



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
January 11, 2021
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 Administrative Clerk at AnhWood@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. NEW BUSINESS

- Election of Commission Officers for 2021

6. MINUTES

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

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15302, Class 2

Development Plan Approval Case No. 976

Modification Permit Case No. 1337

Development Plan Approval Case No. 976: A request for approval to construct a new 2,675 sq. ft. single-story office building at 9803 Santa Fe Springs Road (APN: 8002-021-027), within M-2, Heavy Manufacturing, Zone; and

Modification Permit Case No. 1337: A request for approval to allow for the reduction of overall required landscape area by 2,288.75 sq. ft. at 9803 Santa Fe Springs Road (APN: 8002-021-027), within M-2, Heavy Manufacturing, Zone. (Bickel Group Architecture)

8. PRESENTATIONS

- A Presentation of 2020 Planning and Development Accomplishments

9. ANNOUNCEMENTS

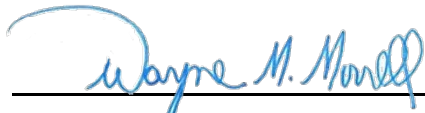
- ♦ Commissioners
- ♦ Staff

10. ADJOURNMENT

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

I, Wayne M. Morrell, 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; city's website at

www.santafesprings.com; City Hall (Entrance Window), 11710 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Acting Planning Secretary

January 11, 2021

Date



APPROVED:

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

December 14, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ybarra led everyone in the Pledge of Allegiance.

3. ROLL CALL

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

Staff: Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Anh Wood, Planning Clerk
Fernando Munoz, City Clerk Technician

Council: None

Members absent: None

4. ORAL COMMUNICATIONS

None

City Clerk Technician, Fernando Munoz, conducted a second roll call to confirm that all Planning Commissioners were in attendance.

5. MINUTES

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

It was moved by Commissioner Aranda, seconded by Vice Chair Arnold to approve the + as submitted, with the following vote:

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

Nays: None

Absent: None

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 814

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 814, 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 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. 814, subject to the conditions of approval as contained within Resolution No 178-2020; and
- Adopt Resolution No. 178-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Assistant Claudia Jimenez to present Item No. 6.

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

There being no questions from the Planning Commissioners Chair Ybarra opened the Public Hearing and requested if anyone from the audience would like to speak on Item No. 6

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

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to approve Conditional Use Permit (CUP) Case No. 814, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

Nays: None

Absent: None

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public.

7. NEW BUSINESS – Continued from the November 9, 2020 Planning Commission Meeting
Statutorily Exempt - CEQA Guidelines Section 15262
City of Santa Fe Springs Active Transportation Plan

Recommendation: That the Planning Commission:

- Find and determine that the project is Statutorily Exempt pursuant to Section 15262 of the California Environmental Quality Act (CEQA); and
- Adopt Resolution No. 177-2020 to recommend that the City Council adopt the City of Santa Fe Springs Active Transportation Plan.

Chairperson Ybarra inquired if the item was pulled from the agenda and requested a status update. Director of Planning, Wayne Morrell, stated that yes the item was pulled because it was supposed to go before the City Council and not go back before the Planning Commission. The Planning Commission had voted to move the item forward for consideration by the City Council knowing that the Commission could not recommend approval until their concerns were addressed. Planning staff & the ATP Consultant met after the last meeting and have since addressed all Planning Commission's concerns and those concerns would be part of the report to the City Council. It will go before the City Council at either the first or second meeting in January. Commissioner Aranda reminded everyone that Planning Commission had referred this to City Council in November due to timeline constraints dictated by the grant used to pay for the Active Transportation Plan

Chair Ybarra thanked Director of Planning Mr. Morrel for the explanation and brief update, then continued to Item No. 8.

Ayes: Aranda, Arnold, Jimenez, Carbajal and Ybarra

Nays: None

Absent: None

8. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 797-1

A compliance review to allow the continued maintenance and operation of an indoor badminton facility at 11323 Shoemaker Avenue (APN: 8026-001-057 & 8026-001-058 within the M-1-PD, Light Manufacturing – Planned Development, Zone. (SFS Badminton Club)

B. CONSENT ITEM

Conditional Use Permit Case No. 803-1

A compliance review to allow for the continued operation, and maintenance of a gymnastics studio use located at 10829 Shoemaker Avenue (APN: 8011-016-016), within the M-2, Heavy Manufacturing, Zone. (Majestic Gymnastics)

Chair Ybarra requested a motion regarding Consent Items Nos. 8A and 8B.

