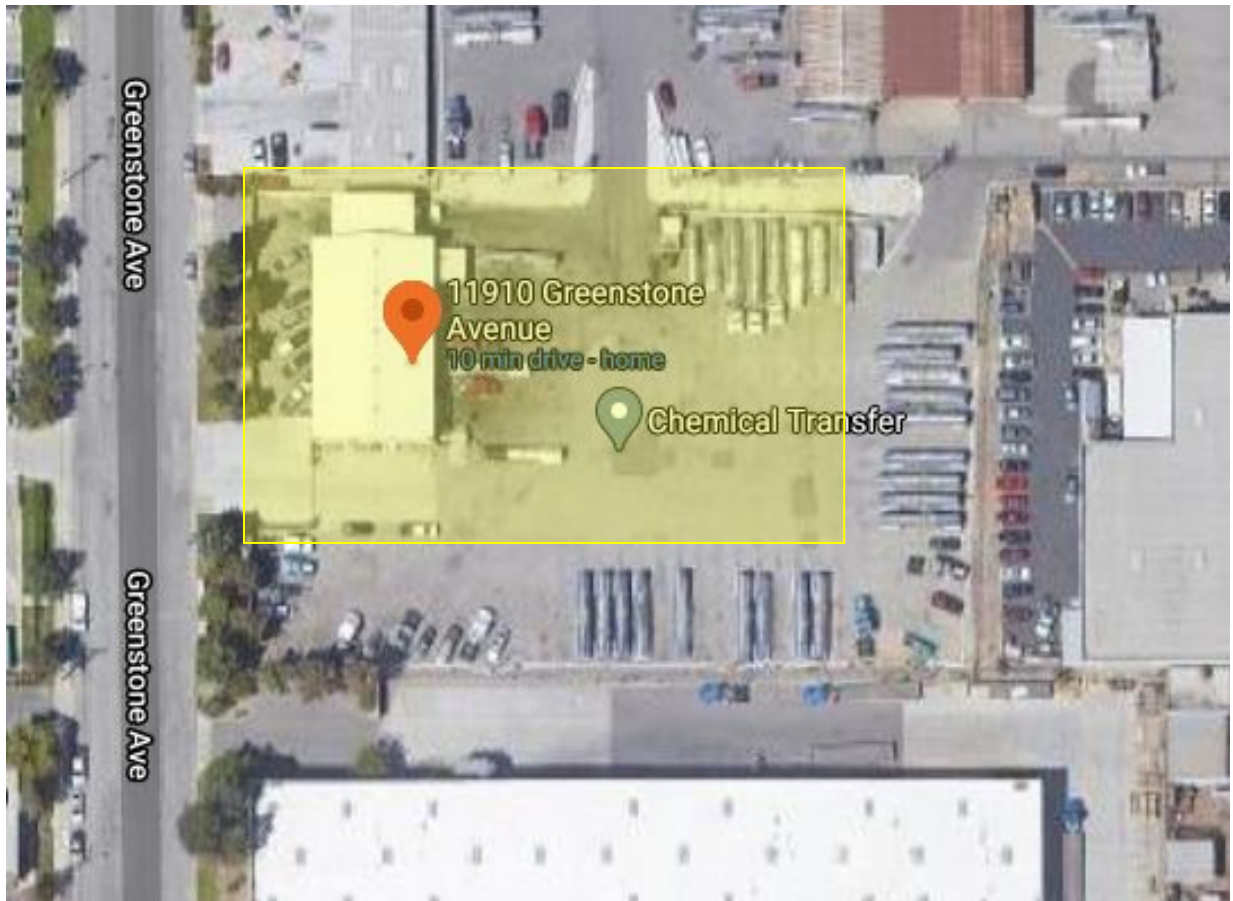


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos

Attachment 1: Aerial Photograph



**Conditional Use Permit No. 685-4
11910 Greenstone Avenue**

Attachment 2: Site Photos Inspection





**Attachment 3: Site Photos
Post-Inspection**





CONSENT ITEM

Conditional Use Permit Case No. 777-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 777 which allowed the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, and 026), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

RECOMMENDATIONS

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 777, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Approve a one (1) year time extension of Conditional Use Permit Case No. 777 (until October 12, 2021), subject to the original conditions of approval for Conditional Use Permit Case No. 777 as contained within this staff report.

