



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
September 14, 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 July 13, 2020 Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Development Plan Approval (DPA) Case No. 973

DPA Case No. 973: A request for development plan approval to construct a new 12,731 sq. ft. multi-tenant industrial building on a 0.63-acre parcel located at 11790 Slauson Avenue (APN: 8168-023-048), within the M-2, Heavy Manufacturing, Zone.

7. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15303, Class 3

Modification Permit (MOD) Case No. 1335

A request to allow a 6'-6" reduction of the minimum 15' rear yard setback requirement to construct a patio structure on an irregular-shaped corner lot, on property located at 8633 Westman Avenue (APN: 8169-027-035), within the R-1, Single Family Residential, Zone. (Abram Garcia)

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

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

C. CONSENT ITEM

Conditional Use Permit Case No. 625-4

A compliance review of a moving van line logistics company on property located at 13565 Larwin Circle (APN: 8059-005-039), in the M-2, Heavy Manufacturing Zone. (Great American Logistics)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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

September 11, 2020

Date



City of Santa Fe Springs

Planning Commission Meeting

September 14, 2020

APPROVAL OF MINUTES

Minutes of the July 13, 2020 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

July 13, 2020

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for July 13, 2020



APPROVED:

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

July 13, 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
Commissioner Aranda
Commissioner Carbajal
Commissioner Jimenez

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

Council: None

Members absent: Vice Chairperson Arnold

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the June 8, 2020 Planning Commission meeting

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

Ayes: Aranda, Carbajal, and Ybarra

Nays: None

Absent: Arnold, and Jimenez

PUBLIC HEARING

6. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit Case No. 748-5

Modification Permit (MOD) Case No. 1334

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 748-5, Modification Permit Case No. 1334, and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- Approve and adopt the proposed Negative Declaration which, based on the findings of the initial study, indicates there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment; and
- Approve Conditional Use Permit Case No. 748-5 and Modification Permit Case No. 1334, subject to the conditions of approval as contained with Resolution No. 166-2020; and
- Adopt Resolution No. 166-202, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Associate Jimmy Wong to present Item No. 6. Present via Zoom was the applicant's representative Rafik Albert, of EPD Solutions Greenstone Land Co.

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

Commissioner Aranda inquired about the block wall and visibility. A discussion ensued.

Chair Ybarra opened the Public Hearing at 6:17 p.m. and requested if anyone from the audience would like to speak on Item No. 6. Representative Rafik Albert, of EPD Solutions Greenstone Land Co. thanked the Planning Commission for taking the time to hear this matter and Planning Staff for their assistance on this project

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 6:18 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Adoption of Negative Declaration, Conditional Use Permit Case No. 748-5, Modification Permit (MOD) Case No. 1334, and the recommendations regarding these entitlements,

which passed by the following roll call vote:

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

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

City Attorney Richard Adams requested that I conduct a Roll Call of all Planning Commissioners present.

Commissioners Aranda, Carbajal, Jimenez, and Ybarra were present.

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 806

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 806 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 806, subject to the conditions of approval as contained within Resolution No. 167-2020; and
- Adopt Resolution No. 167-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 7. Present via Zoom was the applicant's representative Alexander Lew.

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

The Planning Commissioners had no questions.

Chair Ybarra opened the Public Hearing at 6:30 p.m. and requested if anyone from the audience would like to speak on Item No. 7. Representative Alexander Lew thanked Cuong Nguyen for his thorough staff report. Mr. Lew indicted that Crown Castle replaced the palm fronds to adhere to the City's Cell Ordinance.

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 6:32 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 806, along with the recommendation to correct the conditions of approval, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 809

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 809, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 809, subject to the conditions of approval as contained within Resolution No. 168-2020; and
- Adopt Resolution No. 168-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 8. Present via Zoom was the applicant's representative Thomas Tyler and Patrick Fiedler on behalf of SC Fuels.

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

The Planning Commissioners had no questions.

Chair Ybarra opened the Public Hearing at 6:42 p.m. and requested if anyone from the audience would like to speak on Item No. 8. Representatives Thomas Tyler and Patrick Fiedler thanked City Staff for their professionalism and indicated that they are in full agreement with the conditions of approval.

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 6:43 p.m. and requested a motion and second for Item No. 87.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 809, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

9. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15305, Class 5

Lot Line Adjustment No. 2020-01

Recommendation: That the Planning Commission:

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

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 9.

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

Commissioner Jimenez inquired about buffer parking. Associate Planner Vince Velasco responded that it was simply an overlay for the M-2 Zone that creates a greater buffer between the property and the property across the street

There being no further questions from the Planning Commissioners, Chair Ybarra requested a motion and second for Item No. 9.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Lot Line Adjustment No. 2020-01, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Arnold

10. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

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

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 requests meet the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a Temporary Modification Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case Nos. 1319, 1326, and 1327, subject to the conditions of approval as contained within Resolution No. 169-2020; and
- Adopt Resolution No. 169-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 10.

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

Chair Ybarra, along with Commissioners Jimenez and Aranda inquired about the parking stalls and the parking requirements. Associate Planner Vince Velasco responded to all the Commissioners parking inquiries.

Matt Benson raised his hand to speak. Mr. Benson thanked the Planning Commissioners for hearing this entitlement. Mr. Benson indicated that they are trying to create a more spacious work environment within the building.

There being no further questions from the Planning Commissioners, Chair Ybarra requested a motion and second for Item No. 10.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez to approve Modification Permit (CUP) Case No. 1319, 1326, and 1327, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Arnold

11. CONSENT ITEM

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 9

Recommendation: That the Planning Commission:

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

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 68

Recommendation: That the Planning Commission:

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

C. CONSENT ITEM

Conditional Use Permit Case No. 696-3

Recommendation: That the Planning Commission:

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

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

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

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

12. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal requested that everyone go out and support the City's local businesses and wear their masks.

Staff:

Code Enforcement Officer Luis Collazo stated that Police Services did not issue any fireworks citations this year.

13. ADJOURNMENT

Chair Ybarra adjourned the meeting at 7:25 p.m. to the next regular Planning Commission meeting scheduled for August 10, 2020, at 6:00 p.m.

Frank Ybarra
Chair

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

CEQA Guidelines Section 15332, Class 32

Development Plan Approval (DPA) Case No. 973

DPA Case No. 973: A request for development plan approval to construct a new 12,731 sq. ft. multi-tenant industrial building on a 0.63-acre parcel located at 11790 Slauson Avenue (APN: 8168-023-048), within the M-2, Heavy Manufacturing, Zone.

RECOMMENDATIONS

- 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.

G

GENERAL INFORMATION

- A. Applicant: EC + Associates
- B. Property Owner: CEM Construction Corp.
- C. Subject Property: 11790 Slauson Avenue
- D. Existing Zone: M-2, Heavy Manufacturing, Zone
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt
- G. Staff Contact: Jimmy Wong
Jimmywong@santafesprings.org

LOCATION AND BACKGROUND

The subject property consists of a single parcel, APN: 8168-023-048, with an area of 27,442.8 square feet (0.63 acres) and is located along Slauson Avenue. The property is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of industrial.

STREETS AND HIGHWAYS

The subject property has frontage on Slauson Avenue and is located between Dice Road to the West and Sorensen Avenue to the East. Slauson Avenue is designated as a "Major Arterial" within the Circulation Element of the City's General Plan. The subject property also has frontage on a Public alley, Perryman Alley.

ZONING & GENERAL PLAN LAND USE DESIGNATION

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial</u> 11801 Slauson Avenue/ Green's Metal Cut Off
South	M-1, Light Manufacturing, Zone	Industrial	<u>Industrial</u> 11875 Burke Street/ Casa Blanca Furnishings, Inc.
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial</u> 11850 Slauson Avenue/ Danials Tire Service
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial</u> 11770 Slauson Avenue/ Multi-tenant building

PROJECT DESCRIPTION:

DPA Case No. 973: A request for development plan approval to construct a new 12,731 sq. ft. multi-tenant industrial building on a 0.63-acre parcel.

Proposed Site Plan:

The applicant is proposing to construct a new 12,731 sq. ft. industrial building. The proposed building will be setback a minimum of 30'-2" from the front property line along Slauson Avenue. The proposed development will provide a 26' wide driveway along Slauson Avenue and Perryman Alley for ingress and egress. A trash enclosure will be located at the southwest corner of the property.

Proposed Floor Plan:

According to the floor plan, the proposed new building will consist of six (6) units. Each unit is approximately 1,785 sq. ft. excluding a 367 sq. ft. second floor mezzanine. Total building area will be approximately 12,731 sq. ft. Each unit will also be provided with one to two roll-up doors. It should be noted that the roll-up door closest to the street, will be setback 75 feet away from the front property line, and none of the doors will face nor directly visible from the street.

Proposed Elevation:

The building's architecture is a contemporary style with simple, clean lines, and uses modern building material such as metal, curtain wall, and glass. The metal awnings and use of color provide a unique design that will enhance the property. The proposed building will have a maximum height of 25'-6".

Proposed Landscaping:

The majority of the landscaping will be provided along the front setback area that is adjacent to Slauson Avenue. Additionally, as required by the Code, at least 6% of the parking area will be landscaped. The minimum landscaping requirement for the project, based on the overall street frontage of 80' and 6,450 sq. ft. of parking area is 2,387 sq. ft. A total of 2,487 sq. ft. of landscaping will be provide throughout the development.

Parking Requirements:

As proposed, the project is required to provide 26 parking stalls, 1 stall per 500 sq. ft. of building area (12,731 sq. ft.). A total of 28 parking stalls will be provide for the new multi-tenant industrial building: 24 standard stalls and 4 accessible stalls.

ENVIRONMENTAL DOCUMENT

Staff finds that DPA Case No. 973 meets the conditions for an infill exemption described in Section 15332 of the State CEQA Guidelines as explained below.

- (a) The project is consistent with applicable general plan designation, applicable policies and applicable zoning designation and regulations.

As shown in the table below, the proposed project would be consistent with applicable General Plan Land-Use policies.

Policy	Consistency
Policy 11.1: Assist and encourage all small business throughout the City.	The proposed development will create multiple small industrial spaces that will support small business.
Policy 11.2 Work with property owners who wish to upgrade and expand their facilities.	The subject property is currently vacant. The proposed development will upgrade the existing site by constructing a brand new industrial building

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed project occurs within the city limits of Santa Fe Springs on an approximate 0.63-acre site, and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing urban industrial developments and uses.

- (c) The project has no value as habitat for endangered, rare or threatened species.

The site is vacant and contains non-native, weedy grasses and has been disturbed. Furthermore, the site is surrounded by urban development and contains no sensitive habitat or habitat for special status species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

Based on preliminary traffic screening using the trip generation rates derived from the Institute of Traffic Engineers (ITE), Trip Generation (10th Edition). The project site *is not* anticipated to result in significant traffic volumes (refer to Table below for the project's estimated trip generation).

TRIP GENERATION RATES									
ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing (2 truck doors/tenant)	150	KSF	3.56	0.237	0.063	0.300	0.080	0.240	0.320
PROJECT TRIP GENERATION									
Project Land Use	Qty.	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing (12,731 s.f.)	12.7	KSF	45	--	--	14	--	--	14
Passenger Vehicles	80.0%		36	--	--	11	--	--	11
Trucks	20.0%		9	--	--	3	--	--	3

Noise:

The project is not located adjacent to any noise sensitive receptor(s). The site is surrounded, on all sides, by existing industrial uses. Residential uses are located approximately 1,000 feet to the west along both sides of Slauson Avenue.

Air quality:

The air quality emissions for the proposed project were calculated using the CalEEMod (V.2013.2.2) computer modeling program. According to the CalEEMod estimates, daily construction and operations emissions *are not* anticipated to exceed the SCAQMD significance thresholds (refer to Table below for construction and operational emissions).

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction (architectural coatings)	9.68	7.15	5.07	0.07	1.76	1.09
Daily Thresholds	75	100	550	150	150	55
Operational Emissions (12,731 s.f.)	0.71	0.52	2.10	0.00	0.35	0.97
Daily Thresholds	55	55	550	150	150	55

Water quality:

The project is required to be in compliance with the City's storm water requirements and includes "Low Impact Development" measures, and thus, will not result in significant water quality impacts.

- (e) The project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project has been reviewed by City staff and can be adequately served by all required utilities and public services.

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail on August 31, 2020 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also published in a newspaper of general circulation (Whittier Daily News) on September 3, 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.

Due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 that temporarily suspends the requirements of the Brown Act, which allowed the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices clarified that any upcoming Planning Commission meetings will be held via teleconference due to the current closure of City Hall, including Council Chambers.

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

AUTHORITY OF PLANNING COMMISSION

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

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

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

- 1) That the proposed development is in conformance with the overall objectives of this chapter.*
- 2) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*
- 3) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*
- 4) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*
- 5) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*
- 6) That it is not the intent of this subchapter to interfere with architectural design*

except to the extent necessary to achieve the overall objectives of this chapter.

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

STAFF REMARKS

Based on the findings set forth in the attached Resolution (171-2020), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval.

CONDITIONS OF APPROVAL

Conditions of approval for DPA Case No. 973 are attached to Resolution 171-2020 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 171-2020
 - a. Exhibit A – Conditions of Approval
5. Full Set of Plans

Attachment 1: Aerial Photograph



Attachment 2: Public Hearing Notice

Legal Liner

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 973**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 973 – A request for approval to construct a new 12,731 sq. ft. multi-tenant industrial building at 11790 Slauson Avenue, within M-2, Heavy Manufacturing, Zone.

PROJECT SITE: 11790 Slauson Avenue, is comprised of a single parcel (APN: 8168-023-048) within the M-2 (Heavy Manufacturing), Zone.

APPLICANT: E + C Associates

THE HEARING will be held on **Monday, September 14, 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

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

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

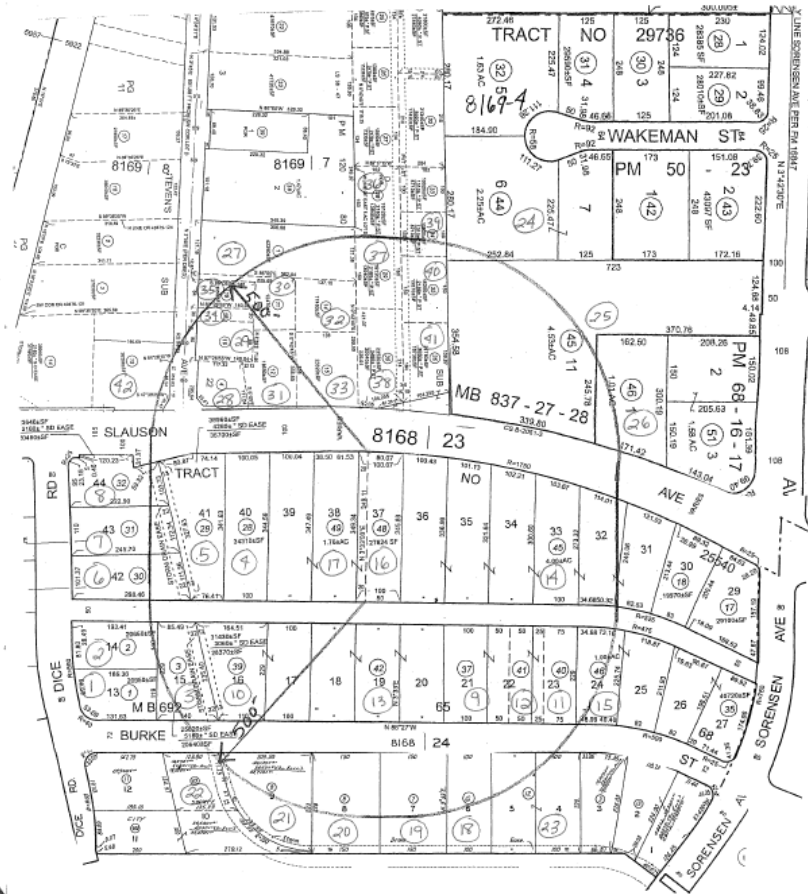
FURTHER INFORMATION on this item may be obtained by e-mail: jimmywong@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#11408760

Published: Sept. 3, 2020

Whittier Daily News

Attachment 3: Radius Map for Public Hearing Notice



1"=200'

Received
JUN 19 2020
Planning Department

DONNA'S RADIUS MAPS
DATE: 5/20/2020
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

Attachment 4: Resolution 171-2020

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 171-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 973**

WHEREAS, a request was filed for Development Plan Approval Case No. 973 to allow the construction of a new ±12,731 sq. ft. industrial building; and

WHEREAS, the subject property is located on the south side of Slauson Avenue, with Accessor's Parcel Number: 8168-023-048, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is CEM Construction Corp., 8207 Brookgreen Road, Downey, CA 90240; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on September 4, 2020 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on August 31, 2020 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the public testimony, written comments, or other materials presented at the Planning Commission Meeting on September 14, 2020 concerning the environmental findings and determination and Development Plan Approval Case No. 973.

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 project, however, qualifies for an infill development pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), categorical exemption as follows:

- (a) The project is consistent with applicable general plan designation, applicable policies and applicable zoning designation and regulations.

As shown in the table below, the proposed project would be consistent with applicable General Plan Land-Use policies.

Policy	Consistency
Policy 11.1: Assist and encourage all small business throughout the City.	The proposed development will create multiple small industrial spaces that will support small business.
Policy 11.2 Work with property owners who wish to upgrade and expand their facilities.	The subject property is currently vacant. The proposed development will upgrade the existing site by constructing a brand new industrial building

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed project occurs within the city limits of Santa Fe Springs on an approximate 0.63-acre site, and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed urban industrial uses.

- (c) The project has no value as habitat for endangered, rare or threatened species.

The site is vacant and contains non-native, weedy grasses and has been disturbed. The site is surrounded by urban development and contains no sensitive habitat or habitat for special status species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

Based on preliminary traffic screening using the trip generation rates derived from the Institute of Traffic Engineers (ITE), Trip Generation (10th Edition). The project site is not anticipated to result in significant traffic volumes (refer to Table below for the project's estimated trip generation).