It was moved by Commissioner Carbajal, seconded by Commissioner Arnold to approve Consent Items Nos. 8A and 8B, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Aranda, Arnold, Jimenez, Carbajal and Ybarra

Nays: None

Absent: None

9. SPECIAL BUSINESS

Citywide Photo Contest – Planning Commission Selections

Chair Ybarra called upon Associate Planner Vince Velasco for the presentation. Associate Planner Velasco stated that this is the 3rd Annual Photo contest that is part of National Community Planning month. He also announced that due to Covid-19, the 3rd Annual Photo Contest was extended from its original dates of October 1st through October 31st, to November 14th. He reminded the Commissioners of the previous 1st and 2nd place winners of 2018 & 2019 and displayed the winning photos. He displayed this year's photos and participants and had the Commissioners pick the winners during the meeting. First place went to photo #5 and second place winner went to photo #2. The First place winner will receive a \$200 cash prize and their photo will be featured in an upcoming City Quarterly and recognized at a future City Council meeting. The Second place winner will receive a \$100 cash prize and also recognized at a future City Council meeting.

10. ANNOUNCEMENTS

Commissioners:

Chairman Ybarra wished everyone a Merry Christmas and Happy New Year

Commissioner Aranda, Jimenez & Carbajal thanked everyone and wished everyone the same.

Vice Chair Arnold announced that he spent the afternoon in hospital having surgery on his back. Chairman Ybarra wished Commissioner Arnold a speedy recovery

Staff:

Senior Planner Cuong announced that Mr. Fries, a unique eatery, submitted a business license to locate at 12473 Telegraph Road. Director Morrell showed a presentation of the business and foods they have to offer.

10. ADJOURNMENT

Chair Ybarra adjourned the meeting at 6:30 p.m. to the next regular Planning Commission meeting scheduled for January 11, at 6:00 p.m. He also said to look out for Santa tomorrow night.

ATTEST:

Wayne M. Morrell
Director of Planning

Chair

Date



City of Santa Fe Springs

Planning Commission Meeting

January 11, 2021

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15302, Class 2

Development Plan Approval (DPA) Case No. 976

Modification Permit (MOD) Case No. 1337

DPA Case No. 976: A request for approval to construct a new 2,675 sq. ft. single-story office building on the subject property; and

MOD Case No. 1337: A request for approval to allow for the reduction of overall required landscape area by 2,288.75 sq. ft. on the subject property.

The subject property is located at 9803 Santa Fe Springs Road (APN: 8002-021-027), within the M-2, Heavy Manufacturing, Zone.
(Bickel Group Architecture)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 976 and Modification Permit Case No. 1337, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant's MOD request meets the criteria set forth in §155.695 & 155.696 of the City's Zoning Ordinance, for the granting of a Modification Permit; and
- Find and determine that pursuant to Section 15302, Class 2 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 976 and Modification Permit Case No. 1337, subject to the conditions of approval as contained within Resolution No. 179-2021; and
- Adopt Resolution No. 179-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: Bickel Group Architecture
3600 Birch Street, Suite 120

- Newport Beach, CA 92660
949-757-0411
- B. Property Owner: NLC Office, LLC – Attn: Norman Carter
15079 Jupiter Street,
Whittier, CA 90603
- C. Location of Proposal: 9803 Santa Fe Springs Road
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2
(Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: CEQA Exemption – Section 15302, Class 2
- G. Staff Contact: Jimmy Wong, Associate Planner
jimmywong@santafesprings.org

BACKGROUND/LOCATION

The subject property, located at 9803 Santa Fe Springs Road, is comprised of a single parcel (APN: 8002-021-027) measuring approximately 0.41-acre. The property is located on the southwest corner of Santa Fe Springs Road and Los Nietos Road, and is zoned M-2 (Heavy Manufacturing). Properties to the north, south, east and west are also zoned M-2. The subject property is currently developed with a 3,290 sq. ft. vacant commercial building. The existing building was last occupied by a bar and restaurant known as Crossroads Bar and Grill. The applicant is proposing to demolish the existing building and construct a new 2,675 sq. ft. single-story office building.

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

DEVELOPMENT PLAN APPROVAL (DPA 976)

A request for approval to construct a new 2,675 sq. ft. single-story office building at 9803 Santa Fe Springs Road (APN: 8002-021-027), within M-2, Heavy Manufacturing, Zone.

Proposed Site Plan:

The applicant is proposing to construct a new 2,675 sq. ft. office building located at the southwest corner of the property. The proposed building will be setback a minimum 50' from the street facing property line along Los Nietos Road and Santa Fe Springs Road. The proposed development will utilize two existing 26' wide driveways along Los Nietos

Road and Santa Fe Springs Road for ingress and egress. A trash enclosure will be located at the northerly portion of the property.

Proposed Floor Plan:

The proposed floor plan indicates that there will be a mixture of offices, a break room, a training room and storage areas with a total square footage of 2,675. The proposed building will have one entrance, located along the east elevation.