LOCATION / BACKGROUND

The subject property, is located at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, and 026), at the northeast corner of Carmenita Road and Rosecrans Avenue. The property is zoned M-1 (Light Manufacturing) and is currently developed with abandoned structures that were previously occupied by an equipment rental company. Industrial uses are located to the north, east, and west of the property. The property to the south is within the City of Norwalk's boundary and is currently occupied by a drive-thru restaurant use.

The applicant, Muhamet Cifligu, had proposed to construct a new 2,998 square foot convenience store along with a 2,638 sq. ft. carwash and a gas station on the subject property. Development Plan Approval Case No. 916 was granted by the Planning Commission to allow the construction of the convenience store, car wash, and gas station. At its meeting on January 9, 2017, the Planning Commission also took action to grant the approval of Modification Permit Case No. 1269. Additionally, the applicant received approval for the subject Conditional Use Permit to allow the operation and maintenance of a convenience store within the M-1 Zone, since a convenience grocery market is considered a conditional use activity within the M-1 Zone.

The subject Conditional Use Permit (CUP) was originally approved on January 9, 2017. The CUP was provided a one (1) year time extension on July 9, 2018 and again on August 12, 2019. While the applicant has continued to make progress with the necessary site preparation, demolition permit, and the plan check process, the convenience market has yet to be constructed. As a result, the CUP technically has not been utilized.

In accordance with Section 155.721 of the City's Zoning Ordinance (see Code Section below), a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations**Section 155.721 – 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.

STAFF CONSIDERATIONS

Although the proposed project has not begun construction the applicant has continued their efforts to keep the project moving forward. The applicant has stated that demo permit and contracts are ready to be issued and is waiting on a 10-day notification from the South Coast Air Quality Management District (AQMD). The applicant anticipates construction to begin fairly soon, once the grading permit is issued.

The applicant has also provided proof of correspondence with the anticipated convenience store tenant. Providing the applicant with an extension to their Conditional Use Permit will keep the CUP valid and allow Muhamet Cifligu to continue the development process and eventually construct the project. Staff, therefore, is recommending that the Planning Commission grant the applicant another one (1) year time extension, subject to the conditions of approval as provided herein.

CONDITIONS OF APPROVAL

1. That the approval of Conditional Use Permit No. 777 shall allow for the establishment, operation, and maintenance of a convenience store within a 2,999 square feet unit located at 13417 Rosecrans Avenue.
2. That there shall be no on-site kitchen facilities or preparation of food or drinks without prior approval from the Director of Planning or his/her designee.
3. That all vehicles associated with the subject convenience store 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 vehicle associated with the subject convenience store shall not obstruct or impede any on-site or off-site traffic.

4. That the proposed convenience store, including any lighting, fences, walls, cabinets, and poles shall be maintain 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 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.
5. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054
6. That the applicant shall not allow commercial vehicles, trucks and/or truck tractor to queue on Carmenita Road or Rosecrans Avenue, use streets as a staging, or to back up onto the street from subject property.
7. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored, or rusted. 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 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 web site (www.santafesprings.org).
8. That the applicant shall not sublet, lease, or rent the proposed convenience store without prior approval from the Director of Planning.
9. 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.
10. That Conditional Use Permit Case No. 777 shall be subject to a compliance review in one (1) year, no later than January 9, 2018, to ensure the subject convenience store is still operating in strict compliance with the conditions of approval as stated in this staff report.
11. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the 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.