TRIP GENERATION RATES									
ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing (2 truck doors/tenant)	150	KSF	3.56	0.237	0.063	0.300	0.080	0.240	0.320
PROJECT TRIP GENERATION									
Project Land Use	Qty.	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing (12,731 s.f.)	12.7	KSF	45	--	--	14	--	--	14
Passenger Vehicles	80.0%		36	--	--	11	--	--	11
Trucks	20.0%		9	--	--	3	--	--	3

Noise:

The project is not located adjacent to any noise sensitive receptor(s). The site is surrounded, on all sides, by existing industrial uses. Residential uses are located approximately 1,000 feet to the west along both sides of Slauson Avenue.

Air quality:

The air quality emissions for the proposed project were calculated using the CalEEMod (V.2013.2.2) computer modeling program. According to the CalEEMod estimates, daily construction and operations emissions are not anticipated to exceed the SCAQMD significance thresholds (refer to Table below for construction and operational emissions).

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction (architectural coatings)	9.68	7.15	5.07	0.07	1.76	1.09
Daily Thresholds	75	100	550	150	150	55
Operational Emissions (12,731 s.f.)	0.71	0.52	2.10	0.00	0.35	0.97
Daily Thresholds	55	55	550	150	150	55

Water quality:

The project is required to be in compliance with the City's storm water requirements and includes "Low Impact Development" measures, and thus, will not result in significant water quality impacts.

- (e) The project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project has been reviewed by City staff and can be adequately served by all required utilities and public services.

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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the

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

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

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

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

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 speculative multi-tenant 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 vacant. 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.

(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 new industrial building has been designed with a variety of architectural treatment, 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 the area and throughout the City of 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 multi-tenant 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 industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, materials, and color. These architectural design elements present

an attractive, distinctive façade to visitors. Additionally, each unit is provided with a recessed entry to provide distinct entry points and each unit will have a second-floor mezzanine that will provide usable space. As designed, the new building is suitable for its 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 Ordinance. The majority of the landscaping will be provided along Slauson Avenue for maximum aesthetic value. Additionally, the roll-up doors have been strategically placed so that they will not be directly visible from the public right-of-way. And lastly, the proposed trash enclosure has been strategically placed where it is not visible or easily accessible by the public, and where it will have the 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, 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 III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 171-2020 to approve Development Plan Approval Case No. 973 to allow the construction of a new 12,731 sq. ft. multi-tenant industrial building at 11790 Slauson Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of September, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
Development Plan Approval Case No. 973
(11790 Slauson Avenue, Santa Fe Springs, CA 90670)

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

STREETS

1. That the applicant shall pay a flat fee of \$ 7,552.00 to reconstruct/resurface the existing street frontage to centerline for Slauson Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Slauson Avenue 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.
3. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted “No Stopping Any Time.” The City will install the offsite signs and the applicant shall pay \$ 400.00 to install (2) new signs.
4. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

5. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Slauson Avenue. Storm drain plans shall be approved by the City Engineer.
6. 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.
7. All buildings shall be connected to the sanitary sewers.
8. 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.

9. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
10. 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

11. 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.
12. 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.

FEES

13. 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 of \$2,051.00 for off-site transportation improvements.
14. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
15. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

16. 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.
17. 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.
18. 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.
19. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Raul Diaz 562.868-0511 x3813)

20. 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.
26. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

27. 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.
28. 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.
29. 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.
30. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

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

31. 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.

32. 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.
33. 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.
34. 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.
35. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
36. That off-street parking areas shall not be reduced or encroached upon at any time.
37. 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.
38. 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.

39. 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. Porta-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
40. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
41. 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.
42. 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.
43. 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.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

44. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
45. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
46. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

47. 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.
48. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
- a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
49. The applicant, EC+ Associate, 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.
50. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
51. Except as described in Section 155.462 of the City's Zoning Regulations, the applicant agrees and understands that all electrical distribution lines of 16,000 volts or less, telephone, cable antenna television and similar service wires or cables, which provide direct service to the property being developed shall be placed underground.
52. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to each building in the subdivision. The applicant is responsible for complying with this requirements and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.
53. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-

check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.

54. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

55. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

- I. A roof plan showing the location of all roof-mounted equipment;
- II. Elevations of all existing and proposed mechanical equipment; and
- III. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

56. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.

57. 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).*

58. 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).*

59. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
60. The applicant, EC + Associate, 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
61. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
62. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
63. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
64. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
65. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

66. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
67. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Slauson Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
68. 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.
69. 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.
70. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or

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

3. 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.
 4. 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.
71. 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).
72. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
73. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

74. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant on file with the case
75. 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.
76. 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.
77. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
78. 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.
79. No parking of vehicles shall be allowed alongside the west side of the building and/or in front of the overhead loading door. Parking by trucks, cars or any other type of vehicles would compromises the width of the fire line. Should the width of fire line be compromised, the owner shall, within 60 days upon receipt of notice from the Planning Department, frame-in the door. This process requires plans to be submitted for approval to the Building Division and Planning Department.

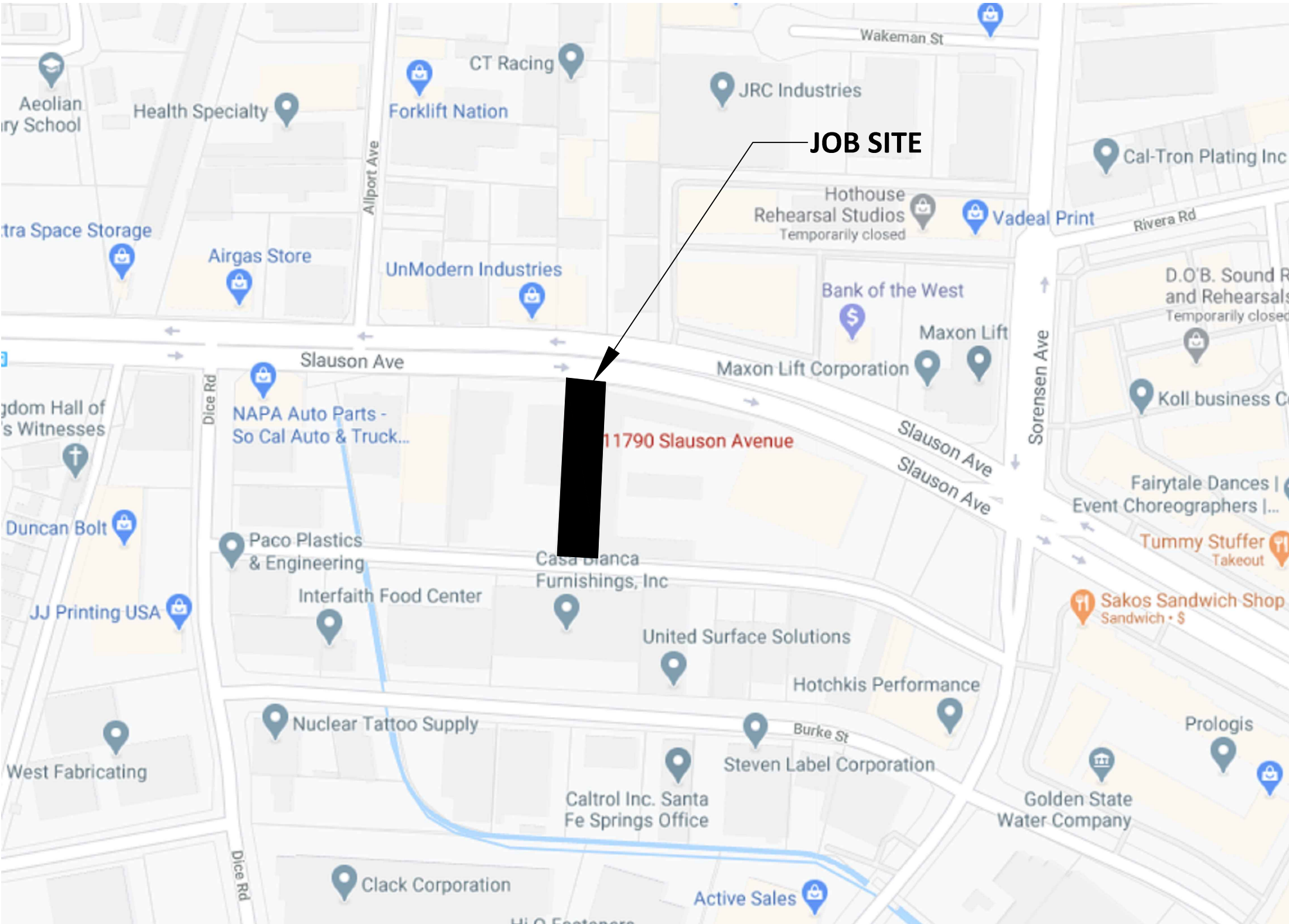
80. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
81. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
82. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
83. 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 Fire Marshall.
84. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior within two (2) days of Planning Commission approval.
85. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.

Attachment 5: Full Set of Plan

WAREHOUSE

11790 SLAUSON AVE. SANTA FE SPRINGS CA 90670

VICINITY MAP



GENERAL NOTES

- A.- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- B.- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
- C.- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- D.- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.3)
- E.- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1013.6.3)
- F.- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS.
- G.- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR
- H.- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- I.- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 B 1010.1.9.12
- J.- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- K.- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- L.- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING
- AREAS:
- a.- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - b.- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - c.- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - d.- INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - e.- EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.8, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- M.- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- N.- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.8 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

BUILDING ANALYSIS

- 1.- INDUSTRIAL / OFFICE BUILDING:
- A.- INDUSTRIAL AREA =.....9,763 SQ.FT.
 - B.- OFFICE AREA =.....764 SQ.FT.
 - SUB-TOTAL AREA =.....10,527 SQ.FT.
- 2.- MEZZANINE:.....2,204 SQ.FT.
- TOTAL BUILDING(S) AREA = 12,731 SQ.FT.

PARKING ANALYSIS

- 12,731 SQ.FT. / 500 =25.5
- PARKING SPACES REQUIRED=26
- PARKING SPACES PROVIDED=28
- STANDARD.....24
 - HANDICAP.....4

PARKING LANDSCAPE ANALYSIS

- PARKING AREA.....4,519 SQ.FT.
- LANDSCAPE REQUIRED = 6% OF 4,519=271 SQ.FT.
- LANDSCAPE PROVIDED =467 SQ.FT.

LOT LANDSCAPE ANALYSIS

- 25 SQ.FT. FOR EACH LINEAL FEET OF LOT WIDTH
- 25 X 80 (LOT WIDTH) = 2,000 SQ.FT.
- LANDSCAPE AREA REQUIRED2,000 SQ.FT.
- LANDSCAPE AREA PROVIDED.....2,002 SQ.FT.

THE APPLICABLE CODES WILL INCLUDE, BUT SHALL NOT BE LIMITED TO:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE (CENC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- CITY OF SANTA FE SPRINGS MUNICIPAL CODE

PROJECT DATA

- TYPE OF CONSTRUCTION.....III-B
- A.P.N.....8168-023-048
- NO. OF STORY (S).....2
- ZONE.....M2 (HEAVY MANUFACTURING)
- LOT SIZE.....27,557 s.f.

LEGAL DESCRIPTION

TR= 25540 THAT POR LYING E OF W 20 FT OF LOT 37

SHEET INDEX

- | | |
|------|-------------------------------------|
| T1.0 | TITLE SHEET |
| A0.1 | ARCHITECTURAL GENERAL NOTES |
| A0.2 | GREEN BUILDING STANDARD NOTES |
| A0.3 | GREEN BUILDING STANDARD NOTES |
| A0.4 | GREEN BUILDING STANDARD NOTES |
| A1.0 | SITE PLAN (SECTION A) |
| A1.1 | SITE PLAN (SECTION B) |
| A1.2 | LANDSCAPE PLAN |
| A1.3 | LANDSCAPE PLAN |
| A2.1 | PROPOSED FLOOR PLAN (SECTION A) |
| A2.2 | PROPOSED MEZZANINE PLAN (SECTION A) |
| A2.3 | PROPOSED FLOOR PLAN (SECTION B) |
| A2.4 | PROPOSED MEZZANINE PLAN (SECTION B) |
| A3.1 | EXTERIOR ELEVATION |
| A4.1 | CROSS SECTION |
| A5.1 | ROOF PLAN / WEST ELEVATION |

SCOPE OF WORK:

NEW WAREHOUSE BUILDING OF ABOUT 12,731 sq.ft.
SUB-DIVIDED INTO 6 SPACES

REVISION

MARK	DATE	REVISIONS
------	------	-----------

1

2

3

EC + Associates
engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
MR. EDUARDO J. CARIRILLO

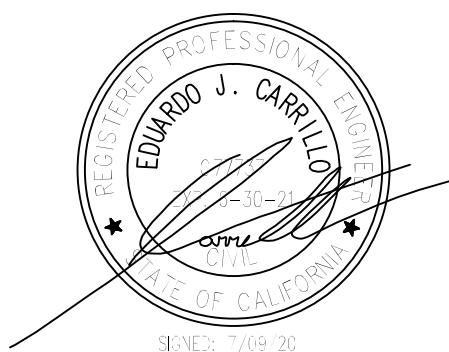
ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:
INDUSTRIAL BUILDING

PROJECT ADDRESS:
11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

CHECK AND VERIFY ALL
DIMENSIONS BEFORE
PROCEEDING WITH THE
WORK. REPORT
DISCREPANCIES TO THE
ENGINEER. ALL
CONSTRUCTION SHALL
CONFORM TO THE C.B.C.

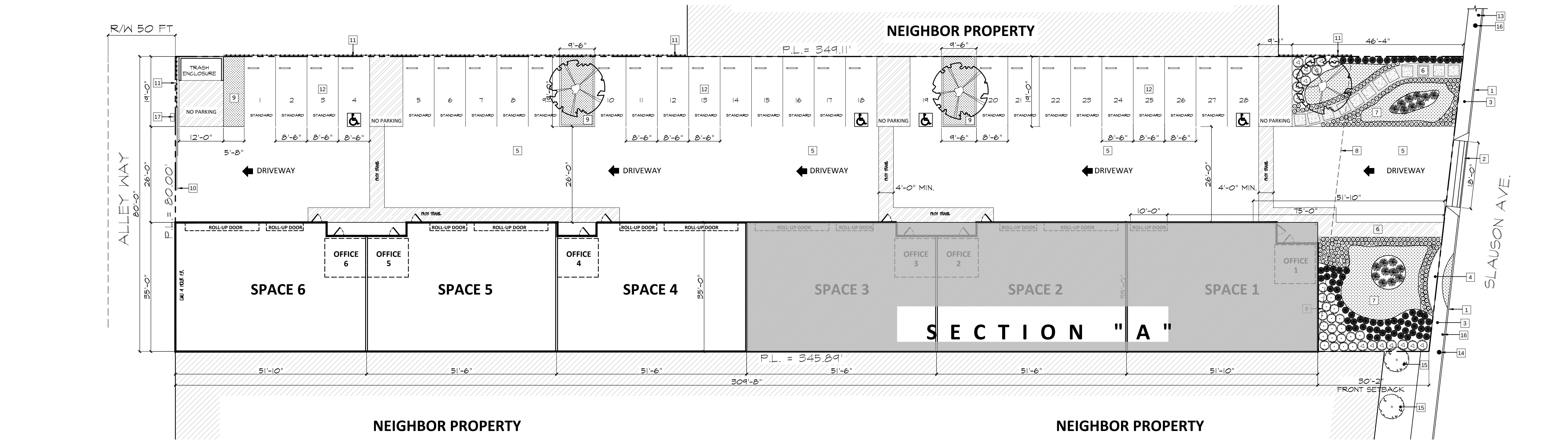
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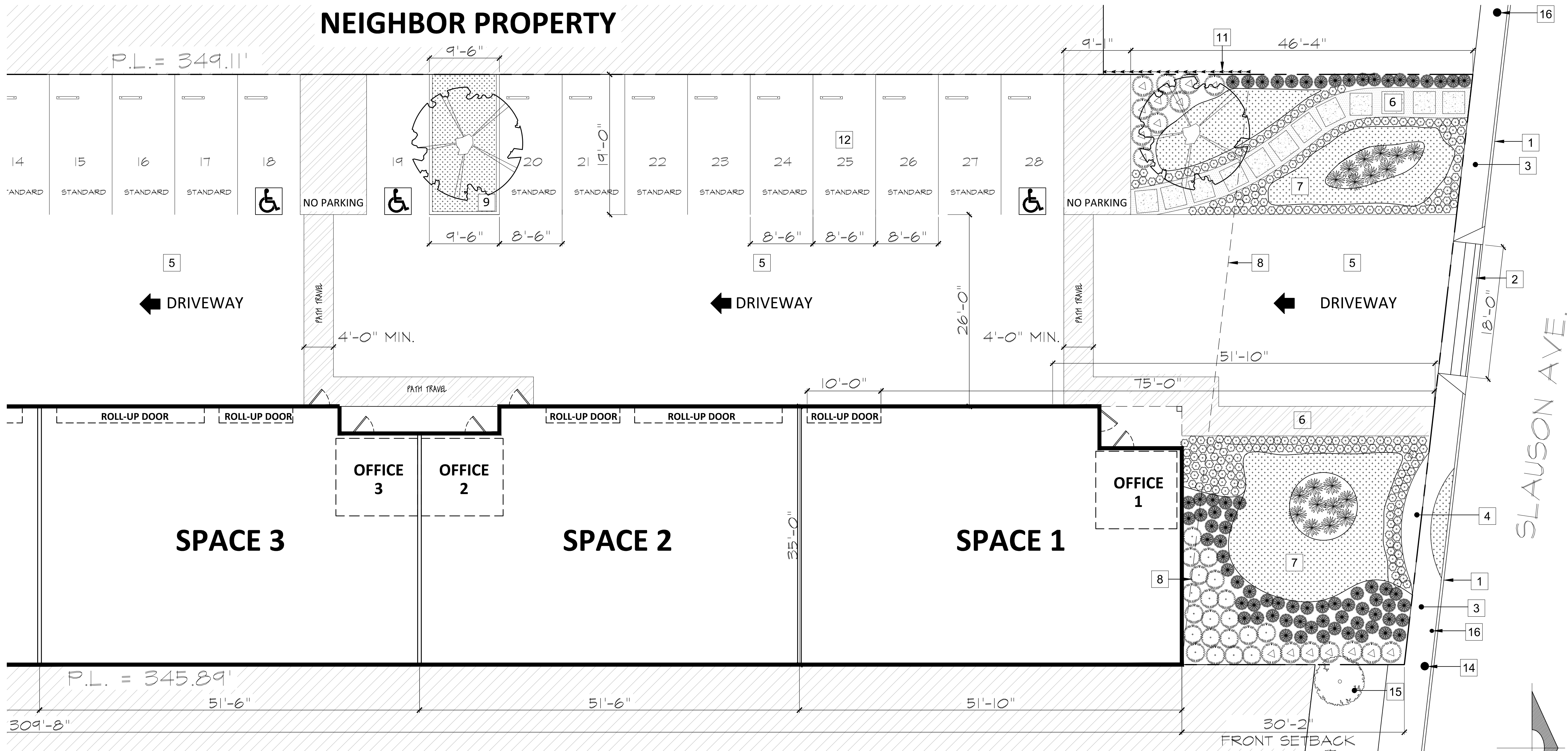
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DATE: Jul. 9, 20	CHECKED: E.C.