Proposed Elevation:

The elevations indicate that the proposed office building will have a contemporary design. The north and east elevations, which are visible from the street are provided with extensive glazing, color variation, height variation, recessed walls, and materials used. The main emphasis was to the aforementioned elevations since the remaining elevations, have limited to no visibility from the street.

Landscape Requirement:

For maximum value, majority of the landscaping will be provided along the setback areas that adjoin Santa Fe Springs Road and Los Nietos Road. Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum overall landscape requirement for the project, based on the overall street frontage of 274.95 ft. and 4,000 sq. ft. of parking area is 7,113.75 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 4,825 sq. ft. of landscaping throughout the site. Therefore, the applicant is concurrently seeking approval for a Modification Permit to allow the reduction of 2,288.75 sq. ft. of required landscape area.

Parking Requirements

A total of 20 parking stalls will be provided for the new building. As proposed, the project is required to provide a total of 9 parking stalls.

- 1 stall per 300 sq. ft. = 9 stalls

The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's zoning regulations. It should be noted that the applicant is proposing to provide more than the minimum number of parking stalls to anticipate future growth and associated employee parking demand. In doing so, the proposed development needed to reduce the overall required landscape area to accommodate said surplus parking stalls.

MODIFICATION PERMIT (MOD 1337)

Pursuant to §155.260 (A) of the City's Zoning Ordinance, *where an M-2 Zone adjoins a dedicated street, a minimum area equivalent to 25 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all*

parking areas shall have landscaping installed equivalent to 6% of the total parking area.

In accordance with the City's Zoning Ordinance, a minimum landscape area of 7,113.75 of sq. ft. is required for the proposed project, based on the overall street frontage of 274.95 ft. and 4,000 sq. ft. of parking area. According to the conceptual landscape plan, the applicant will be providing an overall total of 4,825 sq. ft. of landscaping throughout the site, therefore, the applicant is concurrently requesting approval for a Modification Permit to allow the reduction of the overall required landscaping by 2,288.75 sq. ft.

Although, the project does not meet the minimum landscape area as defined by the City's Zoning Ordinance, it should be noted that the subject property contains two street frontages which require substantially more landscaping compared to a standard interior lot that has only one frontage since the overall landscape requirement is calculated based on the overall lineal frontage. In addition, the subject property is relatively small (0.44-acre), which provides further challenges to meet the landscape requirements set forth in the City's Zoning Ordinance. Additionally, the applicant has made a noticeable effort to maximize the landscaping along the front and corner side yard setback areas.

STREETS AND HIGHWAYS

The subject site is located on the southwest corner of Santa Fe Springs Road and Los Nietos Road. Santa Fe Springs Road is designated as a "Major Arterial" and Los Nietos Road is designated as a "Secondary Arterial", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	M-2, Heavy Manufacturing	Industrial	<u>9719 Santa Fe Springs Road</u> Zumar Industries
South	M-2, Heavy Manufacturing	Industrial	<u>9835 Santa Fe Springs Road</u> Baker Hughes
East	M-2, Heavy Manufacturing	Industrial	<u>12636 Los Nietos Road</u> Industrial Warehouse
West	M-2, Heavy Manufacturing	Industrial	<u>12522 Los Nietos Road</u> Univar USA Work

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on December 23, 2020. The legal notice was also posted at City Hall and the City's Town Center kiosk on December 28, 2020. Said notice was also published in a newspaper of general circulation (Whittier Daily News) December 28, 2020 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Notices were also mailed to local groups associated with the blind, aged, and disabled in accordance with California Government Code Section 65090. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

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

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

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CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

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

- 1) *That the proposed development is in conformance with the overall objectives of*

this chapter.

- 2) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- 3) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- 4) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- 5) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- 6) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- 7) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

CRITERIA FOR GRANTING A MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.695 of the City's Zoning Ordinance, before any modification shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

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

- 4) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

In addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making its determination as to whether or not there are practical difficulties or hardships involved:

- 1) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.
- 2) That the purpose of the modification is not based exclusively on the financial advantage to the owner.
- 3) That the alleged difficulties were not created by any person presently having an interest in the property.
- 4) That the conditions involved are not generally applicable to most of the surrounding properties.
- 5) That the requested modification would not diminish property values in the neighborhood.
- 6) That the proposed modification will not increase congestion or endanger the public safety

ENVIRONMENTAL DOCUMENTS

After review and analysis, Staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 2, Section 15302 (B): *Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.* The proposed development involves replacing an existing 3,290 sq. ft. commercial structure with a new 2,675 sq. ft. office building.

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

AUTHORITY OF PLANNING COMMISSION

Development Plan Approval

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

and knowledge of the circumstances involved, or it may require submission of a revised development plan.