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Time Extension Request Letter
3. Receipt
4. Tenant Correspondence

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



Conditional Use Permit 777-1

13417 Rosecrans Avenue (APN: 8059-003-025, 023, and 026)

Attachment 2: Time Extension Request Letter

Architecture
Planning
Design

July 13, 2020

Lupine

Ave

Monterey

Park

California

91755

(323)

890-8770

FAX

890-8774

Mr. Andrew S. Gonzales

Planning Intern

Department of Planning and Development

City of Santa Fe Springs

11710 Telegraph Road

Santa Fe Springs, California 90670

Received

JUL 20 2020

Planning Department

Subject: Conditional Use Permit (CUP) Case No. 771-1, 13417 Rosecrans Avenue, Santa Fe Springs, California 90670 request of review of compliance

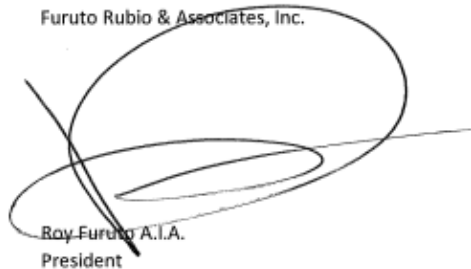
Dear Mr. Gonzales,

As requested per your letter dated May 27, 2020, we are presently in obtaining building permits and other approval agencies for the project per the Condition of Approval per Conditional Permit Case No. 771-1. Also, the Owner has been negotiating with 7-11 of possibility of having them as the convenience store vendor.

If there are any questions, please feel free to call me if you have any questions.

Sincerely,

Furuto Rubio & Associates, Inc.



Roy Furuto A.I.A.
President

Cc; File
Attachments
Matt Cifligu, Owner



Attachment 3: Receipt

City of Santa Fe Springs
FINANCE DEPARTMENT
11710 E Telegraph Rd
Santa Fe Springs, CA 90670
(562) 868-0511

002640-0031

07/20/2020 04:55PM

MISCELLANEOUS

Description:

CONDITIONAL USE PERMIT

(PL0201)

Reference 1: 14704

Reference 2: RADBURN AV

CONDITIONAL USE PERMIT

(PL0201)

2021 Item: PL0201

1 @ 563.00

CONDITIONAL USE

PERMIT (PL0201)

563.00

563.00**Subtotal**

563.00

Total

563.00

CHECK

563.00

Check Number 0232

Change due-----
0.00

Paid by: MUHAMET CIFLIGU



Comments: AG

Thank you for your payment

City of Santa Fe Springs COPY
DUPLICATE RECEIPT

Attachment 4: Tenant Correspondence

From: Adelsberger, Kurt: [<mailto:Kurt.A.Adelsberger@p66.com>]
Sent: Monday, September 28, 2020 6:33 PM
To: Matt Cifligu <matt@metric-threaded.com>
Subject: Santa Fe Springs Project

Hi Matt

It was good talking to you today. It is definitely an unusual year, however business continues to move forward. I am still very interested in working with you to brand your location at Rosecrans and Carmenita with the 76 brand. It is a very strong intersection and should do well for both you and the 76 brand. I appreciate you keeping me updated as you move through the permitting process. If there is anything I can assist with, please email or give me a call at any time.

I look forward to our next conversation.

Kurt Adelsberger
Business Development Rep

Mobile: 714.222.4404
4195 Chino Hills Pkwy, #238 | Chino Hills, CA 91709





CONSENT ITEM

Conditional Use Permit Case No. 800-1

A compliance review of a salvage, reclamation, recycling, wrecking, storage and disposal company on property located at 12128 Burke Street (APN: 8168-002-407), within the M-2, Heavy Manufacturing, Zone. (Iron Mountain)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a transportation terminal company, 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. 800-1 be subject to a compliance review in five (5) years, on or before October 14, 2025, 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 the City Zoning Regulation, Section 155.243(C)(5), a Conditional Use Permit is required for salvage, reclamation, recycling, wrecking, storage and disposal activities within M-2, Heavy Manufacturing, Zone. On June 10, 2019, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 800, a request by Chemical Transfer Company Inc., to establish, operate and maintain a transportation terminal on property located at 11910 Greenstone Avenue.