T1.0

SHEET OF X



SITE PLAN
SCALE: 1/16" = 1'-0"



ENLARGED SITE PLAN SECTION "A"
SCALE: 1/8" = 1'-0"

KEY NOTES

- EXISTING CURB
- NEW DRIVE APPROACHED
- EXISTING SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW CONCRETE DRIVEWAY
- CONCRETE WALKWAY (PATH OF TRAVEL)
- FRONT YARD
- FRONT SETBACK
- LANDSCAPE AREA
- NEW METAL GATE (F.D. APPROVE)
- 8 FT HT METAL FENCE
- PAVED PARKING
- EXISTING FIRE HYDRANT
- ELECTRICAL/LIGHT POLE
- EXISTING TREE
- EXISTING TRAFFIC SIGN
- KEY BOX FIRE DEP. APPROVE

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER: MR. EDUARDO J. CARIRILLO
ADDRESS: 8207 BROOKGREEN RD.
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PROPOSED: INDUSTRIAL BUILDING

PROJECT ADDRESS: 11790 SLAUSON AVE.
SANTA FE SPRINGS, CA 90670

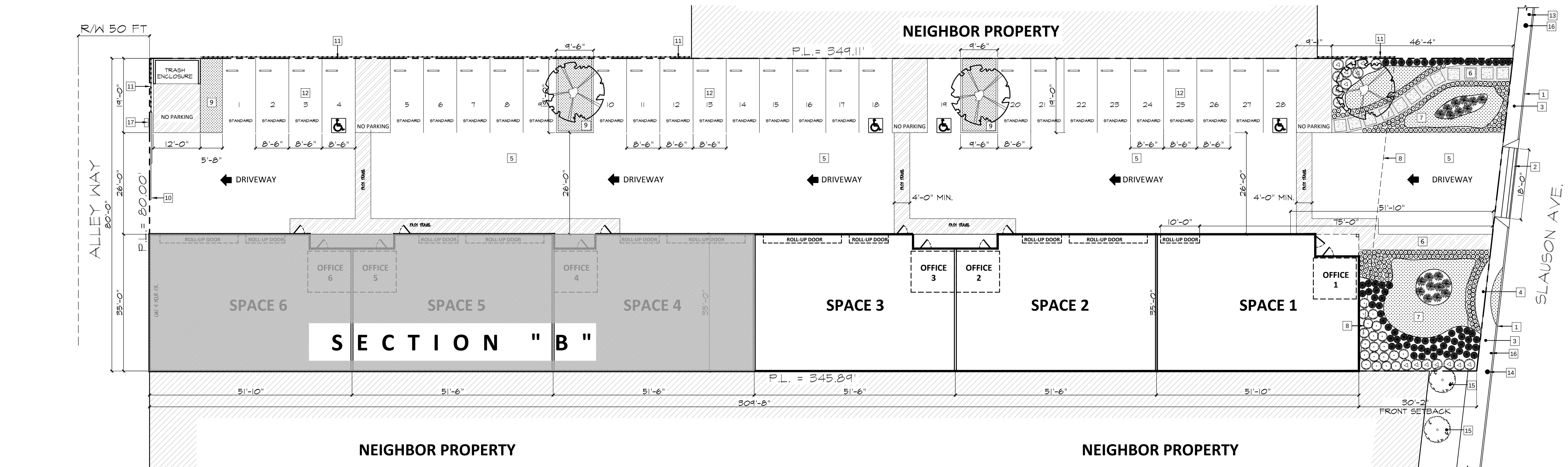
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
SITE PLAN

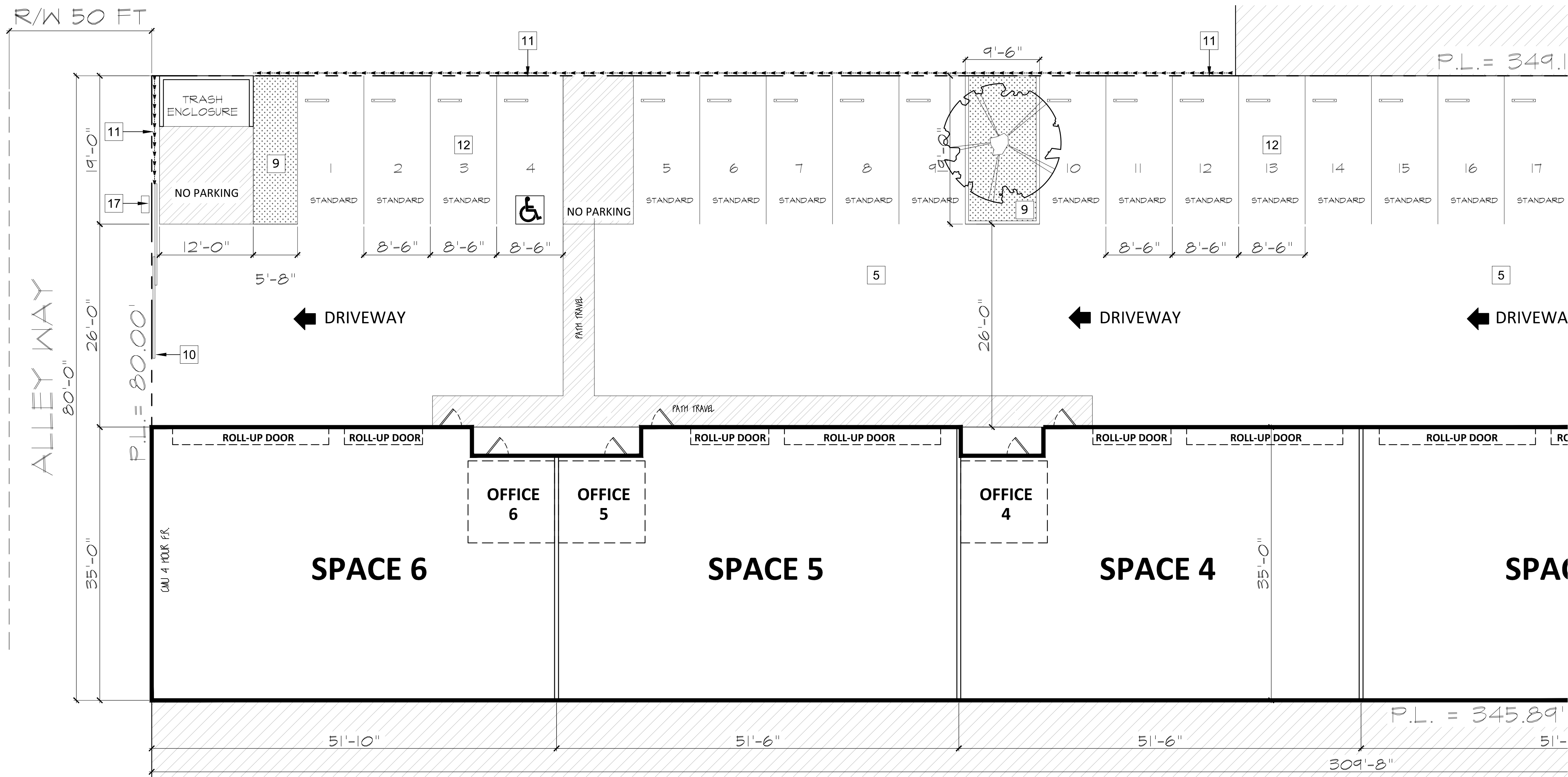


JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.

A1.0



SITE PLAN
SCALE: 1/16" = 1'-0"



ENLARGED SITE PLAN SECTION "B"
SCALE: 1/8" = 1'-0"

KEY NOTES

- EXISTING CURB
- NEW DRIVE APPROACHED
- EXISTING SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW CONCRETE DRIVEWAY
- CONCRETE WALKWAY (PATH OF TRAVEL)
- FRONT YARD
- FRONT SETBACK
- LANDSCAPE AREA
- NEW METAL GATE (F.D. APPROVE)
- 8 FT HT METAL FENCE
- PAVED PARKING
- EXISTING FIRE HYDRANT
- ELECTRICAL/LIGHT POLE
- EXISTING TREE
- EXISTING TRAFFIC SIGN
- KEY BOX FIRE DEP. APPROVE

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
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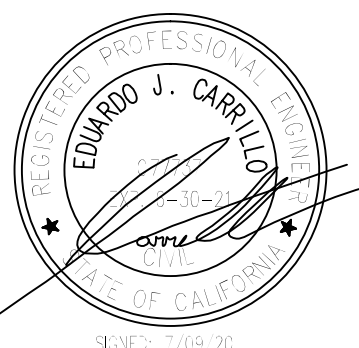
OWNER: MR. EDUARDO J. CARIRILLO
ADDRESS: 8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED: INDUSTRIAL BUILDING

PROJECT ADDRESS: 11790 SLAUSON AVE.
SANTA FE SPRINGS, CA 90670

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TITLE
SITE PLAN

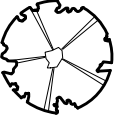


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DATE: Jul. 9, 20	CHECKED: E.C.

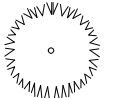
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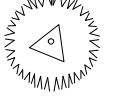
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREE			
RHUS LANCEA	AFRICAN SUMAC	15' x 15'	EVERGREEN
MEDIUM SHRUBS			
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	30" x 30"	SUN/ LIGHT SHADE
LARGE GRASSES			
MUHLENBERGIA RIGENS	DEER GRASS	3' x 3'	CLEAN APPERANCE
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	3' x 3'	PURPLE LEAVES
SMALLER GRASSES			
FESTUCA 'ELIJAH BLUE'	ELIJA BLUE FESCUE	12" x 12"	SMALL BLUE LEAVES
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	24" x 24"	FLOWS IN WIND
ACCENT GROUND COVERS			
MYOPORUM PACIFICUM	MYOPORUM	6" x 60"	SUN/ LIGHT SHADE

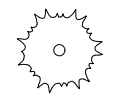
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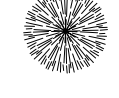
- TREES
- 

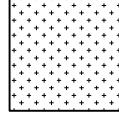
RHUS LANCEA
- MEDIUM SHRUBS
- 

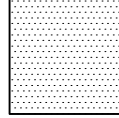
AGAVE 'BLUE FLAME'
- LARGE GRASSES
- 

MUHLENBERGIA RIGENS
- 

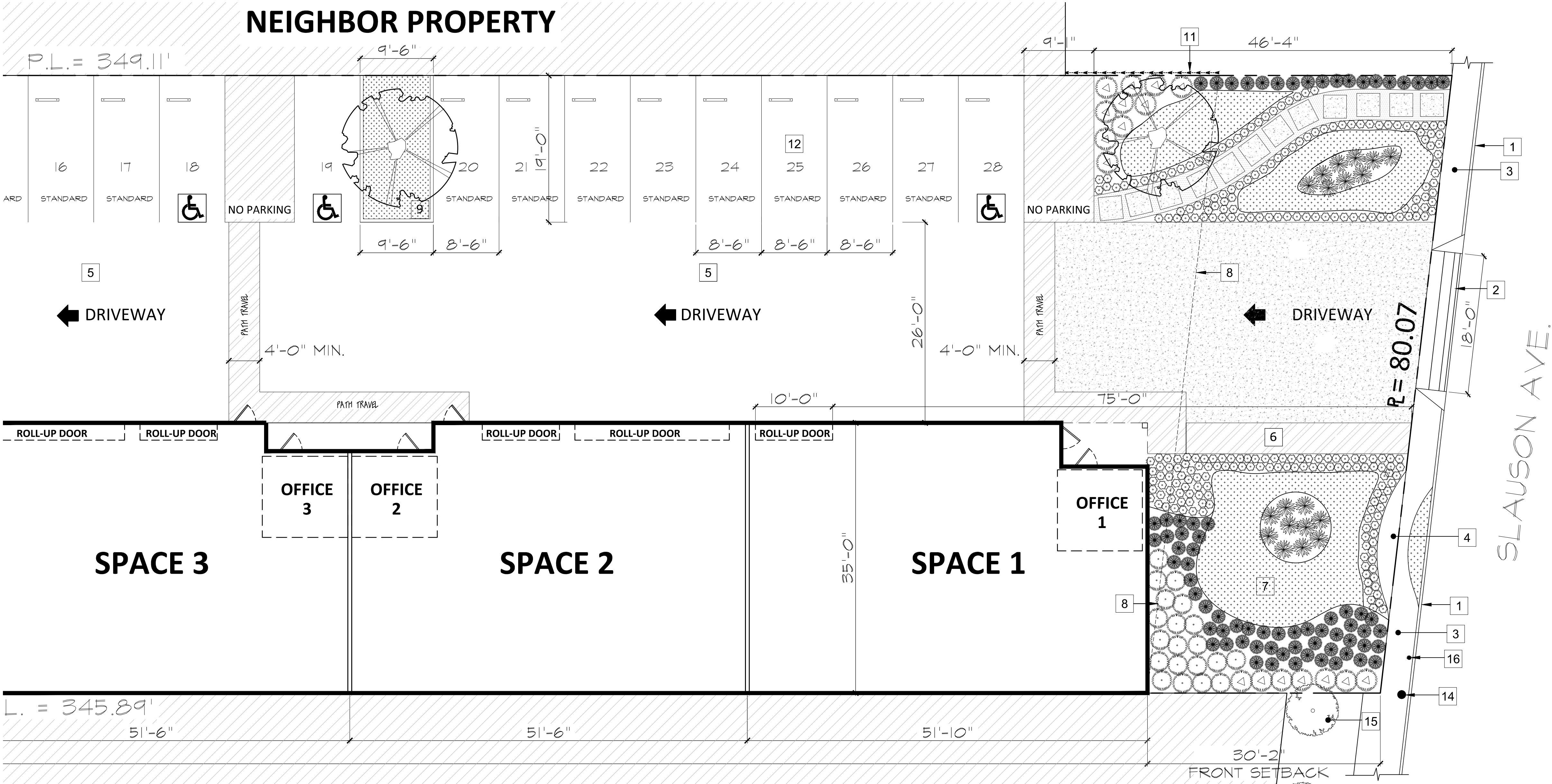
PENNISETUM SETACEUM 'RUBRUM'
- SMALLER GRASSES
- 

FESTUCA 'ELIJAH BLUE'
- 

NASSELLA TENUISSIMA
- ACCENT GROUND COVERS
- 

MYOPORUM PACIFICUM
- NON LIVING LANDSCAPE
- 

DECOMPOSED GRANITE



LANDSCAPE SITE PLAN

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

REVISION

MARK DATE REVISIONS

1

2

3

EC + Associates

engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:

MR. EDUARDO J. CARILLO

ADDRESS:

8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:

INDUSTRIAL BUILDING

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

SITE PLAN

EDUARDO J. CARILLO

REGISTERED PROFESSIONAL ENGINEER

NO. 10525

OF CALIFORNIA

JOB #:

20-000

DRAWN:

U.P.

DATE:

Jul. 9, 20

CHECKED:

E.C.



Pennisetum setaceum 'Rubrum'



Muhlenbergia rigens



Agave 'Blue Flame'



Rhus lancea



Decomposed granite



Myoporum pacificum



Nassella tenuissima



Festuca 'Elijah Blue'

REVISION		
MARK	DATE	REVISIONS
1		
2		
3		

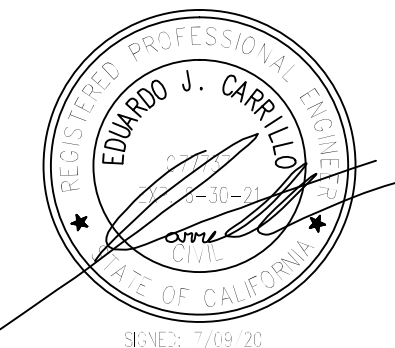
EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
MR. EDUARDO J. CARILLO
ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:
INDUSTRIAL BUILDING
PROJECT ADDRESS:
11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

CHECK AND VERIFY ALL
DIMENSIONS BEFORE
PROCEEDING WITH THE
WORK. REPORT
DISCREPANCIES TO THE
ENGINEER. ALL
CONSTRUCTION SHALL
CONFORM TO THE C.B.C.

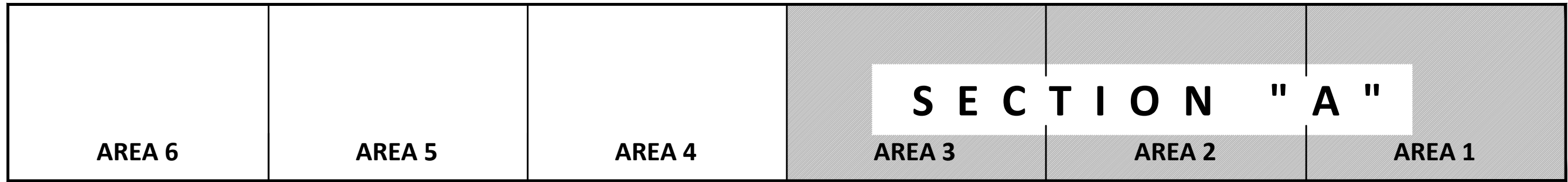
TITLE
SITE PLAN



JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.

A1.3

SHEET OF X



KEY PLAN
SCALE: N.T.S.