Modification Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Modification Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and its own study and knowledge of the circumstances.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (179-2021), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval.

Staff also finds that the applicants request meets the criteria set forth in §155.695 and §155.696 of the City's Zoning Ordinance, for the granting of a Modification Permit.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 976 and MOD 1337 are attached to Resolution 179-2021 as Exhibit A.

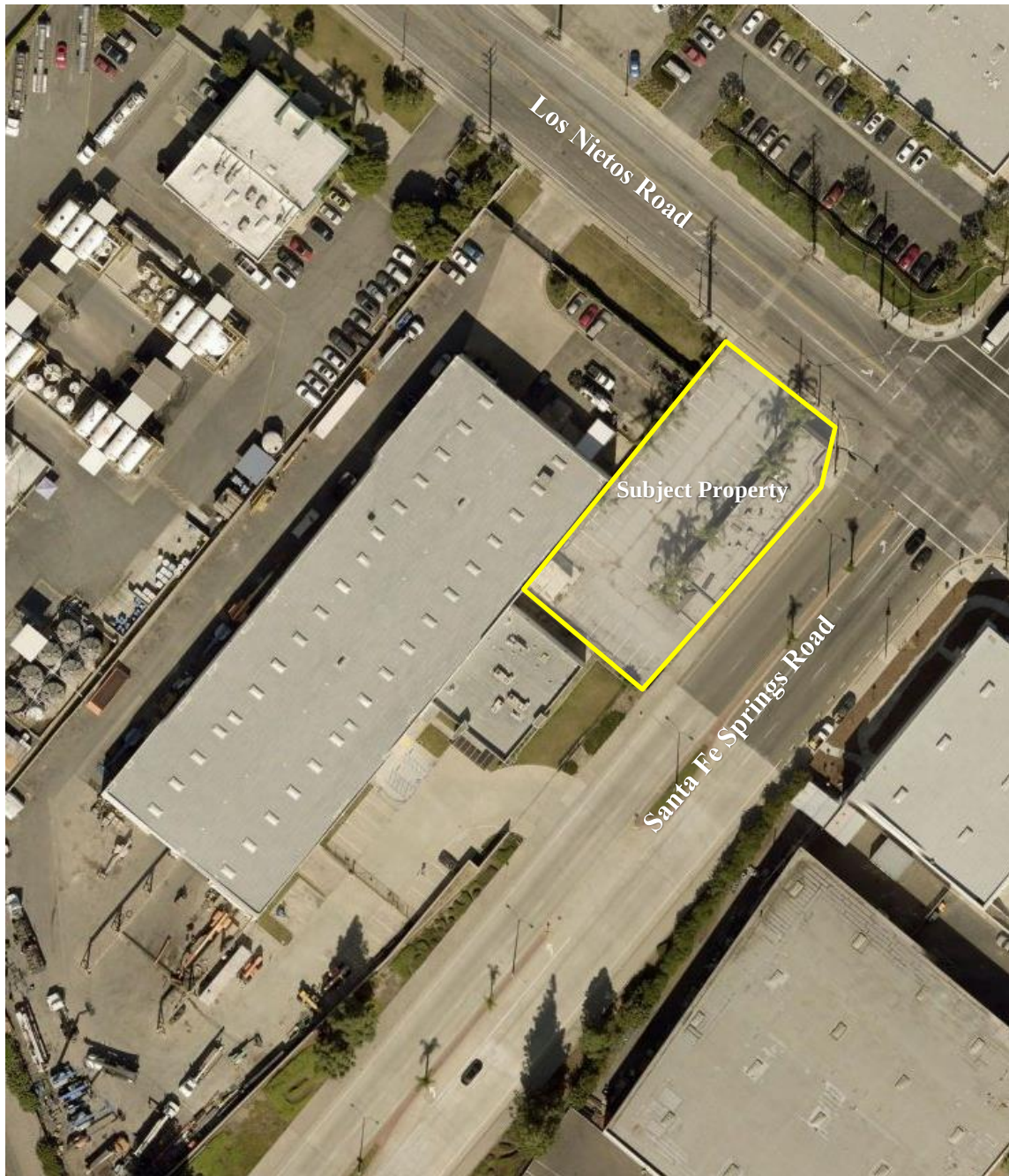


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Public Hearing Notice - Mail
4. Resolution 179-2021
 - a. Exhibit A – Conditions of Approval
5. Project Plans

ATTACHMENT NO. 1
Aerial Photograph
CITY OF SANTA FE SPRINGS
LOCATION AERIAL



ATTACHMENT NO. 2 Public Hearing Notice

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 976

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. 976 – A request for approval to construct a new 2,675 sq. ft. single-story office building at 9803 Santa Fe Springs Road, within M-2, Heavy Manufacturing, Zone.