STAFF CONSIDERATION:

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.

An initial walk-through inspection by the Planning Department staff was conducted on March, 2020.

Following the inspection, the applicant was directed to comply with the following:

- There are a number of vehicles that are parked within the fire lane. The business operator must contact the Fire Department for an on-site inspection to ensure no vehicles are parked within the fire access lane.

On September 15, 2020 Fire Department staff preformed an inspection of the property and found no vehicles were parked within the fire lane. Fire Department staff will continue to monitor the subject property to ensure that the fire access lane is not being used as vehicle parking.

Staff finds that, if Iron Mountain, 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 800-1 be subject to a compliance review in five (5) years, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Raul Diaz 562.868-0511 x3813)

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

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3815)

4. 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. **(on-going)**

POLICE SERVICES DEPARTMENT:**(Contact: Lou Collazo at x3335)**

5. That the existing truck scale shall be used solely for the approved recycling operation and shall not be used for commercial uses, contracted out, or used by other businesses or uses not directly associated with the approved use. **(on-going)**
6. That all work shall be continuously conducted indoors and that all outdoor storage and activities shall be prohibited at all times. **(on-going)**
7. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(on-going)**
8. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. **(on-going)**
9. That off-street parking areas shall not be reduced or encroached upon at any time. **(on-going)**
10. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(on-going)**
11. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities. **(on-going)**

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

12. 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 would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(on-going)**
13. The subject recycling use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(on-going)**
14. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning. **(on-going)**
15. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(on-going)**
16. Conditional Use Permit Case No. 800 shall be subject to a compliance review in ~~one~~ **five** years. Approximately three (3) months before June 10, ~~2020~~ **2025**, 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. **(Revised)**
17. Applicant, Iron Mountain, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, 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. **(on-going)**
18. 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. **(on-going)**

19. The subject recycling use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(on-going)**
20. All recycling activities, except the weighing and transferring of materials into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building. **(on-going)**
21. The facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection of human health and the environment and prevent the facility from being a vector breeding area. **(on-going)**
22. Applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times. **(on-going)**
23. Applicant shall not accept materials from the general public, individuals or peddlers. **(on-going)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Compliance Review Request

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AREIAL PHOTOGRAPH



CONDITIONAL USE PERMIT CASE NO. 800

**12128 Burke St.
Iron Mountains**



CONSENT ITEM

Development Plan Approval (DPA) Case No. 967-1

A request for an extension of time for Development Plan Approval (DPA) Case No. 967, which allows the construction of a new $\pm 150,548$ sq. ft. concrete tilt-up industrial building on an approximately 6.57-acre site located at 13900 Carmenita Road (APN's: 8059-004-031 & 054), within the M-2 Heavy Manufacturing, Zone. (Bridge Acquisitions, LLC)

RECOMMENDATIONS

- Find and determine that granting a one (1) year time extension of Development Plan Approval No. 967 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a one (1) year time extension of Development Plan Approval Case No. 967, until December 3, 2021, subject to the original conditions of approval for Development Plan Approval Case No. 967.

LOCATION / BACKGROUND

The subject property, located at 13900 Carmenita Road, is comprised of two (2) parcels (APN's: 8059-004-031 & 054) measuring 286,127 sq. ft. (6.57 acres), and located on the east side of Carmenita Road. The property is zoned M-2 (Heavy Manufacturing) and was developed with a $\pm 102,000$ sq. ft. industrial building and a $\pm 5,500$ sq. ft. office building that was previously occupied by a chemical storage and distribution facility. In anticipation of constructing the proposed 150,548 sq. ft. industrial building, the existing buildings have been demolished. Industrial uses are located on all sides of the property.