OCCUPANCY LOAD BASED ON TABLE 1004.1.2	
1. INDUSTRIAL AREA 1	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,814 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 1.....	5
2. INDUSTRIAL AREA 2	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 2.....	5
3. INDUSTRIAL AREA 3	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 3.....	5
4. INDUSTRIAL AREA 4	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 4.....	5
5. INDUSTRIAL AREA 5	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 5.....	5
6. INDUSTRIAL AREA 6	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 6.....	5
TOTAL OCCUPANCY LOAD =.....30	

WALL SCHEDULE	
	NON-COMBUSTIBLE CONCRETE MASONRY, FIRE-RESISTANCE PERIOD IN HOURS = 4
	NON-LOAD 2x STUD WALLS

EXIT ANALYSIS	
TOTAL OCCU PER UNIT	5
EXITS (INCHES PER OCCUPANT):.....	0.2
5 (0.2)= 1 INCHES	
EGRESS WIDTH REQUIRED:.....	1 INCHES
EGRESS WIDTH PROVIDED:.....	72 INCHES

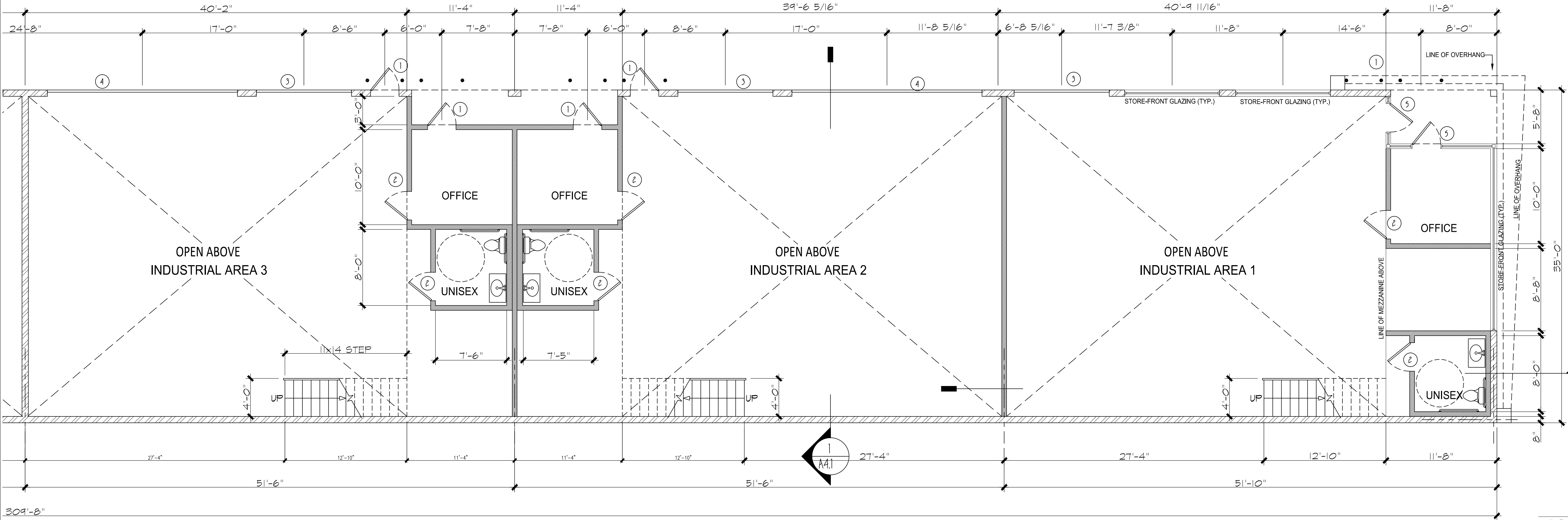
DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY
①	3'-0" x 7'-0"	COMMERCIAL SOLID DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	
②	3'-0" x 7'-0"	COMMERCIAL WOOD DOOR SELF-CLOSING	
③	10'-0" x 16'-0"	METAL ROLL UP DOOR	
④	20'-0" x 16'-0"	METAL ROLL UP DOOR	
⑤	3'-0" x 7'-0"	COMMERCIAL TEMP. GLASS DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	

- NOTES:
- 01.-PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR OR DOUBLE DOOR SERVING AS THE MAIN ENTRY FOR AN A OCCUPANCY WITH 300 OR LESS OCCUPANTS IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR AND THE DOOR IS EQUIPPED WITH A KEY-OPERATED LOCK THAT VISUALLY INDICATES WHETHER IT IS LOCKED (E.G., WITH A VIEW WINDOW THAT HAS A RED/GREEN FLAG OR SAYS "OPEN"/"LOCKED"). IF THIS EXCEPTION WILL BE USED.
- 02.-"MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS
- 03.-CBC SECTION 1133B.2.5.1, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR, LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- 04.-THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS.
- 05.-LANDING WIDTH AT DOORS MUST HAVE A MINIMUM CLEAR DIMENSION OF DOORS SERVED, MINIMUM LENGTH OF SUCH LANDINGS IS 44 INCHES.
- 06.-THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING OF 7'-6"
- 07.-VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH-HIGH MAXIMUM AND WITHOUT EDGE TREATMENT, CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

= EMERGENCY LIGHTING

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



1st. FLOOR PLAN SECTION "A"
SCALE: 3/16" = 1'-0"

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates

engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:

MR. EDUARDO J. CARIRILLO

ADDRESS:

8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:

INDUSTRIAL BUILDING

PROJECT ADDRESS:

11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE

FLOOR PLAN
SECTION "A"

EDUARDO J. CARIRILLO

REGISTERED PROFESSIONAL ARCHITECT

NO. 10000

STATE OF CALIFORNIA

JOB #:

20-000

DATE:

Jul. 9, 20

DRAWN:

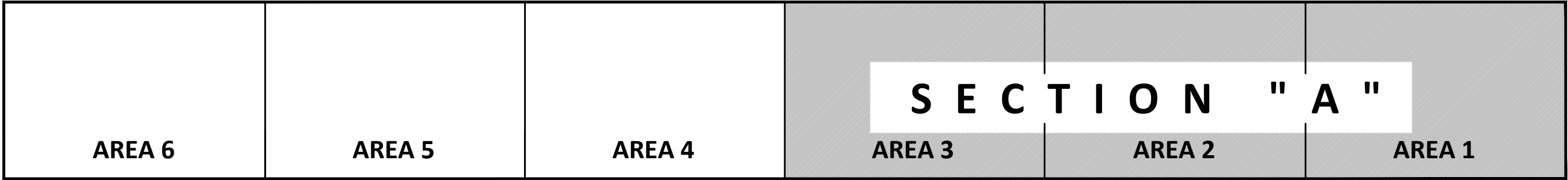
U.P.

CHECKED:

E.C.

A2.1

SHEET OF X



KEY PLAN
SCALE: N.T.S.

OCCUPANCY LOAD BASED ON TABLE 1004.1.2	
1. INDUSTRIAL AREA 1	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,814 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 1.....	5
2. INDUSTRIAL AREA 2	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 2.....	5
3. INDUSTRIAL AREA 3	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 3.....	5
4. INDUSTRIAL AREA 4	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 4.....	5
5. INDUSTRIAL AREA 5	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 5.....	5
6. INDUSTRIAL AREA 6	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 6.....	5
TOTAL OCCUPANCY LOAD =.....30	

WALL SCHEDULE	
	NON-COMBUSTIBLE CONCRETE MASONRY, FIRE-RESISTANCE PERIOD IN HOURS = 4
	NON-LOAD 2x STUD WALLS

EXIT ANALYSIS	
TOTAL OCCU PER UNIT	5
EXITS (INCHES PER OCCUPANT):.....	0.2
5 (0.2)= 1 INCHES	
EGRESS WIDTH REQUIRED:.....	1 INCHES
EGRESS WIDTH PROVIDED:.....	72 INCHES

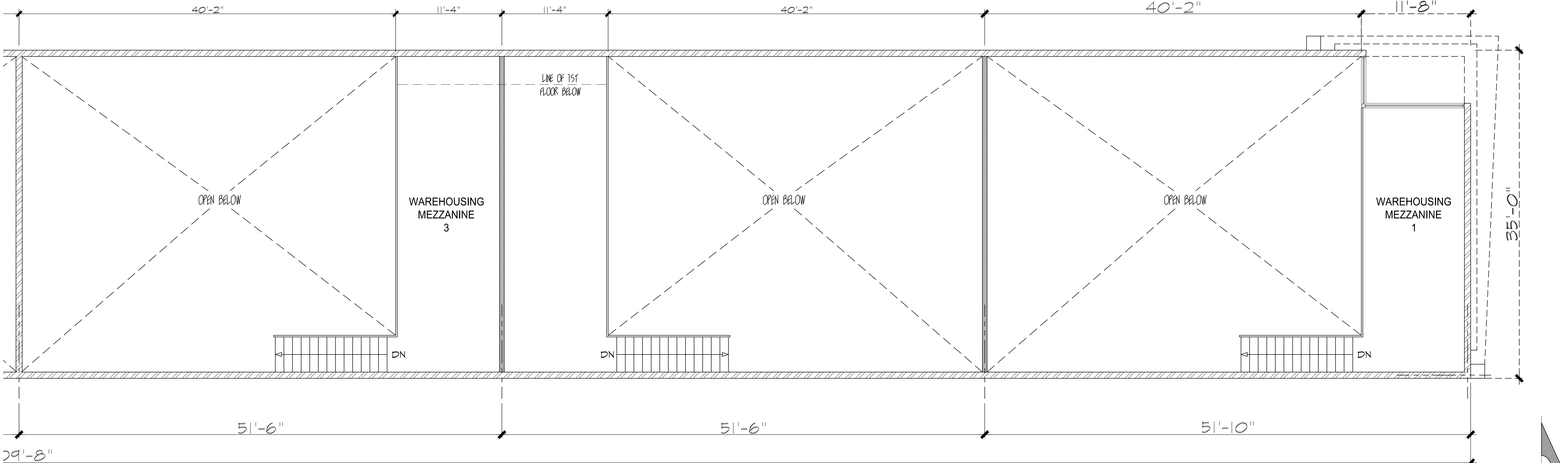
DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY
①	3'-0" x 7'-0"	COMMERCIAL SOLID DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	
②	3'-0" x 7'-0"	COMMERCIAL WOOD DOOR SELF-CLOSING	
③	10'-0" x 16'-0"	METAL ROLL UP DOOR	
④	20'-0" x 16'-0"	METAL ROLL UP DOOR	
⑤	3'-0" x 7'-0"	COMMERCIAL TEMP. GLASS DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	

- NOTES:
- 01.-PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR OR DOUBLE DOOR SERVING AS THE MAIN ENTRY FOR AN A OCCUPANCY WITH 300 OR LESS OCCUPANTS IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR AND THE DOOR IS EQUIPPED WITH A KEY-OPERATED LOCK THAT VISUALLY INDICATES WHETHER IT IS LOCKED (E.G., WITH A VIEW WINDOW THAT HAS A RED/GREEN FLAG OR SAYS "OPEN"/"LOCKED"). IF THIS EXCEPTION WILL BE USED.
- 02.- "MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS
- 03.-CBC SECTION 1133B.2.5.1, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR, LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- 04.-THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS.
- 05.-LANDING WIDTH AT DOORS MUST HAVE A MINIMUM CLEAR DIMENSION OF DOORS SERVED, MINIMUM LENGTH OF SUCH LANDINGS IS 44 INCHES.
- 06.-THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING OF 7'-6"
- 07.-VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ¾ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

= EMERGENCY LIGHTING

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



MEZZANINE PLAN SECTION "A"
SCALE: 3/16 " = 1'-0"

REVISION

MARK DATE REVISIONS

1

2

3

EC + Associates

engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:

MR. EDUARDO J. CARIRILLO

ADDRESS:

8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:

INDUSTRIAL BUILDING

PROJECT ADDRESS:

11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

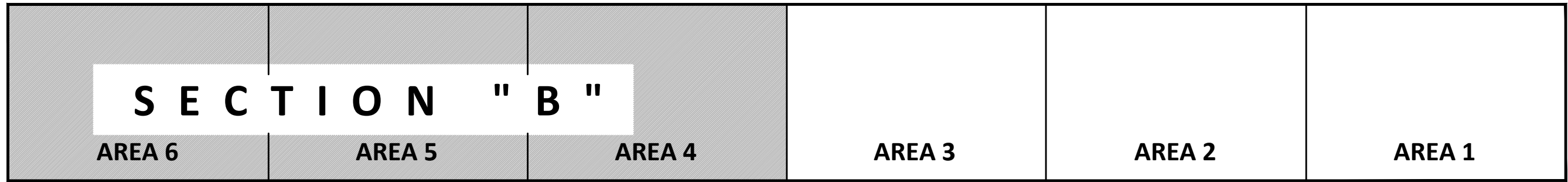
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
MEZZANINE
PLAN
SECTION "A"



JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.

A2.2



KEY PLAN

SCALE: N.T.S.

OCCUPANCY LOAD BASED ON TABLE 1004.1.2	
1. INDUSTRIAL AREA 1	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,814 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 1.....	5
2. INDUSTRIAL AREA 2	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 2.....	5
3. INDUSTRIAL AREA 3	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 3.....	5
4. INDUSTRIAL AREA 4	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 4.....	5
5. INDUSTRIAL AREA 5	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 5.....	5
6. INDUSTRIAL AREA 6	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 6.....	5
TOTAL OCCUPANCY LOAD =.....30	

WALL SCHEDULE	
	NON-COMBUSTIBLE CONCRETE MASONRY, FIRE-RESISTANCE PERIOD IN HOURS = 4
	NON-LOAD 2x STUD WALLS

EXIT ANALYSIS	
TOTAL OCCU PER UNIT	5
EXITS (INCHES PER OCCUPANT):.....	0.2
5 (0.2)= 1 INCHES	
EGRESS WIDTH REQUIRED:.....	1 INCHES
EGRESS WIDTH PROVIDED:.....	72 INCHES

DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY
①	3'-0" x 7'-0"	COMMERCIAL SOLID DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	
②	3'-0" x 7'-0"	COMMERCIAL WOOD DOOR SELF-CLOSING	
③	10'-0" x 16'-0"	METAL ROLL UP DOOR	
④	20'-0" x 16'-0"	METAL ROLL UP DOOR	
⑤	3'-0" x 7'-0"	COMMERCIAL TEMP. GLASS DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	

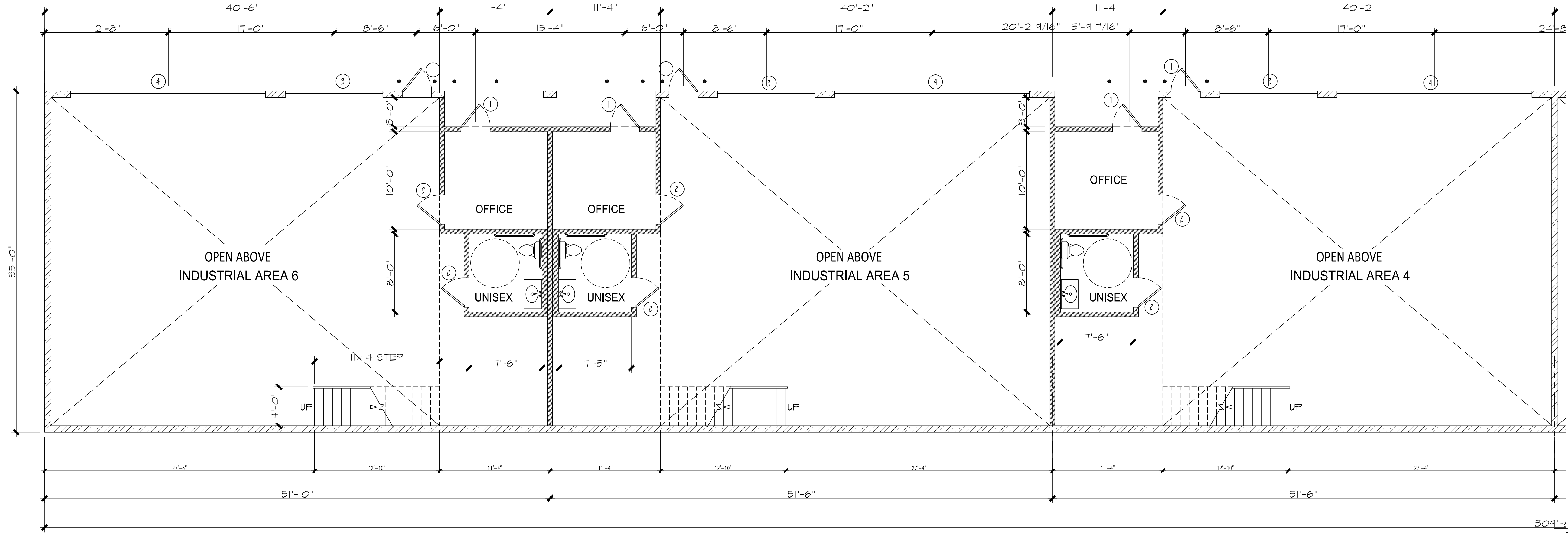
NOTES:

- 01.-PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR OR DOUBLE DOOR SERVING AS THE MAIN ENTRY FOR AN A OCCUPANCY WITH 300 OR LESS OCCUPANTS IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR AND THE DOOR IS EQUIPPED WITH A KEY-OPERATED LOCK THAT VISUALLY INDICATES WHETHER IT IS LOCKED (E.G., WITH A VIEW WINDOW THAT HAS A RED/GREEN FLAG OR SAYS "OPEN"/"LOCKED"). IF THIS EXCEPTION WILL BE USED.
- 02.-"MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS
- 03.-CBC SECTION 1133B.2.5.1, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR, LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- 04.-THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS.
- 05.-LANDING WIDTH AT DOORS MUST HAVE A MINIMUM CLEAR DIMENSION OF DOORS SERVED. MINIMUM LENGTH OF SUCH LANDINGS IS 44 INCHES.
- 06.-THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING OF 7'-6"
- 07.-VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH-HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ¾ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

= EMERGENCY LIGHTING

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



1st. FLOOR PLAN SECTION "B"

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

REVISION

MARK DATE REVISIONS

1

2

3

EC + Associates
engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
MR. EDUARDO J. CARIRILLO

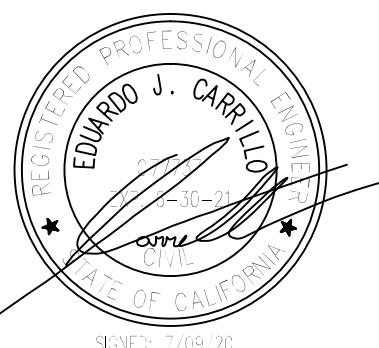
ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:
INDUSTRIAL BUILDING

PROJECT ADDRESS:
11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

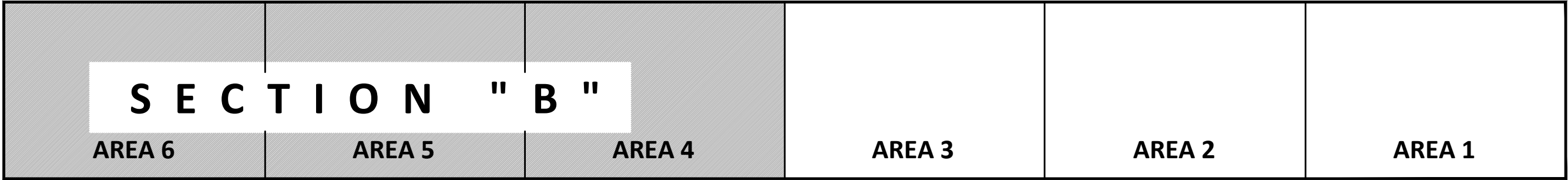
TITLE
1ST. FLOOR
PLAN
SECTION "B"



JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.