MODIFICATION PERMIT (MOD 1337)

A request for approval to allow for the reduction of required landscaping area by 2,288.75 sq. ft.

PROJECT SITE: 9803 Santa Fe Springs Road, is comprised of a single parcel (APN: 8002-021-027) within the M-2 (Heavy Manufacturing), Zone.

APPLICANT: Bickel Group Architecture

THE HEARING will be held on **Monday, January 11, 2021 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.

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Zoom Meeting ID: 558 333 944
Password: 554545

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

CEQA STATUS: After review and analysis by staff, 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 2, Section 15302 (Replacement Or Reconstruction) 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 Administrative Clerk at Anhwood@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. 7369.

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

Pub. December 22, 2020 Whittier Daily News Ad#11425025

ATTACHMENT NO. 3 Public Hearing Notice (Mail)



**CITY OF
SANTA FE SPRINGS**

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

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

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 976**

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. 976 – A request for approval to construct a new 2,675 sq. ft. single-story office building at 9803 Santa Fe Springs Road, within M-2, Heavy Manufacturing, Zone.

MODIFICATION PERMIT (MOD 1337)
A request for approval to allow for the reduction of required landscaping area by 2,288.75 sq. ft.

PROJECT SITE: 9803 Santa Fe Springs Road, is comprised of a single parcel (APN: 8002-021-027) within the M-2 (Heavy Manufacturing), Zone.

APPLICANT: Bickel Group Architecture

THE HEARING will be held on **Monday, January 11, 2021 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

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

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

CEQA STATUS: After review and analysis by staff, 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 2, Section 15302 (Replacement Or Reconstruction) 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 Administrative Clerk at Anhwood@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. 7369.

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

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

ATTACHMENT 4
Resolution 179-2021
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 179-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 976
MODIFICATION PERMIT CASE NO. 1337**

WHEREAS, a request was filed by the applicant, Bickel Group Architecture, for Development Plan Approval Case No. 976 to construct a new 2,675 sq. ft. single-story office building on the subject property; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1337 to allow for the reduction of overall required landscaping area by 2,288.75 sq. ft. on the subject property; and

WHEREAS, the subject property is located on the southwest corner of Santa Fe Springs Road and Los Nietos Road, with Accessor's Parcel Numbers of 8002-021-027, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is NLC Office, LLC, 15079 Jupiter Street, Whittier, CA 90603; and

WHEREAS, the proposed development, which includes Development Plan Approval Case No. 976 and Modification Permit Case No. 1337, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15302-Class 2, New Construction or Conversion of Small Structures; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on December 28, 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 December 23, 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 January 11, 2021 concerning the findings and determination for Development Plan Approval Case No. 976 and Modification Permit Case No. 1337 and all associated environmental documents..

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 15302, Class 2 (B) of the California Environmental Quality Act (CEQA), replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity, the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed project involves replacing an existing 3,290 sq. ft. commercial structure with a new 2,675 sq. ft. office building. It has therefore been determined that additional environmental analysis is not necessary to meet the requirements of 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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

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

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

1. The land is appropriate for both office and 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 developing a new contemporary office building; therefore, the land is being maintained for a land use that is consistent with the industrial zone.
3. The project involves the demolition of an abandoned building and the construction of a new office building. The assessed value of the property will increase after the

project, thus leading to a likely surge 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 subject property is currently developed with a vacant commercial building that was constructed with limited setbacks and curb appeal. The proposed development is a contemporary office building, with simple, clean lines and modern building materials. The proposed building will enhance the subject property by providing a high-quality office building that is in harmony with the intent of this chapter and the appearance of the area.

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

While the subject office building is designed for a specific tenant, the proposed office building is well-designed and should be highly suitable for a variety of office users. The design of the new office building provides a high quality architectural design, as demonstrated by the extensive glazing, pop-outs, materials, and colors. These architectural design elements present an attractive, distinctive façade to visitors. 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.

Although the proposed development does not meet the minimum landscape area required by the City's Zoning Ordinance, however, extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. Since the subject property is a corner lot, the majority of the landscaping will be provided along Los Nietos Road and Santa Fe Springs Road for maximum aesthetic value. Additional trees are proposed along the two street frontages to enhance the overall landscape design of the development. As a result, the Planning Commission believes that the proper consideration has been given to landscaping, and other elements of the proposed project to ensure that the project is harmonious with the objectives of the City's Zoning Ordinance.

- (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 extensive glazing and a variation of pop-outs, materials, and colors to enhance the overall design, with extra consideration for the north and east elevations since they are both visible from the street. 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 Ordinance “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 already expressed in the previous findings, the Planning Commission believes that proper attention has been given to the location, size, and design of the proposed exterior improvements.