On November 19, 2020, the Planning Commission approved Tentative Parcel Map No. 82732, to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ± 6.57 acres and Development Plan Approval Case No. 967, to allow the construction of a new $\pm 150,548$ sq. ft. concrete tilt-up industrial building. Supplemental to the approved entitlements, the Planning Commission also approved a Mitigated Negative Declaration (MND) to analyze the potential environmental impacts associated with the proposed development.

The Mitigation Monitoring and Reporting Program (MMRP), which is associated with the MND, is to ensure compliance with the adopted mitigation measures. As part of the MMRP, the applicant was required to obtain approval for a Remedial Action Plan

(RAP) and a Soils Management Plan (SMP) by the Los Angeles Regional Water Quality Control Board (LARWQCB). After several months of review and the public comment period, the RAP and SMP were approved on July 22, 2020. As City policy, the grading permits could not be issued until the LARWQCB approved the RAP and SMP.

The applicant originally submitted for Plan Check in October 2019 via a hold harmless agreement and has since went through multiple rounds of comments. It is anticipated that they will be issued a grading permit by the end of 2020. Thereafter, the applicant will need to obtain all other necessary Permits from Building and Safety before they can begin construction. To maintain compliance with the conditions of approval, the applicant has formally requested an extension of time for DPA 967. Said time extension will effectively preserve the entitlement and allow the applicant additional time to obtain said permits and begin construction.

ZONING REQUIREMENTS

In accordance with Section 155.745 of the City's Zoning Ordinance (see Code Section below), and as stated within condition #93 of DPA 967, 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.

Code Section:	Expiration
155.745	<u>Section 155.745</u> The 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 for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

ENVIRONMENTAL REVIEW

As previously mentioned, a Mitigated Negative Declaration (MND) was prepared and approved by the Planning Commission at their November 19, 2019 meeting. An extension of time for the subject entitlement has no additional impact on the environment, beyond what was previously analyzed for the subject project. As a result, no further environmental review is required.

STAFF CONSIDERATIONS

Staff believes the applicant has diligently worked to remedy the issues related to the grading permit. The site preparation work has taken longer than originally

anticipated, but staff is confident that the project will continue to move forward. Providing the applicant with an extension to their DPA will allow the applicant sufficient time to obtain all necessary permits and thereafter begin construction. Staff, therefore, is recommending that the subject DPA be extended for one (1) year from the first day following the standard 14-day appeal period, until December 3, 2021.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 967-1 are on-going from Resolution 145-2019.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Time Extension Request
3. TPM 82732 & DPA 967 Approval Letter
 - a. Resolution 145-2019
 - b. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

TENTATIVE PARCEL MAP NO. 82732 &
DEVELOPMENT PLAN APPROVAL CASE NO. 967



13900 Carmenita Road
(Applicant: Bridge Acquisitions, LLC)

Attachment 2: Time Extension Request



September 18, 2020

Vince Velasco
Associate Planner
Planning Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Formal Request to Extend time for Development Plan Approval Case No. 967

Dear Mr. Velasco,

Please accept this letter as our formal request for a 12-month extension for the following entitlement for 13900 Carmenita Road:

- Development Plan Approval Case No. 967 (DPA)

The DPA was approved by the Planning Commission on November 19, 2019.

Per Municipal Code Section 155.745, a Development Plan Approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and thus void. DPA Case No. 967 is set to expire on December 3, 2020, the effective date after Planning Commission approval.

Bridge Development has been working diligently to obtain the necessary regulatory approvals and permits (grading and building) since obtaining project entitlements from the City. Since the approval of the DPA in November 2019, Bridge has experienced longer than anticipated approval periods, which has affected the timing of permit issuance. COVID-19 has had a noticeable impact on our ability to reasonably anticipate approval and turnaround times for permits issuance. COVID-19 has also impacted how we process our approvals and documentation.