A2.3

SHEET OF X



KEY PLAN
SCALE: N.T.S.

OCCUPANCY LOAD BASED ON TABLE 1004.1.2	
1. INDUSTRIAL AREA 1	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,814 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 1.....	5
2. INDUSTRIAL AREA 2	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 2.....	5
3. INDUSTRIAL AREA 3	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 3.....	5
4. INDUSTRIAL AREA 4	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 4.....	5
5. INDUSTRIAL AREA 5	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 5.....	5
6. INDUSTRIAL AREA 6	
WAREHOUSE	
a. 1 OCCU. / 500 sq.ft. =1,802 / 500 s.f. =	3.6 = 4
MEZZANINE (STORAGE)	
b. 1 OCCU. / 300 sq.ft. =376 / 300 s.f. =	1.2 = 1
SUB-TOTAL OCCUPANCY LOAD FOR AREA 6.....	5
TOTAL OCCUPANCY LOAD =.....30	

WALL SCHEDULE	
	NON-COMBUSTIBLE CONCRETE MASONRY, FIRE-RESISTANCE PERIOD IN HOURS = 4
	NON-LOAD 2x STUD WALLS

EXIT ANALYSIS	
TOTAL OCCU PER UNIT	5
EXITS (INCHES PER OCCUPANT):.....	0.2
5 (0.2)= 1 INCHES	
EGRESS WIDTH REQUIRED:.....	1 INCHES
EGRESS WIDTH PROVIDED:.....	72 INCHES

DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY
①	3'-0" x 7'-0"	COMMERCIAL SOLID DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	
②	3'-0" x 7'-0"	COMMERCIAL WOOD DOOR SELF-CLOSING	
③	10'-0" x 16'-0"	METAL ROLL UP DOOR	
④	20'-0" x 16'-0"	METAL ROLL UP DOOR	
⑤	3'-0" x 7'-0"	COMMERCIAL TEMP. GLASS DOOR W/ PANIC HARDWARE, SEE NOTE 1 BELOW	

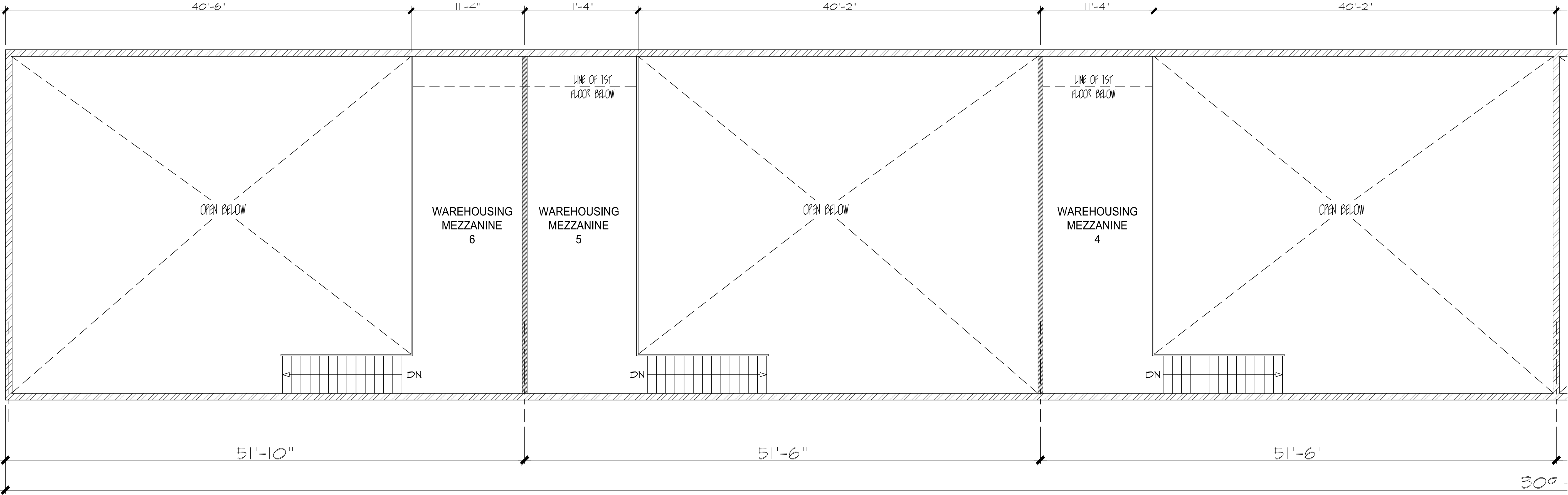
NOTES:

- 01.-PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR OR DOUBLE DOOR SERVING AS THE MAIN ENTRY FOR AN A OCCUPANCY WITH 300 OR LESS OCCUPANTS IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR AND THE DOOR IS EQUIPPED WITH A KEY-OPERATED LOCK THAT VISUALLY INDICATES WHETHER IT IS LOCKED (E.G., WITH A VIEW WINDOW THAT HAS A RED/GREEN FLAG OR SAYS "OPEN"/"LOCKED"). IF THIS EXCEPTION WILL BE USED.
- 02.- "MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLAGE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS
- 03.-CBC SECTION 1133B.2.5.1, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- 04.-THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS.
- 05.-LANDING WIDTH AT DOORS MUST HAVE A MINIMUM CLEAR DIMENSION OF DOORS SERVED. MINIMUM LENGTH OF SUCH LANDINGS IS 44 INCHES.
- 06.-THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING OF 7'-6"
- 07.-VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ¾ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

= EMERGENCY LIGHTING

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



MEZZANINE PLAN SECTION "B"
SCALE: 3/16 " = 1'-0"

REVISION

MARK DATE REVISIONS

1

2

3

EC + Associates
engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
MR. EDUARDO J. CARIRILLO

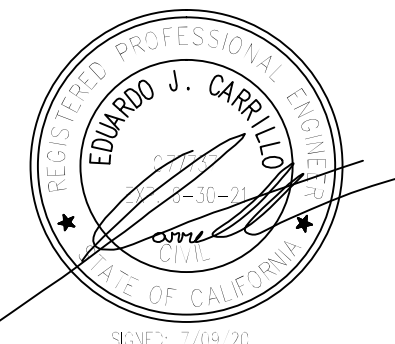
ADDRESS:
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PROPOSED:
INDUSTRIAL BUILDING

PROJECT ADDRESS:
11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

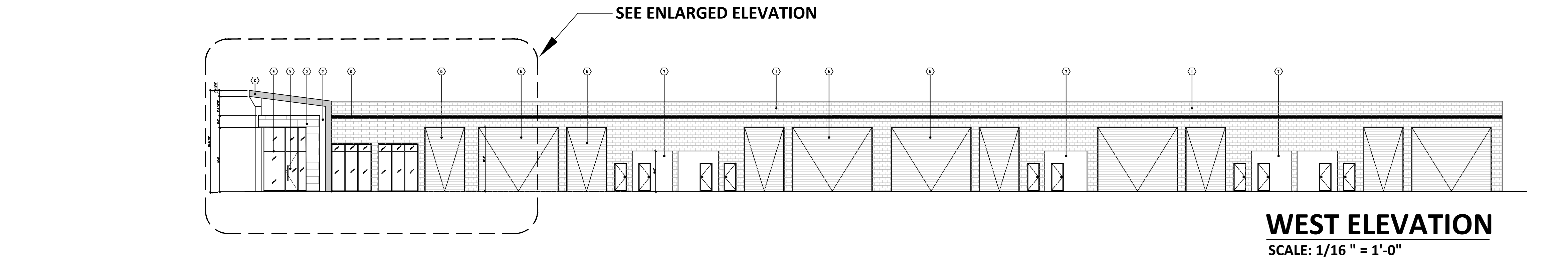
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TITLE
MEZZANINE
PLAN
SECTION "B"

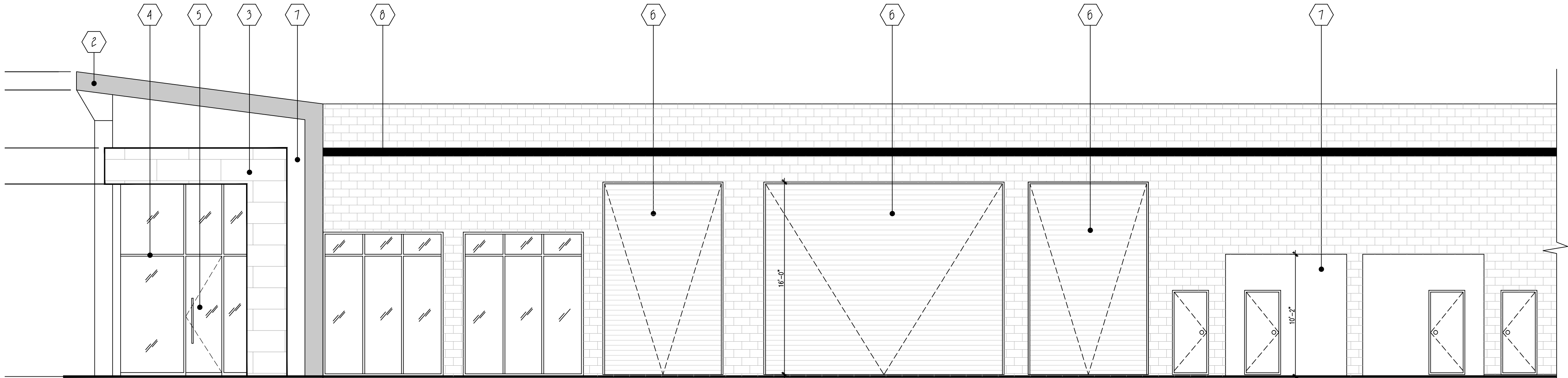


JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.

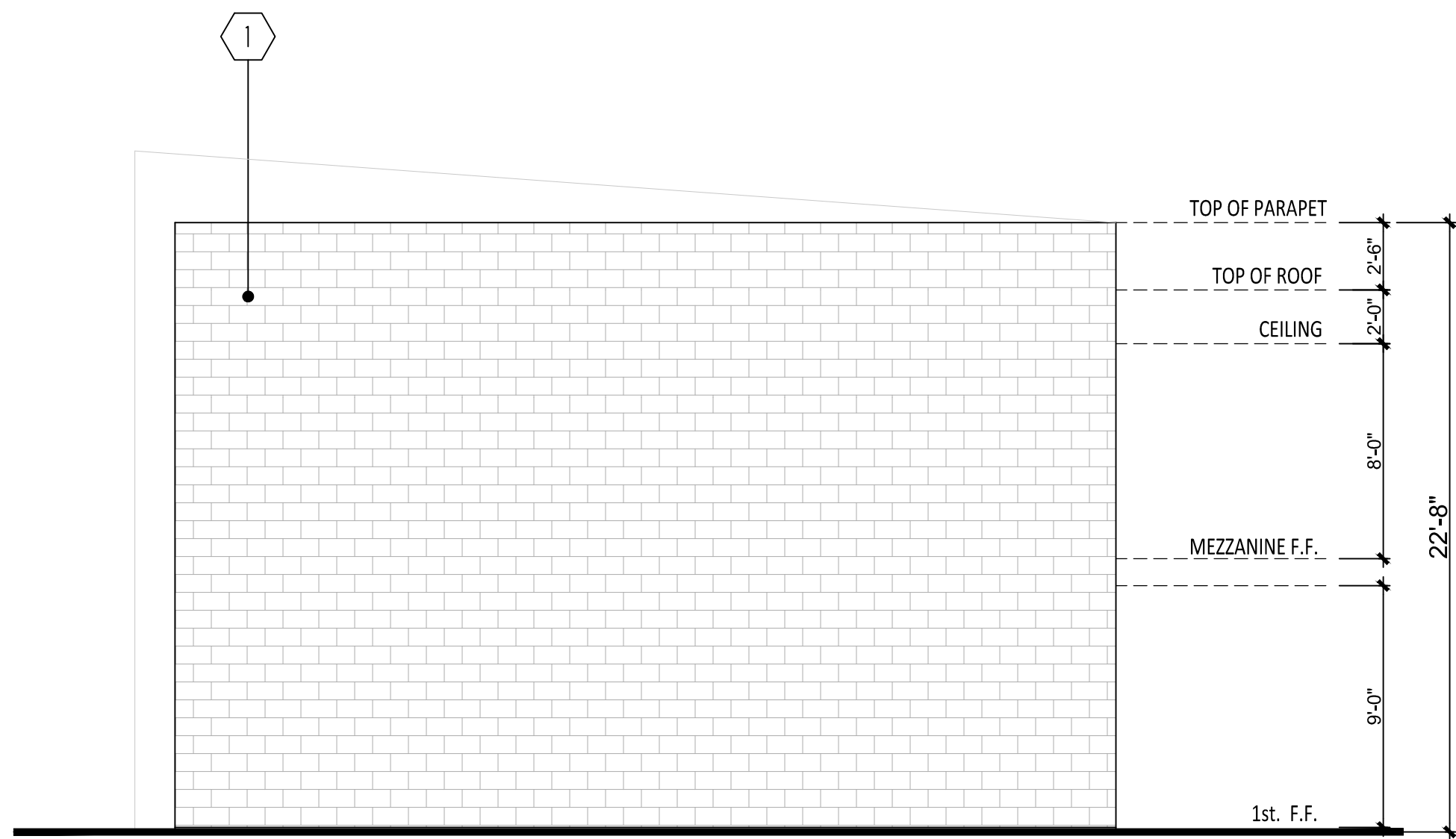
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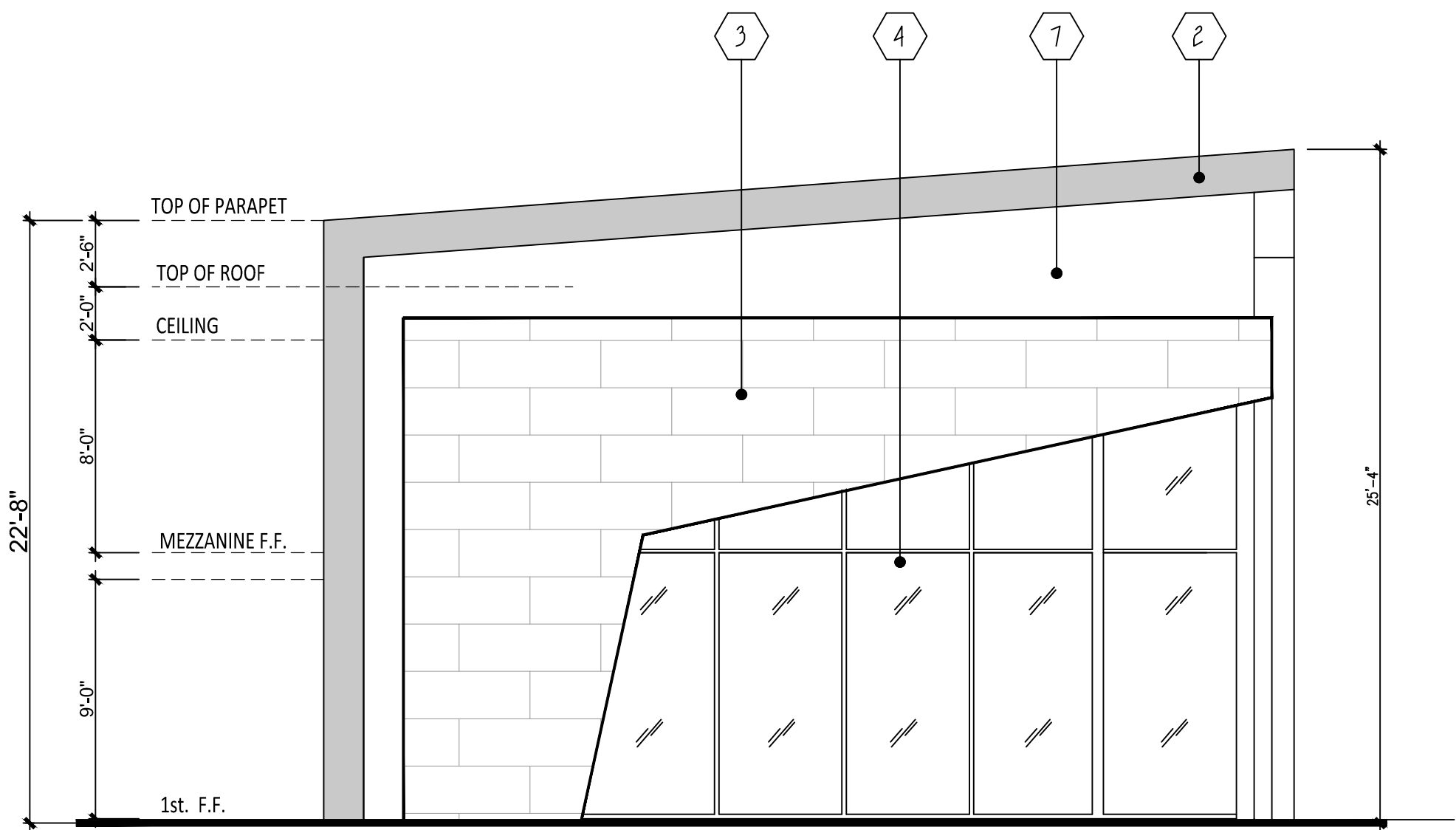
WEST ELEVATION
SCALE: 1/16" = 1'-0"