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

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

SECTION III. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

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

Previous Landscape Modifications

Case No.	Site Address	Request	Date Approved
MOD 1301	10415 Norwalk Blvd (Corner Property)	Landscape Reduction	November 2018

MOD 1296	8739 Dice Rd (Corner Property)	Landscape Reduction	October 2018
MOD 1270	12636 Los Nietos Rd (Corner Property)	Landscape Reduction	July 2016
MOD 1243	10200 Matern Pl (Corner Property)	Landscape Reduction	June 2014
MOD 1242	10240 Geary Ave. (Through Lot)	Landscape Reduction	August 2014

As a result, the Planning Commission finds that the granting of both modifications would not grant special privileges to the applicant not enjoyed by other property owners in the area.

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

Although the landscaping area for the proposed development could technically be increased to meet the required landscape area set forth in the City's Zoning Ordinance, doing so would mean reduction in proposed parking stalls or building area. It should be noted that the proposed development has a deficiency of 2,288.75 sq. ft. of landscape area, but the proposed office building is only 2,675 sq. ft. The alternative would be to provide the additional landscape area but doing so would reduce a large percentage of the proposed building to the point that is not financially feasible for applicant to develop. Another alternative is to reduce the number of parking stalls (minimum 14 stalls), but the applicant is proactively providing a surplus of parking stalls to accommodate the projected parking demand, based on business needs, and potentially prevent a parking issue from occurring. The Planning Commission, therefore, finds that the subject property cannot be used in a reasonable manner under the existing regulations.

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

As mentioned previously, the subject property contains two street frontages which require substantially more landscaping compared to a standard interior lot that has only one frontage since landscape requirements are calculated based on the overall lineal frontage. In addition, the subject property is a relatively small (0.44-acre), which provides further challenges to meet the landscape requirements set forth in the City's Zoning Ordinance. The Planning Commission, therefore, finds that the hardship involved is due to the extensive lineal frontage relative to the relatively small size of the subject corner lot.

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

The Planning Commission finds that the modification permit, if granted would not be detrimental to other persons or properties in the area. As mentioned previously, although the landscape area will not meet the minimum requirements set forth in the

City's Zoning Ordinance, the majority of the landscaped areas are located along the property's frontage for maximum aesthetic value.

In addition, pursuant to Section 155.696 of the City's Zoning Regulations, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- (A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

The unusual or otherwise unique circumstance related to the subject property is the fact that it is located on a corner which means there are two frontages thus requiring substantially greater setback and landscaping compared to a standard interior lot that has only one street frontage. The building envelope, or otherwise developable area, for a corner lot is generally much smaller than a typical interior lot. Additionally, when compared to a typical industrial lot within the City, the subject property is considered relatively small (0.44 acres). Its compact size, coupled with the fact that it is a corner lot with extensive street frontage, makes it challenging to design a project that is feasible and meets all City Zoning requirements. The Planning Commission therefore, finds that the hardships mentioned are therefore directly related to the property's unique physical circumstance and not just a mere inconvenience.

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

As previously mentioned, the subject property contains dual frontage; therefore, to meet the City's Zoning requirements, the proposed development is required to provide a greater amount of landscaping than the typical interior lot. Nevertheless, the applicant has made a noticeable effort to maximize the landscaping throughout the site. Although the applicant may gain the necessary landscape area by revising the building footprint and reduce the number of parking, such change would result in a development that is not suitable for its intended use. The Planning Commission therefore, finds that the purpose of the modification is not based exclusively on the financial advantage to the owner.

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

As mentioned previously, because the subject property is located on a corner, and it is relatively small in size, it is more difficult to develop a project that meets all required development standards when compared to a standard interior industrial lot. The Planning Commission finds that the aforementioned circumstance is directly related to the property's physical circumstance and was not created by the applicant or any person having an interest in the property.

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

Based on the LA County Assessor's database, other adjacent and nearby properties are all fairly large in size which provides greater flexibility in landscape design options. It should be noted that the 1.11-acre lot (which is almost 3 times larger than the subject property) was recently developed and had requested a Modification Permit to reduce the overall required landscape area. The Planning Commission therefore, finds that the conditions involved are not generally applicable to most of the surrounding properties.

Surrounding Properties			
Direction	Zoning District	Size	Land Use (Address/Use)
North	M-2, Heavy Manufacturing	2.97 Acres	<u>9719 Santa Fe Springs Road</u> Zumar Industries
South	M-2, Heavy Manufacturing	3.15 Acres	<u>9835 Santa Fe Springs Road</u> Baker Hughes
East	M-2, Heavy Manufacturing	1.11 Acres	<u>12636 Los Nietos Road</u> Industrial Warehouse
West	M-2, Heavy Manufacturing	3.24 Acres	<u>12522 Los Nietos Road</u> Univar USA Work

- (E) That the requested modification would not diminish property values in the neighborhood

The requested modifications, if approved, will allow for the construction of a new office building that is more desirable than the existing vacant building. Additionally, the applicant has made a noticeable effort to maximize the landscaping throughout the site. The front and corner side yard setback areas are fully landscaped. As such, the Planning Commission finds that allowing a reduction to the overall landscape requirements for the subject project would not diminish property values in the neighborhood, but rather, it would result in a more attractive project that would be an enhancement to the overall area.