11100 Santa Monica Blvd, Suite 700, Los Angeles, CA 90025, 213.519.3132
bridgedev.com

1

Attachment 2: Time Extension Request (Cont.)

Activities pursued by Bridge since entitlements were approved are:

- The Mitigation Monitoring & Reporting Program required Bridge to obtain approval of a Soil Management Plan (SMP) and vapor intrusion mitigation system, also a requirement of the Remedial Action Plan (RAP), by LARWQCB. This jurisdictional approval required multiple months of review as well as public comment. The SMP and RAP were approved by the LARWQCB on July 22, 2020. These mitigation measures are required prior to issuance of a grading permit.
- Bridge submitted building plans to the City and County of Los Angeles (County) in October of 2019. We anticipate having a building permit by year end.
- Bridge submitted grading plans to the County in October 2019. Bridge has gone through multiple rounds of plan check comments including the County's request for additional boring samples and other technical analysis to continue their review of the grading plans. The initial projected date for a Grading Permit was May 2020. We now anticipate having a grading permit by year end. Once the County has approved the grading plans, Bridge will provide those plans to the City for their final review and approval process.

As the required approvals and permitting may extend beyond the 12-month timeframe provided in the Conditions of Approval, Bridge is requesting an additional 12 months. This will allow us to continue our pre-leasing efforts, our pre-construction activities such as obtaining construction financing to implement the RAP remedial scope, and to commence construction of the project.

Bridge Development remains committed to constructing 13900 Carmenita Road, which reflects the City's vision of recycling land and supporting the viability of industrial uses.

Thank you for your continued review of this project, and we look forward to your review, support, and approval of our extension request.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Tom Fitzpatrick", written over a light blue circular stamp.

Tom Fitzpatrick
Bridge Development Partners

11100 Santa Monica Blvd, Suite 700, Los Angeles, CA 90025, 213.519.3132
bridgedev.com

Attachment 3: TPM 82732 & DPA 967 Approval Letter



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

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

November 25, 2019

Bridge Acquisitions, LLC
1600 E. Franklin Ave., Suite D
El Segundo, CA 90245

Attn.: Mr. Rosendo Solis

Re: Tentative Parcel Map (TPM) Case No. 82732
Development Plan Approval (DPA) Case No. 967
13900 Carmenita Road, Santa Fe Springs, CA 90606

Dear Mr. Solis:

The Planning Commission, at their meeting on November 19, 2019, took action on the following entitlements:

TPM Case No. 82732: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ± 6.57 acres;

DPA Case No. 967: A request for approval to allow the construction of a new $\pm 150,548$ sq. ft. concrete tilt-up industrial building;

The project site is located at 13900 Carmenita Road, within the M-2, Heavy Manufacturing, Zone. (Bridge Acquisitions, LLC)

The Planning Commission approved your requested entitlement subject to the findings and conditions of approval as provided within the attached Resolution 145-2019 and Exhibit A.

The Zoning Ordinance sets forth an appeal period of fourteen (14) 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

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

the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions, please contact me at (562) 868-0511 x7353, or E-Mail vincevelasco@santafesprings.org.

Sincerely,



Wayne M. Morrell
Director of Planning

cc: City Council (Electronically)
Ray Cruz, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Michelle Norwood, Management Assistant II (Electronically)
Noe Negrete, Director of Public Works (Electronically)
Robert Garcia, Associate Civil Engineer (Electronically)
Redford Bayan, Engineering Tech (Electronically)
Brent Hayward, Fire Chief (Electronically)
Tom Hall, Director of Environmental and Fire Prevention (Electronically)
Raul Diaz, Deputy Fire Marshal (Electronically)
Wayne Morrell, Director of Planning (Electronically)
Teresa Cavallo, Planning Program Assistant (Electronically)
File Copy