ENLARGED WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

- 1 CMU BLOCK (GRAY)
- 2 METAL OVERHANG (BLACK)
- 3 METAL WALL PANELS (GREEN)
- 4 CURTAIN WALL
- 5 EXTERIOR GLASS DOOR
- 6 GARAGE DOORS (SECTIONAL ROLL-UP)
- 7 7/8" CEMENT STUCCO FINISH (COLOR WHITE)
- 8 CMU BLOCK (BLACK)

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates
engineering

8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
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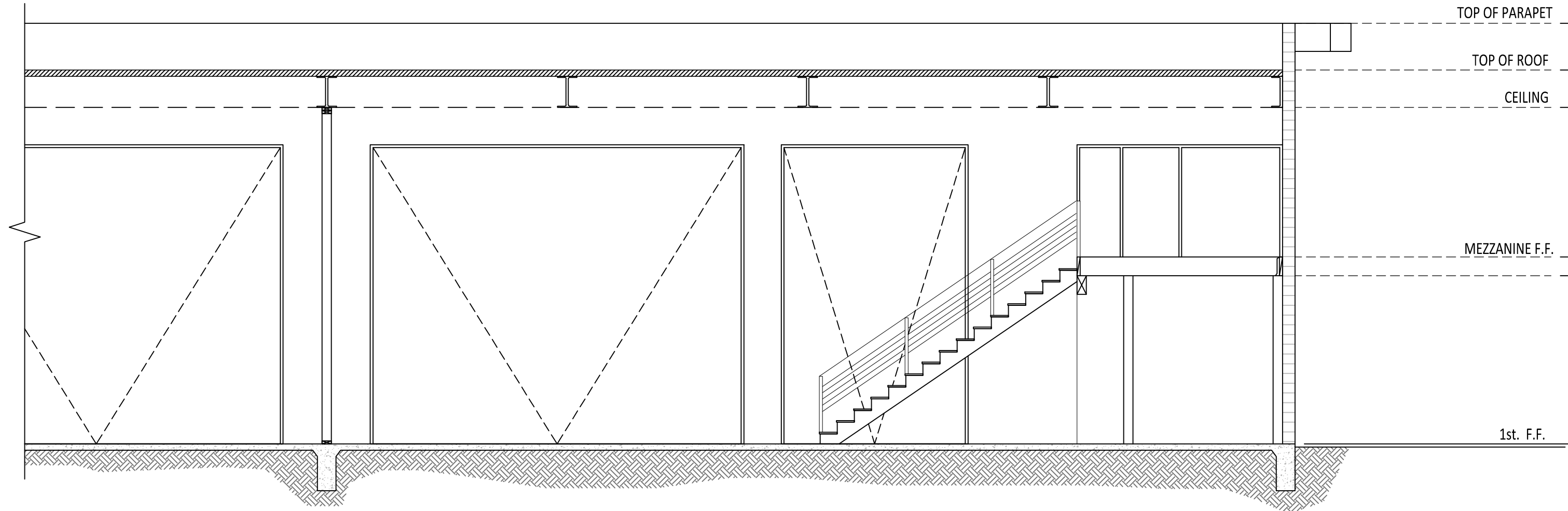
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TITLE
EXTERIOR
ELEVATIONS

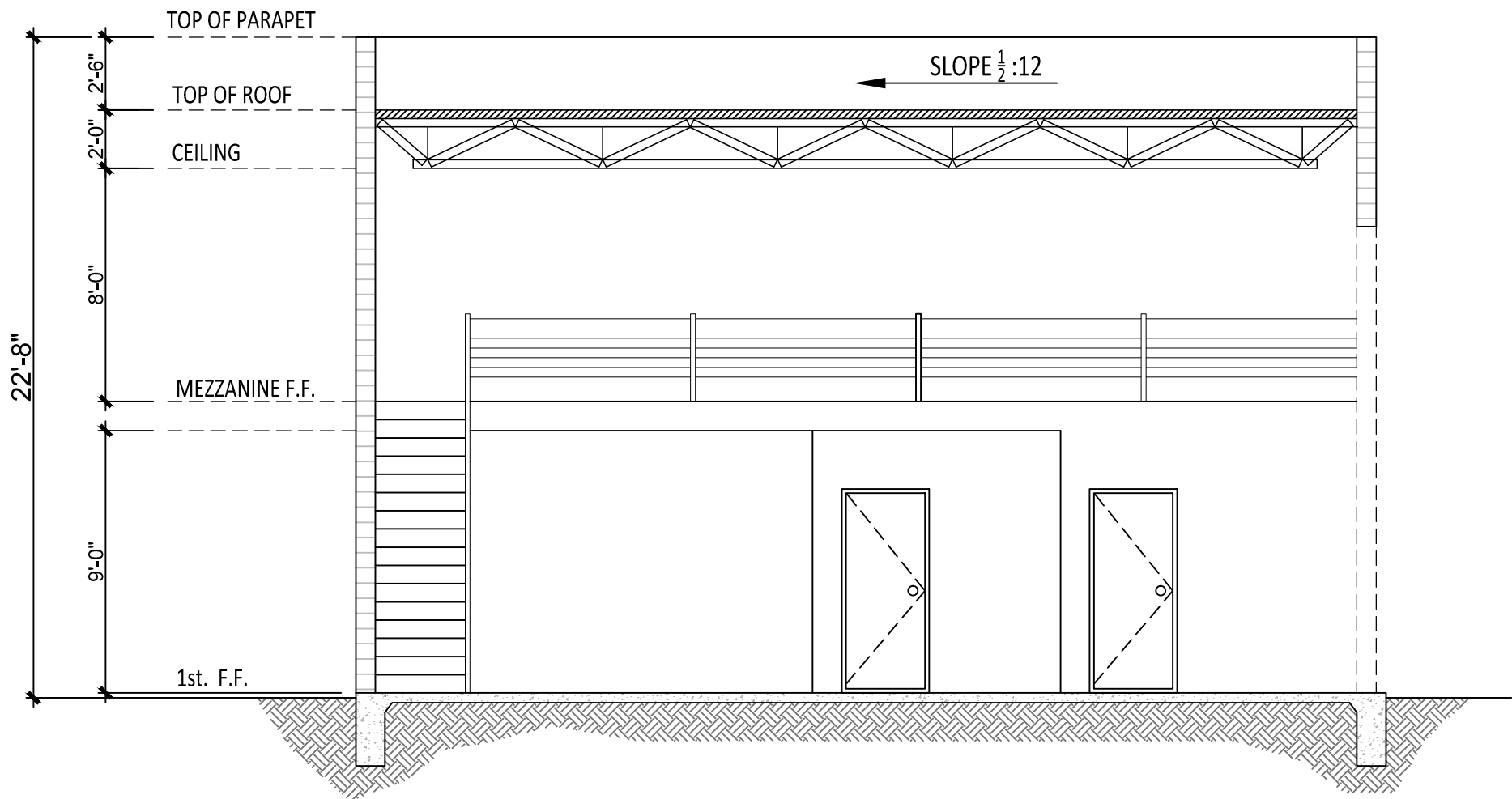


JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.

A3.1



SECTION 2-2
SCALE: 3/16 " = 1'-0"



SECTION 1-1
SCALE: 3/16 " = 1'-0"

REVISION		
MARK	DATE	REVISIONS
1		
2		
3		

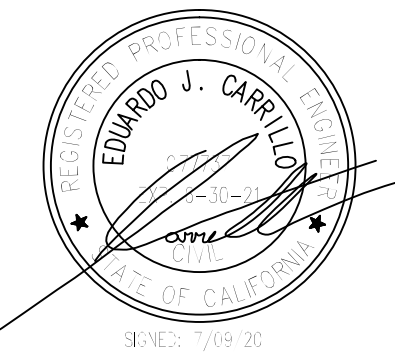
EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
MR. EDUARDO J. CARILLO
ADDRESS:
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DOWNEY, CA 90240

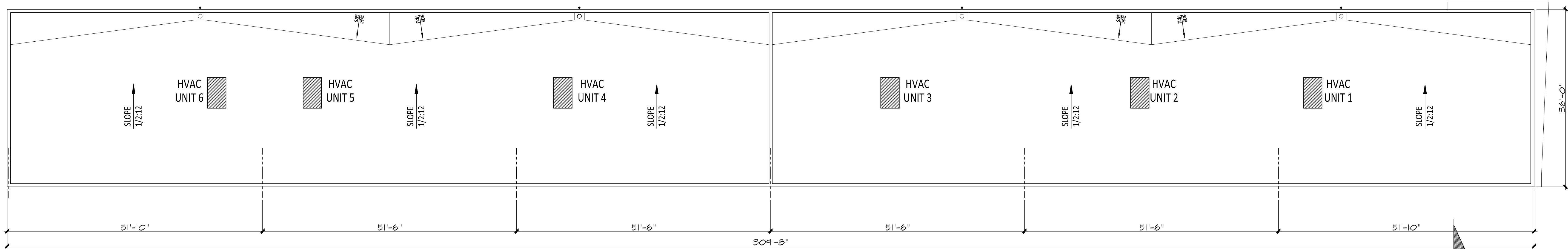
PROPOSED:
INDUSTRIAL BUILDING
PROJECT ADDRESS:
11790 SLAUSON AVE.
SANTA FE SPRINGS,
CA 90670

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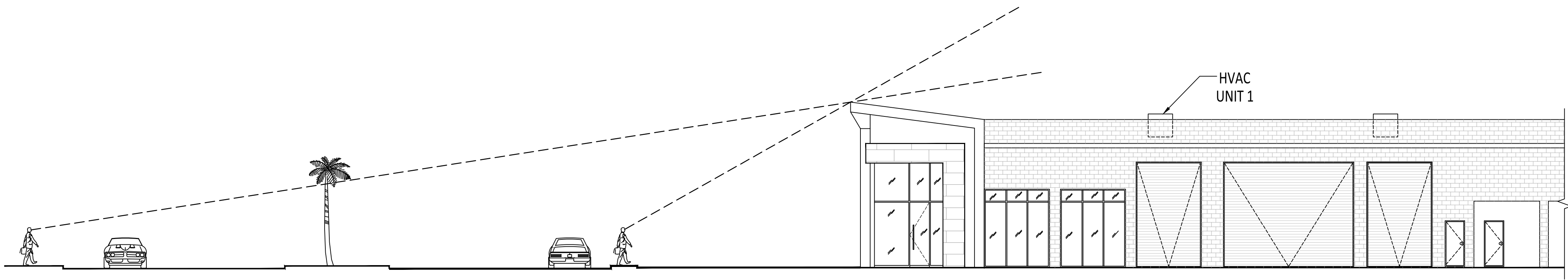
TITLE
CROSS
SECTION



JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.



ROOF PLAN
SCALE: 3/16 " = 1'-0"



WEST ELEVATION
SCALE: 3/16 " = 1'-0"

REVISION		
MARK	DATE	REVISIONS
1		
2		
3		

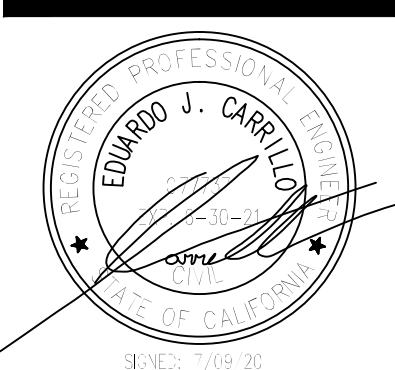
EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586

OWNER:
MR. EDUARDO J. CARILLO
ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

PROPOSED:
INDUSTRIAL BUILDING
PROJECT ADDRESS:
11790 SLAUSON AVE.
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TITLE
CROSS
SECTION



JOB #: 20-000	DRAWN: U.P.
DATE: Jul. 9, 20	CHECKED: E.C.



NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15303, Class 3

Modification Permit (MOD) Case No. 1335

A request to allow a 6'-6" reduction of the minimum 15' rear yard setback requirement to construct a patio structure on an irregular-shaped corner lot, on property located at 8633 Westman Avenue (APN: 8169-027-035), within the R-1, Single Family Residential, Zone. (Abram Garcia)

RECOMMENDATIONS

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD 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.

GENERAL INFORMATION

- | | | |
|----|-----------------------|---|
| A. | Applicant: | Abram Garcia
8633 Westman Avenue
Whittier, CA 90606 |
| B. | Property Owner(s): | Socorro Garcia
8633 Westman Avenue
Whittier, CA 90606 |
| C. | Location of Proposal: | 8633 Westman Avenue
Whittier, CA 90606 |
| D. | Existing Zone: | R-1 (Single Family Residential) |
| E. | General Plan: | Single Family Residential |

- F. CEQA Status: Categorically Exempt (Class 3)
- G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The subject property, comprised of a single parcel (APN: 8169-027-035) totaling approximately 7,300 sq. ft. (0.17 acres), has an address of 8633 Westman Avenue, and is located on the northwest corner of Westman Avenue and Verbeck Street, within the R-1, Single Family Residential, Zone. The 7,300 sq. ft. property is currently developed with a single family dwelling measuring 1,636 sq. ft. constructed in 1962. Surrounding properties on all four sides are also zoned R-1 and developed with single family homes. It should also be noted that nearby properties to the west, beginning with the properties fronting onto Skabo Avenue, are under the jurisdiction of Los Angeles County.

The applicant, Abram Garcia, is proposing to construct a new 420 sq. ft. patio structure along the northwest portion of the main dwelling, which will encroach 6'-6" into the rear yard setback, leaving an 8'-6" setback from the rear property line to the nearest portion of the patio structure. Pursuant to Section 155.070 (A) of the City's Zoning Ordinance, the rear yard setback shall be no less than 15 feet and therefore, a Modification Permit for said reduction is required.

MODIFICATION PERMIT (MOD 1335):

In accordance with the City's Zoning Ordinance, a minimum 15-foot rear yard setback is required for all properties within the R-1 Zone. The subject property is an irregular-shaped corner lot, making it difficult to adhere to the existing development standards. In fact, the existing dwelling is considered legal non-conforming as the main dwelling was originally constructed with an encroachment into the rear yard setback. Specifically, the southwest corner of the main dwelling currently encroaches into the rear yard setback by 5'-1".

Although the project does not meet the minimum 15-foot rear yard setback requirement as outlined within the City's Zoning Ordinance, it should be noted that only a portion of the proposed patio structure will encroach into the required setback. Based on the irregular shape of the property, a majority of the patio structure will meet or exceed the rear yard setback requirement (see Attachment #4)

STREETS AND HIGHWAYS

The subject site is located on the northwest corner of Westman Avenue and Verbeck Street. Westman Avenue is designated as a "Local Arterial", within the Circulation Element of the City's General Plan. Verbeck Street is a local arterial within the jurisdiction of Los Angeles County.

ZONING AND LAND USE

The subject property is zoned R-1 (Single Family Residential). The property also has a General Plan Land Use designation of Single Family Residential. The zoning, General Plan and land use of the surrounding properties are listed in the table provided below:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	R-1, Single Family Residential, Zone	Single Family Residential	<u>Single Family Dwelling</u> 8627 Westman Avenue
South	R-1, Single Family Residential, Zone	Single Family Residential	<u>Single Family Dwelling</u> 11654 Verbeck Street
East	R-1, Single Family Residential, Zone	Single Family Residential	<u>Single Family Dwelling</u> 8630 Westman Avenue & 8636 Westman Avenue
West	R-1, Single Family Residential, Zone	Single Family Residential	<u>Single Family Dwelling</u> 11653 Verbeck Street

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit request. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 2 notices were mailed out to said property owners on September 3, 2020. To date, staff has not received correspondence from the surrounding property owners whereby the notices were sent.

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

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944
Password: 554545

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

ZONING REQUIREMENTS

The Modification Permit request is to deviate from the requirements set forth in Section 155.070 (A) to allow the reduction of the minimum rear yard setback for properties located in the R-1, Single-Family Residential, Zone.

Code Section:	Required Parking
155.070 (A)	<u>Section 155.070</u> (A) Except as provided in this subchapter, each lot shall have a rear yard of not less than 15 feet.

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 3, Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). The proposed project involves the construction of a patio cover, which is an accessory structure of the main dwelling. Aside from the subject encroachment into the rear yard setback, the proposed patio cover meets all other development standards. Furthermore, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a modification from requirements of the property development standards set forth in the City's Zoning Ordinance when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances.

CRITERIA FOR GRANTING A MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.694 of the City's Zoning Ordinance, before granting a Modification Permit in residential zones, the Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- 1) That the modification is needed to allow the property to be utilized in a more beneficial manner.
- 2) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (172-2020), Staff finds that the applicant's request meets the criteria set forth in §155.694 of the Zoning Ordinance, for the granting of a Modification Permit in residential zones.

CONDITIONS OF APPROVAL

Conditions of approval for Modification Permit (MOD) Case No. 1335 are attached to Resolution 172-2020 as Exhibit A.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Notice to Adjacent Property Owners
3. Resolution 172-2020
 - a. Exhibit A – Conditions of Approval
4. Proposed Set of Plans

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

MODIFICATION PERMIT CASE NO. 1335



NORTH

8633 Westman Avenue
(Abram Garcia)

Attachment 2: Notice to Adjacent Property Owners

**CITY OF SANTA FE SPRINGS
NOTICE TO ADJACENT PROPERTY OWNERS
MODIFICATION PERMIT CASE NOS. 1335**

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

MODIFICATION PERMIT CASE NO. 1335: A request to allow a 6'-6" reduction of the rear yard setback requirement (15') in the R-1, Single Family Residential, Zone to construct a patio structure on an irregular-shaped corner parcel.