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

The Planning Commission finds that the proposed modifications will not increase congestion or endanger the public safety. The proposed development consists of replacing an existing 3,290 sq. ft. commercial building with a new 2,675 sq. ft. office

building. The proposed development will actually be a net reduction of 615 sq. ft., therefore, the requested proposed project and subject modification is not expected to increase congestion. If fact, the proposed project will be providing more parking spaces than required and therefore, reduce the concerns for congestion.

It should also be noted that the proposed project will be in full compliance with the current Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations, therefore, ensuring the overall safety of future visitors and/or employees of the site.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 179-2021 to approve Development Plan Approval Case No. 976 to allow the construction a new 2,675 sq. ft. single-story office building, and Modification Permit Case No. 1337 to allow the reduction of the overall required landscaping area by 2,288.75 sq. ft. on property located at 9803 Santa Fe Springs Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of January, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Chairperson

ATTEST:

Wayne Morrell, Planning Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
Development Plan Approval Case No. 976
Modification Permit Case No. 1337
(9803 Santa Fe Springs Road, 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 \$ \$30,916 to reconstruct/resurface the existing street frontage to centerline for Los Nietos Road and Santa Fe Springs Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Santa Fe Springs Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That the applicant shall construct ADA compliant curb ramp with black truncated domes per Caltrans Standard Plan A88A located at the south west corner of Los Nietos Road and Santa Fe Springs Road.
4. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$1,000 to install (5) new signs.
6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Los Nietos Road and Santa Fe Springs Road. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
10. 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.
11. All buildings shall be connected to the sanitary sewers.
12. 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.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. 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

15. 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.

16. 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

17. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
18. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. 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

20. 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.
21. 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.
22. 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.
23. 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: Chief Chad Van Meeteren 562.868-0511 x3813)

24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
25. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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: Eric Scott 562.868-0511 x3815)

32. 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.
33. 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.
34. 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: Luis Collazo 562.409.1850 x3335)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security 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 and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
36. That for emergency purposes, the applicant shall provide the name of the construction manager/superintendent, and his contact information to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency personnel to contact the applicant or their representative any time, 24 hours a day.
37. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits

this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

38. 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.
39. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each entry gate to direct emergency vehicles 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.
40. That during the construction phase of the proposed project, the developer and/or contractor shall maintain the construction site free of trash and debris where it is not visible from public view. Moreover, all temporary bathroom facilities (Porta-Potty, etc.) shall be placed where they are not visible from the public street.
41. That during the construction phase, the developer and/or contractor shall monitor the site and maintain it clean of any graffiti. Graffiti shall be removed within 72-hours from when it was noticed.
42. That the property owner and/or lease agent shall notify any potential tenants that a city business license is required prior to occupying any portion of the property.
43. 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.
44. 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.
45. That the property manager shall not allow any gardeners or landscaping maintenance crews, or parking sweeping crews to begin their work until after 7:00 a.m. and no later than 7:00 p.m. seven-days per week.

46. 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, repairs, or the like is permitted.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

47. 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.
48. 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.
49. 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)

50. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
51. If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
52. The Department of Planning and Development requires that any **new** 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.

53. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
54. 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.
55. 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.
56. 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).*
57. 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).*

58. 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.
59. The damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
60. 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.
61. 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.
62. 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.
63. 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.
64. 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.

65. 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.
66. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Santa Fe Springs Road or Los Nietos Road, use street(s) as a staging area, or to backup onto the street from the subject property.
67. 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.
68. 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.
69. 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.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
70. 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).
71. 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.

72. 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.
73. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning.
74. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
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. 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.
80. 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.
81. 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.
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. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.
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.