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 145-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP CASE NO. 82732 &
DEVELOPMENT PLAN APPROVAL CASE NO. 967**

WHEREAS, a request was filed for Tentative Parcel Map Case No. 82732 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57-acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 967 to allow the construction of a new ±150,548 sq. ft. concrete tilt-up industrial building; and

WHEREAS, the subject property is located on the east side of Carmenita Road, with Accessor's Parcel Numbers of 8059-004-031 & 8059-004-054, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Bridge Acquisitions, LLC, 1600 E. Franklin Ave., Suite D, El Segundo, CA 90245; and

WHEREAS, the proposed development which includes Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 7, 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 November 7, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the public testimony, written comments, or other materials presented at the Adjourned Planning Commission Meeting on November 19, 2019 concerning the environmental findings and determination, Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

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

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

- A mitigation reporting or monitoring program will be required.
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions.
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

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

SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to the State's Subdivision Map Act, the Planning Commission has made the following findings:

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

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

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce one lot that will provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ±6.57-acres.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and facilitate the development of a new ±150,548 sq. ft. concrete tilt-up industrial building.

The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Spring's General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

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

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the construction of a new ±150,548 sq. ft. concrete tilt-up industrial buildings, located along the east side of Carmenita Road. As proposed, the new

development will meet or exceed all requirements of the City's Zoning Regulations and as a result will not require any variances. Therefore, the subject site is physically suitable for the proposed development.

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

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

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

New easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision.

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

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

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

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials, including, but not

limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission has made the following findings:

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

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

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. The proposed project will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new attractive industrial building on a site that is currently developed with an outdated building that was constructed in 1959, approximately 60 years ago. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

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

The applicant is proposing to construct a new concrete-tilt up speculative industrial building on the existing site. The new concrete tilt-up industrial building has been designed with variation in the provided setback, height, color, and materials used.

The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects in Santa Fe Springs.

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

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

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. The majority of the landscaping will be provided along Carmenita Road for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high screen wall with a 12' high gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash enclosure has been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

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

As stated previously, the proposed building is contemporary in design. The architect used glazing, pop-outs, and variations in height, materials, and color. The style and architecture of the proposed building is consistent with other high quality buildings that were recently constructed in the general area.

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

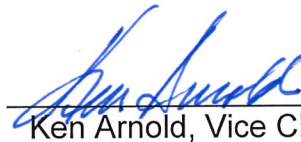
Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." As a result, the Planning Commission believes that proper attention has

been given to the location, size, and design of the proposed building.

SECTION IV. PLANNING COMMISSION ACTION

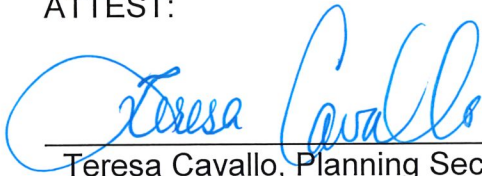
The Planning Commission hereby adopts Resolution No. 145-2019 to approve Tentative Parcel Map Case No. 82732 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ± 6.57 -acres; Development Plan Approval Case No. 967 to allow the construction of a new $\pm 150,548$ sq. ft. concrete tilt-up industrial building; and also to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for the subject property located at 13900 Carmenita Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 19th day of November, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



Ken Arnold, Vice Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Tentative Parcel Map Case No. 82732

Development Plan Approval Case No. 967

13900 Carmenita Road (APNs: 8059-004-031 & 054)

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-1511 x7545)

STREETS

1. That the applicant shall pay a flat fee of \$54,516.00 to reconstruct/resurface the existing street frontage to centerline for Carmenita Road.
2. The applicant shall pay \$5,000.00, the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Cambridge Street and Carmenita Road as determined by the City Engineer and Fire Chief.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard "R-12", and dedicate an easement along the Carmenita Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$800.00 to install (4) new signs.
6. That the applicant will pay to the City, \$ 15,000 per street light for the relocation(s) of all street lights in conflict with driveways or proposed improvements. The cost will include the entire cost of design, engineering, installation and inspection of street lights on Carmenita Road. The City will design and cause construction of said street light(s).
7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

8. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding overhead existing utilities that cross perpendicular to Carmenita Road serving the property.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Carmenita Road. Storm drain plans shall be approved by the City Engineer.
10. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
11. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
12. All buildings shall be connected to the sanitary sewers.
13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

16. 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.