PROJECT SITE/APPLICANT: 8633 Westman Avenue (APN: 8169-027-035)/ Socorro Garcia.

THE HEARING will be held on **Monday, September 14, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

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

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

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 3, Section 15303 (New Construction or Conversions of Small Structures) of the California Environmental Quality Act (CEQA).

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

Attachment 2: Notice to Adjacent Property Owners (Cont.)

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

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

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

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

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

**Attachment 3: Resolution 172-2020
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 172-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1335**

WHEREAS, a request was filed for a Modification Permit to allow a 6'-6" reduction of the minimum 15' rear yard setback requirement to construct a patio structure on an irregular-shaped corner lot, on property located at 8633 Westman Avenue (APN: 8169-027-035), within the R-1, Single Family Residential, Zone; and

WHEREAS, the subject property is located on the northwest corner of Westman Avenue and Verbeck Street, with an Accessor's Parcel Number of 8169-027-035, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Modification Permit (MOD Case No. 1335) is Abram Garcia, 8633 Westman Avenue, Whittier, CA 90606; and

WHEREAS, the property owner is Socorro Garcia, 8633 Westman Avenue, Whittier, CA 90606; and

WHEREAS, the proposed reduction of the required rear yard setback, which includes Modification Permit Case No. 1335 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff reports, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures). No further environmental documents are therefore required; and

WHEREAS, similar to other Modification Permits, the City of Santa Fe Springs Planning and Development Department on September 3, 2020 mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, and any public testimony, written comments, or other materials presented at the Planning Commission Meeting on September 14, 2020 concerning the environmental findings and determination and Modification Permit Case No. 1335.

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 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is Categorically Exempt, in that the proposed project involves the construction of a patio cover, which an accessory structure of the main dwelling. Aside from the subject encroachment into the rear yard setback, the proposed patio cover meets all other development standards. Additionally, the proposed project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA

SECTION II. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.694 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission has made the following findings:

- (A) *That the modification is needed to allow the property to be utilized in a more beneficial manner.*

Pursuant to Section 155.070 of the City's Zoning Ordinance, the minimum rear yard setback for properties located in the R-1, Single-Family Residential, Zone is 15 feet. As proposed, the patio structure will encroach 6'-6" into the rear yard setback, leaving a 8'-6" setback from the rear property line to the nearest portion of said structure. The proposed patio structure will provide weather protection to the area immediately adjacent to the back door entrance.

Patio structures are common for properties located within the R-1 Zone; however, it is not often that a property is located on an irregular shaped corner lot. Since most properties in Santa Fe Springs are rectangular-shaped interior lots, this circumstance makes this property unique and thus these conditions are not generally applicable to most properties here in the City or surrounding properties.

As a result, the Planning Commission finds that the subject Modification is needed to allow the property to be utilized in a more beneficial manner.

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

The proposed structure will be unenclosed and simply an accessory structure to enhance the applicant's use of their backyard by providing the homeowner with added protection from the elements. In addition, pursuant to Section 155.070 (B)(4) of the City's Zoning Ordinance, an accessory building shall not be located closer than 5 feet from any rear property line which is also the side property line for the property to its rear. Although the proposed patio is not considered an accessory building since it will be attached to the main dwelling, the 5-foot requirement to mitigate any potential impacts will be met. Furthermore, it should be noted that only a small portion of the proposed patio will encroach the rear yard setback. A majority of the structure will meet or exceed the 15-foot requirement.

As a result, the Planning Commission finds that the granting of the subject Modification Permit would not be detrimental to the public welfare or to the property of others in the area.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 172-2020 to determine that the proposed Modification Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15303, Class 3 (New Construction or Conversion of Small Structures), and to approve Modification Permit Case No. 1335 to allow a 6'-6" reduction of the rear yard setback requirement (15') to construct a patio structure on an irregular-shaped corner lot at 8633 Westman Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of September, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Modification Permit (MOD) Case No. 1335
8633 Westman Avenue (APN: 8169-027-035)

CONDITIONS OF APPROVAL

1. Modification Permit Case No. 1335 is to allow a 6'-6" reduction of the rear yard setback requirement in the R-1, Single Family Residential, Zone to allow the construction a proposed patio structure on an irregular-shaped corner parcel.
2. The subject property, located at 8633 Westman Avenue (APN: 8169-027-035), shall design and construct the proposed patio structure in accordance with the site plan submitted by the applicant and on file with this case.
3. The proposed patio structure shall be constructed in color and architectural harmony with the existing dwelling on the subject property.
4. The applicant shall obtain the necessary permits and related approvals from the Building, Planning, and Fire-Rescue departments prior to installation of the proposed patio structure.
5. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably

withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

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

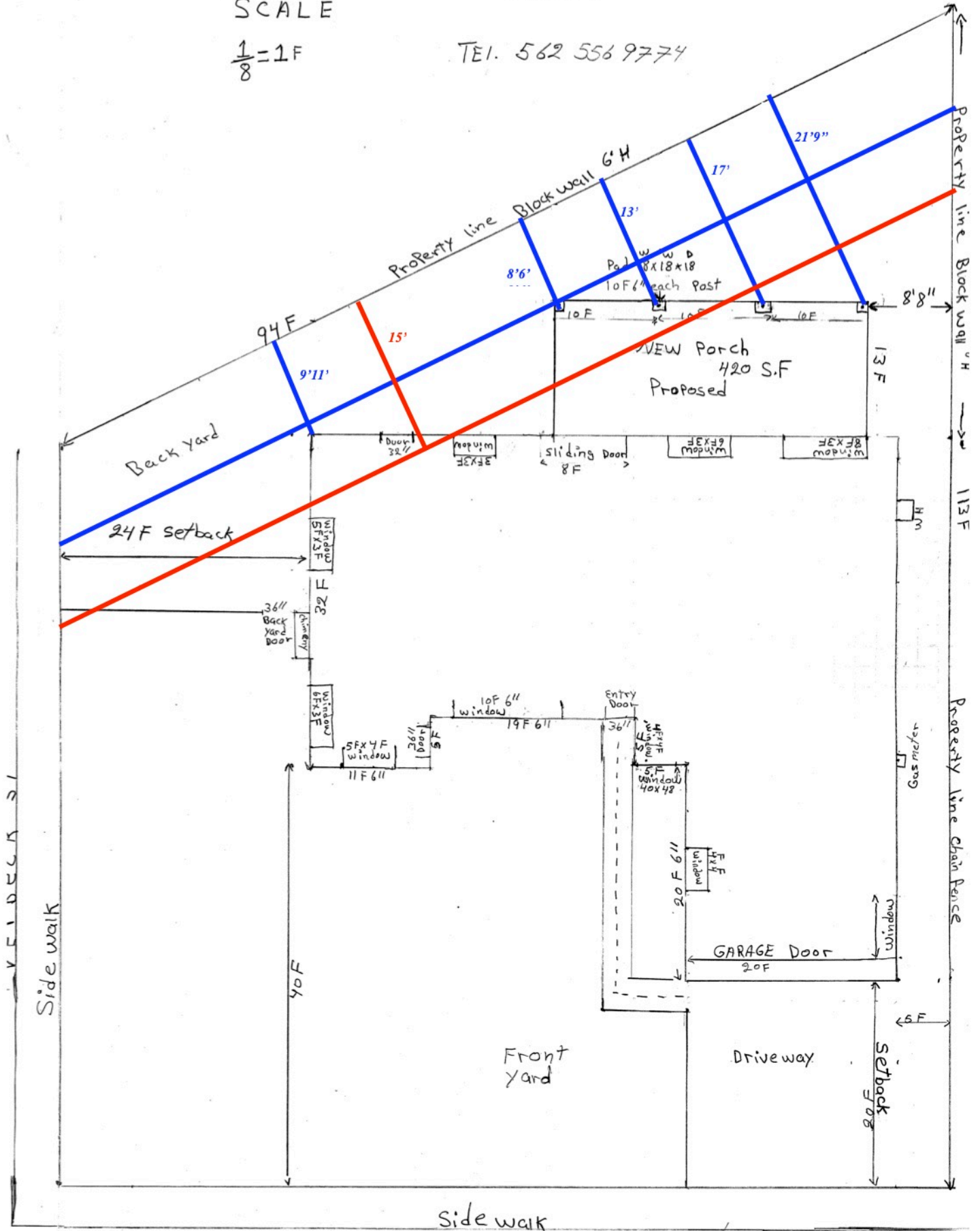
Attachment 4: Proposed Set of Plans

8633 WESTMAN Ave
Whittier. CA
90606

SCALE

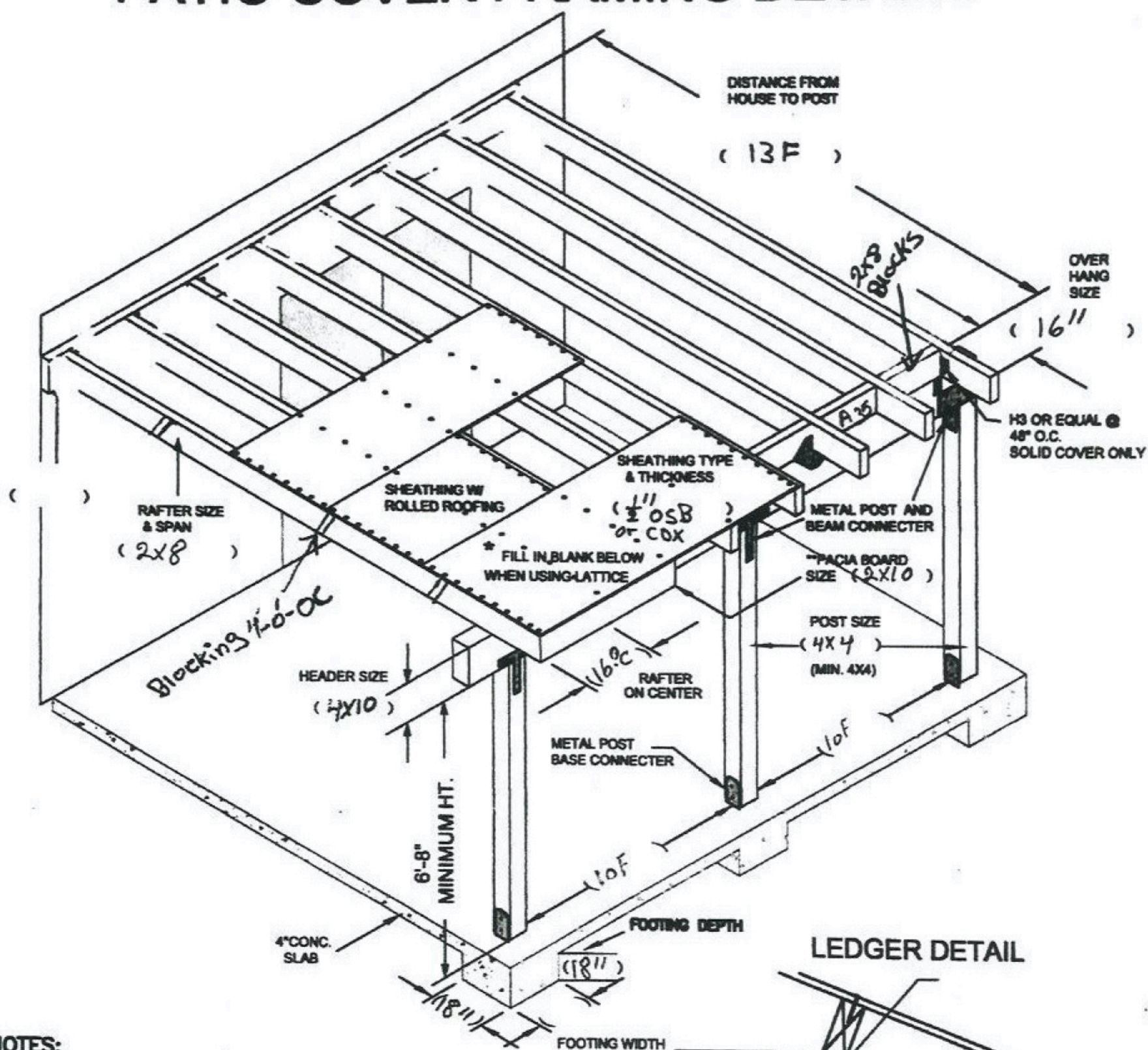
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TEI. 562 556 9774



WESTMAN AV

PATIO COVER FRAMING DETAILS



LEDGER DETAIL

NOTES:

1. **ROOF MATERIAL COLOR SHALL MATCH HOUSE EXISTING ROOF COLOR.
2. **PATIO COVER SHALL BE PAINTED TO MATCH HOUSE COLOR.
3. ROLLED ROOFING TO HAVE #15 FELT, #90 CAP SHEET. GALV. METAL FLASHING.
4. ROOF SLOPE SHALL BE 1/4" PER FT. MIN.
5. 2" SOLID BLOCKING BETWEEN RAFTERS.
6. ROOF SHEATHING NAILED WITH 8d @ 6" ON EDGE AND 12" FIELD.
7. A35 each Block with appropriate nail
- * LATTICE, TYPE AND SIZE NAILED WITH 6 OR 8d.

Development Department
Building Division

LATTICE & SOLID
PATIO COVERS



City of Santa Fe Springs

Planning Commission Meeting

September 14, 2020

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

RECOMMENDATIONS

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.

BACKGROUND

The Planning Commission and the City Council, at their respective meetings of May 28 and June 13, 1996, initially approved the applicant's request to establish, operate and maintain an alcohol beverage sales use at Alta Dena Express, a drive-up convenience store located at 11302 Washington Boulevard.

The subject property is developed with a drive-up convenience store to the front and a manual carwash to the rear of the property. The convenience store provides produce, dairy products, soft drinks, alcoholic beverages, and other snack merchandise. Initially, customers were provided service without getting out of their vehicles, but now customers are required to fully exit their vehicles to make purchases.

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 2 is before the Planning Commission for a scheduled compliance review to determine if the business is operating in compliance with the conditions of approval and the City's Code Regulations.

CALLS FOR SERVICE

Calls for service to the location were checked, but Staff did not find any calls related to the sale or storage of alcoholic beverages.

COMPLIANCE REPORT

As part of the compliance review process, staff conducted an inspection of the applicant's operation to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, Staff determined that the applicant is in full compliance. The Commission shall also take note that Staff interviewed the surrounding businesses and found that no negative impacts were generated as a result of the alcohol sales. All of the surrounding uses interviewed did not express a concern to the general retail use or its sale of alcoholic beverages.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Therefore, Staff is recommending another compliance review of ASCUP Case No. 2 in five (5) years; no later than September 14, 2025.

CONDITIONS OF APPROVAL

Staff has made changes only to Condition No. 20 relating to an extension of time.

1. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by Alcoholic Beverage Control.
2. That the applicant shall not allow the sale of items or merchandise on the front portion of the property that is not related to the convenient store.
3. That no alcoholic beverage shall be consumed on the subject property or at the adjacent car wash operation at any time.
4. The applicant shall be responsible for maintaining control of litter on the subject property.
5. It shall be unlawful for any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
6. It shall be unlawful to sell, furnish, or give any alcohol to any habitual or common drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
7. It shall be unlawful to have upon the subject premises any alcohol beverages other than the alcohol beverage that the licensee is authorized to

sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

8. It shall be unlawful to sell, furnish, or give any alcoholic beverage to any person under the age of 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
9. It shall be unlawful to employ or use the service of any person under the age of eighteen years of age for the sale of alcoholic beverages, except that a person under the age of eighteen years may be employed or used for those purposes if that person is under the continuous supervision of a person twenty-one years of age or older, as set forth in Section 25663(b) of the State Business and Professions Code.
10. That the permittee shall not allow any person to loiter on the subject premises and shall report all such instances to the Whittier Police Department.
11. 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.
12. That the persons purchasing any alcoholic beverages shall be required to exit any vehicle that they are an occupant of before taking possession of the alcoholic beverage(s).
13. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
14. That the applicant posts a copy of these conditions and maintain a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
15. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell lease or sublease.

16. That adequate security lighting shall be maintained throughout the development, including the rear parking and loading areas, and shall be directed away from adjoining properties, subject to the review and approval by the Director of Police Services.
17. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.
18. That window signs, advertisement, posters, window art and other similar signs shall not exceed 25% of the window area of the premises served and shall be subject to the sign limitations of the underlying zone.
19. That the owner shall receive approval by the Director of Public Works for any installation of newspaper racks on the premise.
20. ***That this Permit shall be subject to a compliance review in five years, no later than September 14, 2025, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
21. That all other applicable requirements of the City Zoning Regulations, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
22. It is hereby declared to 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 shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 2
Alta Dena Express
11302 Washington Blvd.
Santa Fe Springs, CA 90670



City of Santa Fe Springs

Planning Commission Meeting

September 14, 2020

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

RECOMMENDATIONS

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.

BACKGROUND

The Applicant, California Hi-Lites, leases an approximately 49,241 square foot portion of a 640,819 square foot multi-tenant warehouse development on the southwest corner of Slauson Avenue and Santa Fe Springs Road. The property is developed with two large industrial warehouse buildings and two smaller detached industrial buildings; the buildings are divided and occupied by several businesses. California Hi-Lites, a packager and distributor of food, beverage and other miscellaneous items, has operated from the subject location for over 20 years.

California Hi-Lites provides packaging and transport services for several food, cosmetic and beverage companies. Some of the beverages include imported and domestic wines. In accordance with Section 155.628(B), the applicant applied for and was granted Alcohol Sales Conditional Use Permit Case No. 36 to allow the warehousing of alcoholic beverages. This action took place at the Planning Commission and City Council's respective meetings of May 12, 2014, and June 12, 2014.

ASCUP Case No. 36 is before the Planning Commission for a second compliance review to determine if the facility is operating in compliance with the conditions of approval and the City's Code Regulations.

CALLS FOR SERVICE

As part of the compliance review process staff also checked the calls for service at the location and could not find any calls for service which could be associated to the subject use or the storage of alcoholic beverages.

COMPLIANCE REPORT

After conducting an on-site inspection, Staff found that the establishment is in compliance with the City's Codes and Regulations, with the conditions of approval, and is compliant with the ABC regulations. Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Therefore, Staff is recommending another compliance review of ASCUP Case No. 36 in five (5) years; no later than September 14, 2025.