17. 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.

PARCEL MAPS

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

FEES

20. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
21. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. That the applicant shall pay the water trunkline connection fee of \$3,700.00 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

23. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction

with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

24. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
25. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
26. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

27. 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 designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
28. 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 Department of Police Services (Attn: Lou Collazo) 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. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.

29. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
30. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
31. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
32. That off-street parking areas shall not be reduced or encroached upon at any time.
33. 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.
34. 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 responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. **DO NOT PAINT NUMBERS ON THE BUILDING.**
35. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Portable restrooms shall not be visible from the public street and maintained on a regular basis.

36. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be visible from public view.
37. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
38. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.
39. That all parking stalls and/or designated parking areas shall be continuously available to all employees during their business hours. Parking stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.
40. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.

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

41. 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.
42. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
43. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
44. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to

provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

45. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
46. 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.
47. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

48. 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.
49. 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.
50. 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.
51. That the development will not interfere with any remediation activity or restrictions that may be required by the Los Angeles Regional Water Quality Control Board as part of Cleanup and Abatement Order No. R4-2014-0130.

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

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

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Vince Velasco 562.868-0511 x7353)**

55. Approval of the subject Development Plan Approval (DPA) Case No. 967 is still contingent upon approval of Tentative Parcel Map (TPM) Case No. 82732 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8059-004-031 & 054), into a single parcel measuring ± 6.57 -acres.
56. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 13900 Carmenita Road (APN's 8059-004-031 & 054). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
57. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance *prior* to the issuance of the Certificate of Occupancy. *On-going monitoring shall be reported to the City every six (6) months.*
58. The applicant, Bridge Development Partners, 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.

59. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
- Name of the development/project.
 - Name of the development company.
 - Address or Address range for the subject site.
 - 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
60. The applicant, Bridge Development Partners, agrees and understands that all existing overhead utilities within the development shall be placed underground.
61. The Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. 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 Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
62. 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.
- To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - A roof plan showing the location of all roof-mounted equipment;
 - Elevations of all existing and proposed mechanical equipment; and
 - A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
63. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
64. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant

materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

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. The applicant, Bridge Development Partners, shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
67. 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 or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) (A copy of the Edison Guideline is available at the Planning Department).
68. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
69. The applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
70. The Planning Department 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 a minimum 11" x 17" size paper. All signs shall be installed in

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

71. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change).*
72. 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.
73. The applicant, Bridge Development Partners, shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. 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.
74. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing ADA and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. 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.
75. An area shall be designated for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at the

ratio of 4 bicycles for the first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 1555.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

76. The applicant, Bridge Development Partners, understands and agrees that compliance with condition of approval numbers 73-75 must be obtained prior to issuance of a certificate of occupancy.
77. 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.
78. 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.
79. A minimum of 198 parking stalls shall be provided and maintained at all times.
80. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All compact spaces shall be further identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
81. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
82. 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.
83. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Deputy Fire Marshall.
84. The applicant, Bridge Development Partners, shall not allow commercial vehicles, trucks and/or truck tractors to queue on Carmenita Road, use said streets as a staging area, or to back up onto the street from the subject property.

85. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
86. 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.

87. *Prior* to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
88. The applicant, Bridge Development Partners, 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.*
89. The applicant, Bridge Development Partners, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
90. The applicant, Bridge Development Partners, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

91. 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.
92. 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.
93. All otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.