CONDITIONS OF APPROVAL

Staff does not believe it is necessary to add or modify an existing condition. Staff has, however, changed Condition No. 10 to reflect the new compliance date.

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
2. That the applicant shall be responsible for maintaining the area responsible under their lease free of litter, debris, boxes, pallets and trash on the subject property.
3. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
4. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
6. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to store under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
7. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

8. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
9. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
10. ***That this Permit shall be subject to a compliance review in five years, no later than September 14, 2025, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
11. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
12. 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 subject to the revocation process and the privileges granted hereunder shall lapse.

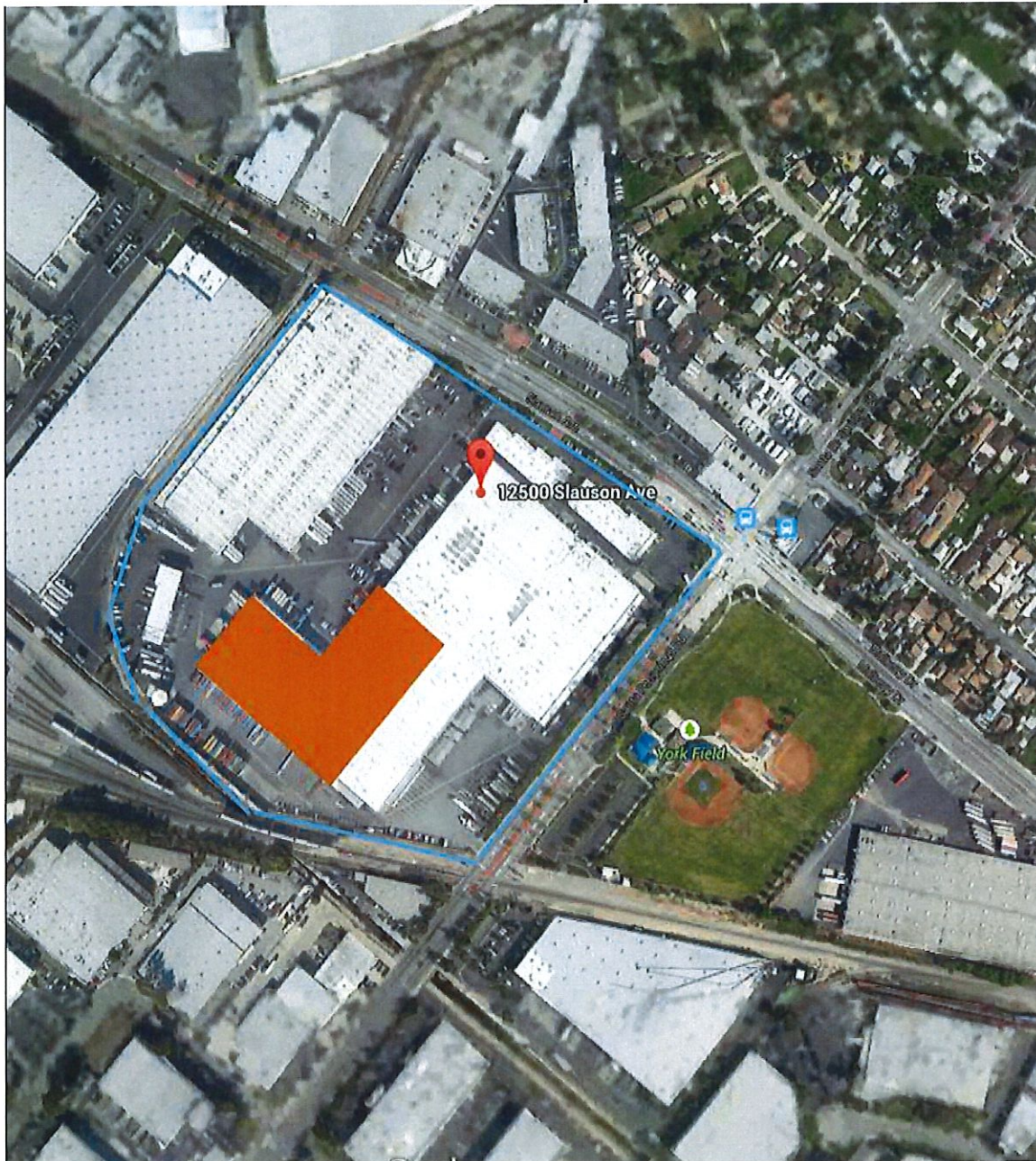


Dino Torres
Director of Police Services

Attachment(s)

1. Aerial Photograph

Location Map



City of Santa Fe Springs

Alcohol Sales Conditional Use Permit Case No. 36

12500 Slauson Avenue – Suite C-3

California Hi-Lites, Inc.



CONSENT ITEM

Conditional Use Permit Case No. 625-4

A compliance review of a moving van line logistics company on property located at 13565 Larwin Circle (APN: 8059-005-039), in the M-2, Heavy Manufacturing Zone. (Great American Logistics)

RECOMMENDATIONS

- 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.

BACKGROUND:

In accordance with Section 155.213(A) of City's Zoning Ordinance, the maintenance and operation of moving van line logistics company requires the approval of a Conditional Use Permit prior to the commencement of such activities. On September 27, 2004, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 625, a request by Great American Logistics (previously American Relocation & Logistics), to establish, operate and maintain a moving van line logistics facility on property located at 13565 Larwin Circle.

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.

Following the initial walk-through inspection by the Planning Department on August 22, 2019 the applicant was directed to comply with the following:

- Parking must be brought into compliance with ADA regulations.
- Unpermitted sheds must be removed or otherwise permitted by the Building Department. Remove the boats on the ramp at the south side of the building.
- Fully remove the gated storage area on the previously-referenced (i.e. fenced area and outdoor storage, including but not limited to tanks, pallets, etc.)
- All gas and oil drums must be removed or otherwise properly reviewed, stored, and permitted by the Department of Fire-Rescue. Once completed, show proof of

- either removal or permit to the planning department.
- Submit an updated site plan for our review. The following items should be considered when preparing the updated site plan:
 - The originally site plan identified a total of 234 parking stalls, although the current zoning regulations require a total of 164 parking stalls, any deviations from the original plans must first be reviewed and approved by Planning Department staff. It appears that truck, trailer and employee parking is currently occurring in a manner that conflicts with the original site plan.
 - Tandem parking is not permissible.
 - Plans shall identify the various types of stalls (i.e. standard, compact, truck, handicap, etc.).
 - Outdoor storage areas, if requested, must also be identified on said plans. However, it should be noted that said storage areas must be screened on all sides by a minimum six-foot-high solid fence or wall that completely screens such storage use from view from adjacent properties and public streets.
 - Identify location of any shed(s) that you are planning to keep and obtain the necessary permits.
 - All RVs parked on the subject site must be removed or otherwise identified on the updated site plan as outdoor storage.
 - 26-foot wide unobstructed Fire Department access must be identified on the plans and thereafter reviewed and approved by the Department of Fire-Rescue.
 - Once an updated site plan has been reviewed and approved, you will need to re-stripe the property in accordance with the approved plan.
 - Provide pictures to confirm that all trash and outdoor storage items have been removed from the subject property.
 - Fence along the west side of the facility (running along the riverbed) must be repaired.
 - All concerns raised by the Department of Fire-Rescue must also be satisfied.
 - Proper removal of the two 55-gallon drums (diesel and unknown material).
 - Proper removal of 300-gallon tote (unknown material).
 - Submit an updated high piled storage worksheet to identify all commodities stored on the existing high piled storage racks.

On October 22, 2019 it was confirmed that the applicant had completed the following items:

- They had removed parking from truck ramp at the south side of the facility.
- Tandem parking at the southeast side had been removed.
- They had spoken to the Building Department and confirmed the number of ADA parking stalls that are required (5 stalls required).
- The 55-gallon diesel drum was removed from the facility
- A site plan was submitted but staff could not approve it as it was not drawn properly to scale and did not include the required parking of 164 spaces.

Staff continued to work with the applicant and had facilitated a meeting with the Director of Planning to help them understand how the remaining items may be met.

On February 26, 2020 the site plan was approved by both the Planning and Fire-Rescue departments authorizing the applicant to begin striping the parking accordingly.

Due to the ongoing pandemic and the impact of coronavirus, the striping took longer than usual. The striping was finally completed on July 16, 2020

On July 22, 2020, through updated pictures provided by the applicant, staff was able to confirm that all items were now brought into full compliance.

Staff finds that, if Great American Logistics, 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 625 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.

1. That the applicant shall not allow the storage of vehicles or trailer for more than five days, and the applicant shall not allow the storage of any unlicensed and/or inoperative vehicles at any time. **(Ongoing)**
2. That all vehicles associated with the moving and storage use shall not park, load, unload, or queue on any street at any time. Off-site parking is not permitted and may result in the initiation of procedures to revoke the privileges granted under this permit. **(Ongoing)**
3. That all entry gates shall be equipped with Knox boxes or Knox key switched for power-activated gates. **(Ongoing)**
4. That interior gates or fences shall not be installed across required Fire Department access roadways. **(Ongoing)**
5. That all storage activities shall be conducted within the subject building at all times unless approved by the Director of Planning and Development. **(Ongoing)**
6. That any new directional or identity signs shall comply with Section 155.515 of the City's Zoning Ordinance and the related Sign Guidelines of the City. **(Ongoing)**

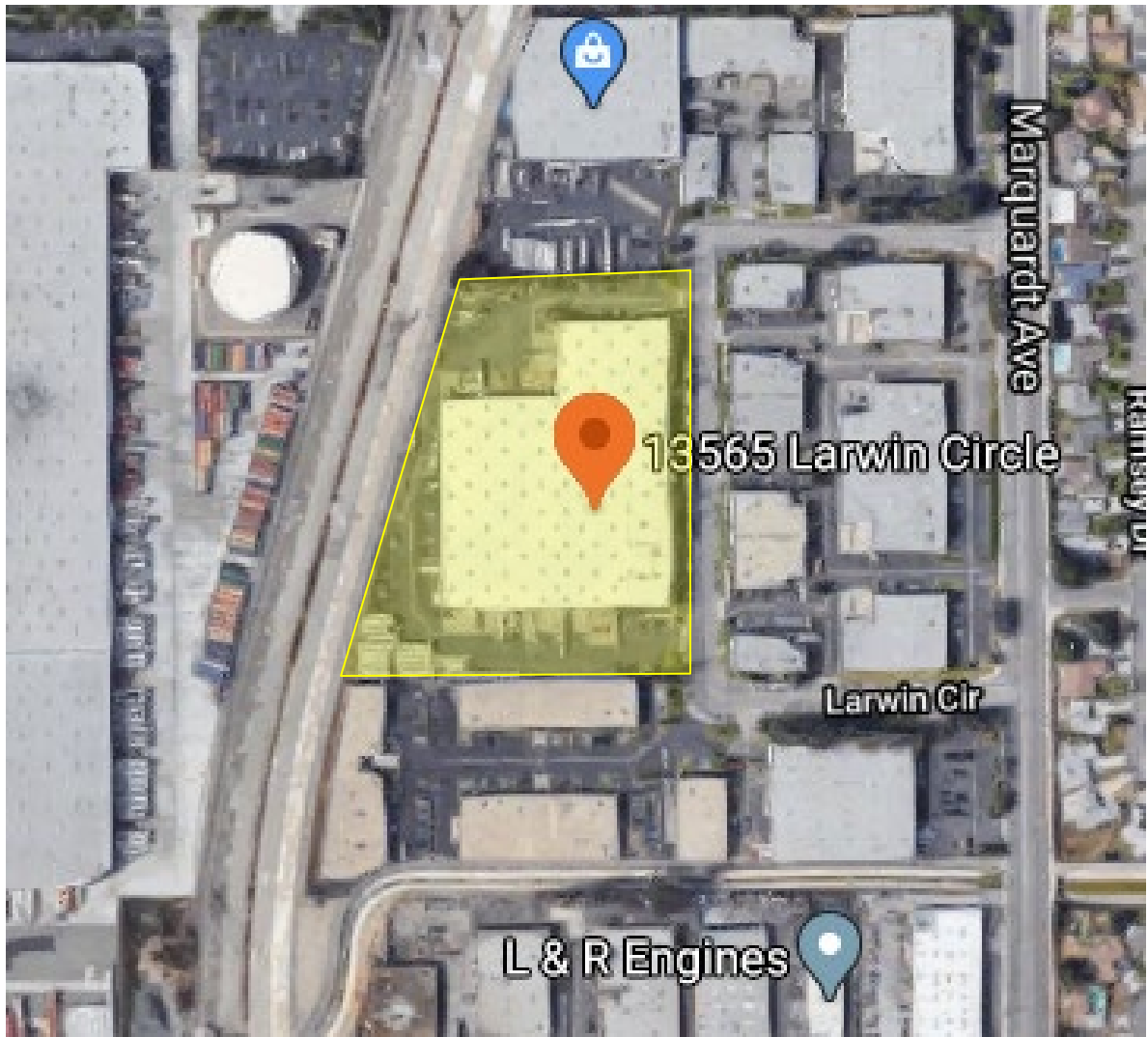
7. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or is any law, statute, or ordinance associated with the moving van storage is violated, Staff will begin procedures to revoke this permit and the privileges granted hereunder shall lapse. **(Ongoing)**
8. That the owner 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, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
9. The applicant ~~Clifford Development Company~~ Great American Logistics Company, agrees to defend, indemnify, and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case No. 625, when action is brought within the timer period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
10. That this permit be subject to a compliance review in five (5) years, until September 14, 2025. Approximately three months before the expiration date, the applicant may 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. **(Ongoing)**

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos
3. Updated site plan

Attachment 1: Aerial Photograph



**Conditional Use Permit No. 625-4
13565 Larwin Circle**

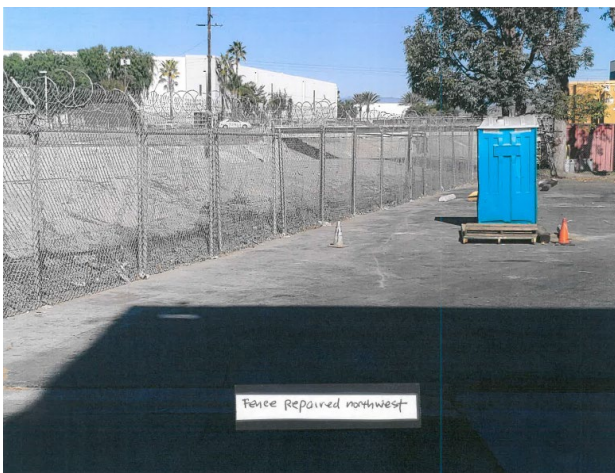
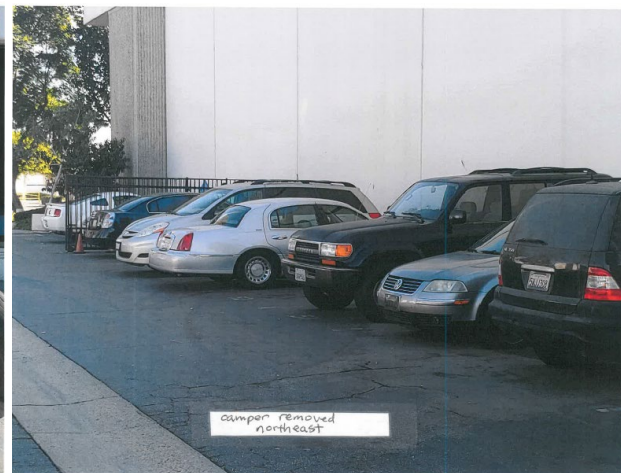
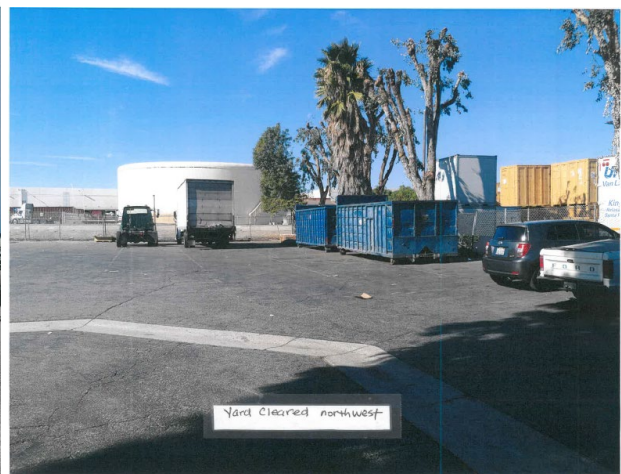
**Attachment 2: Site Photos from
August 22, 2019 Inspection**



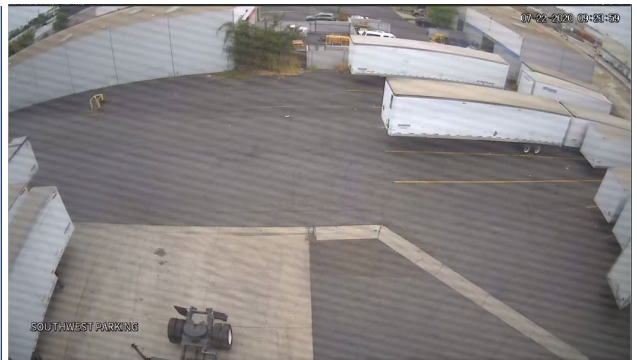
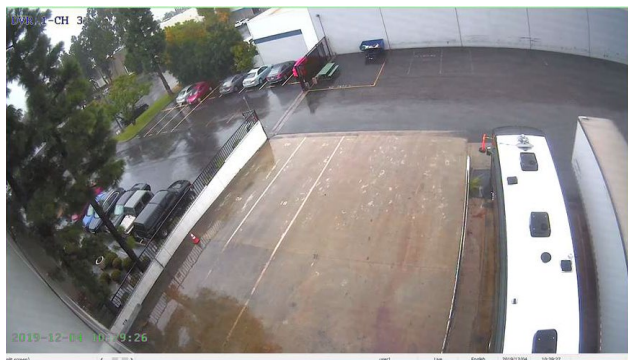




**After Inspection: Site Photos from
July 22, 2020**







[illegible]