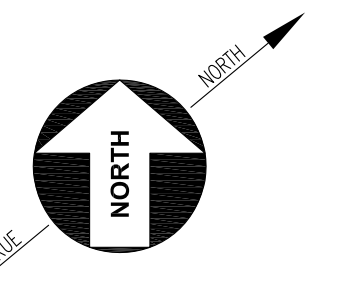
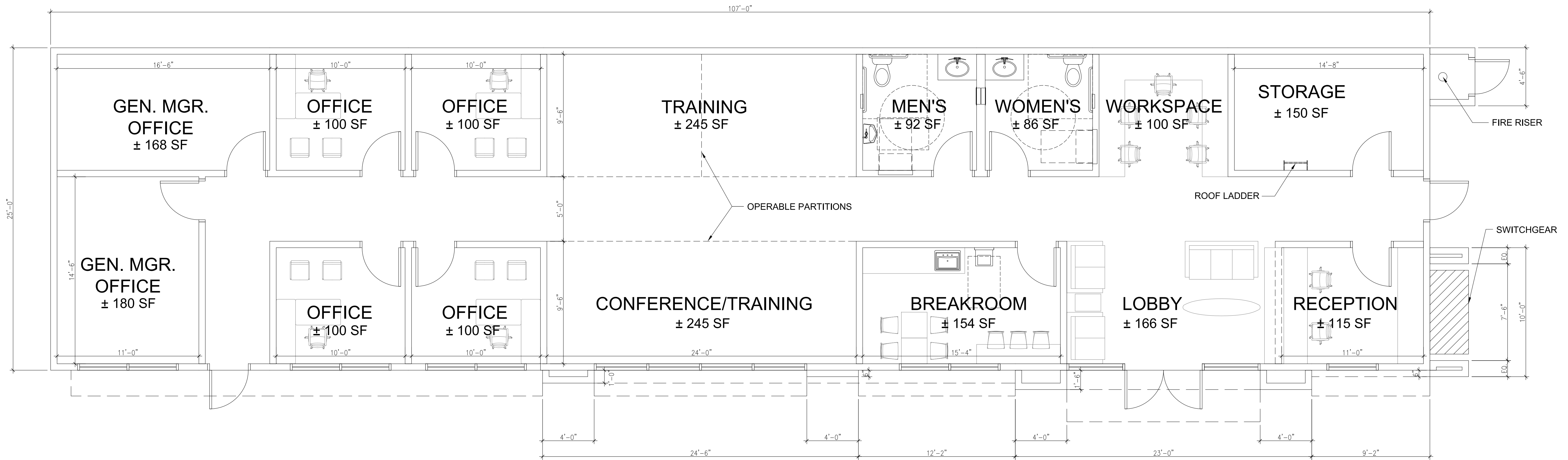
85. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
86. The subject entitlement, Development Plan Approval Case No. 976, shall not be valid unless Modification Permit Case No. 1337 is approved by the Planning Commission.

**Modification Permit Case No. 1337
(9803 Santa Fe Springs Road, Santa Fe Springs, CA 90670)**

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

1. Modification Permit Case No. 1337 - A request for approval to allow for the reduction of overall required landscaping area by 2,288.75 sq. ft.
2. 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.
3. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

ATTACHMENT 5
Full Set of Proposed Plans



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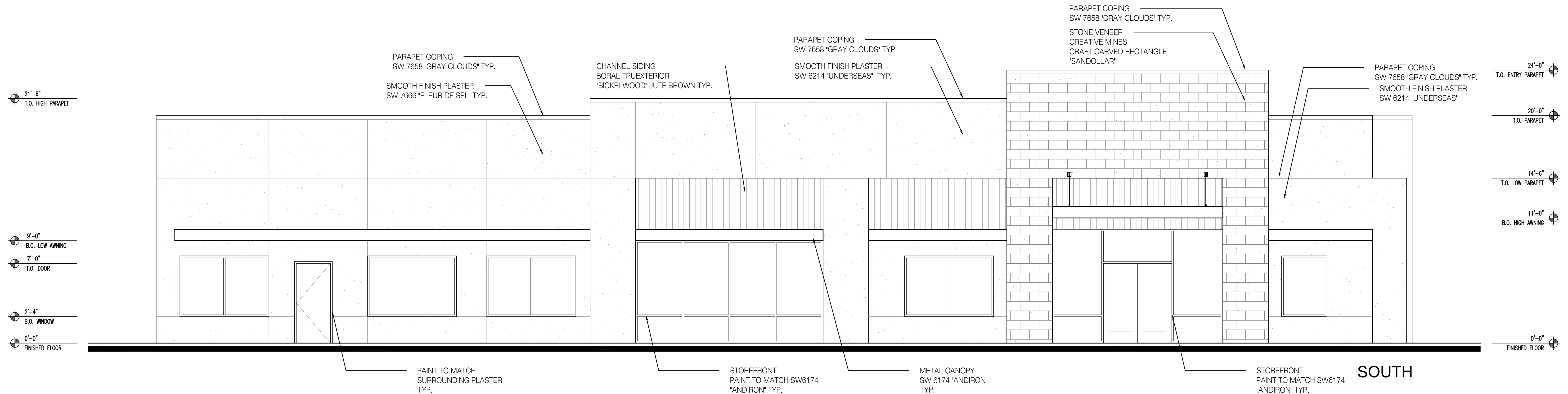
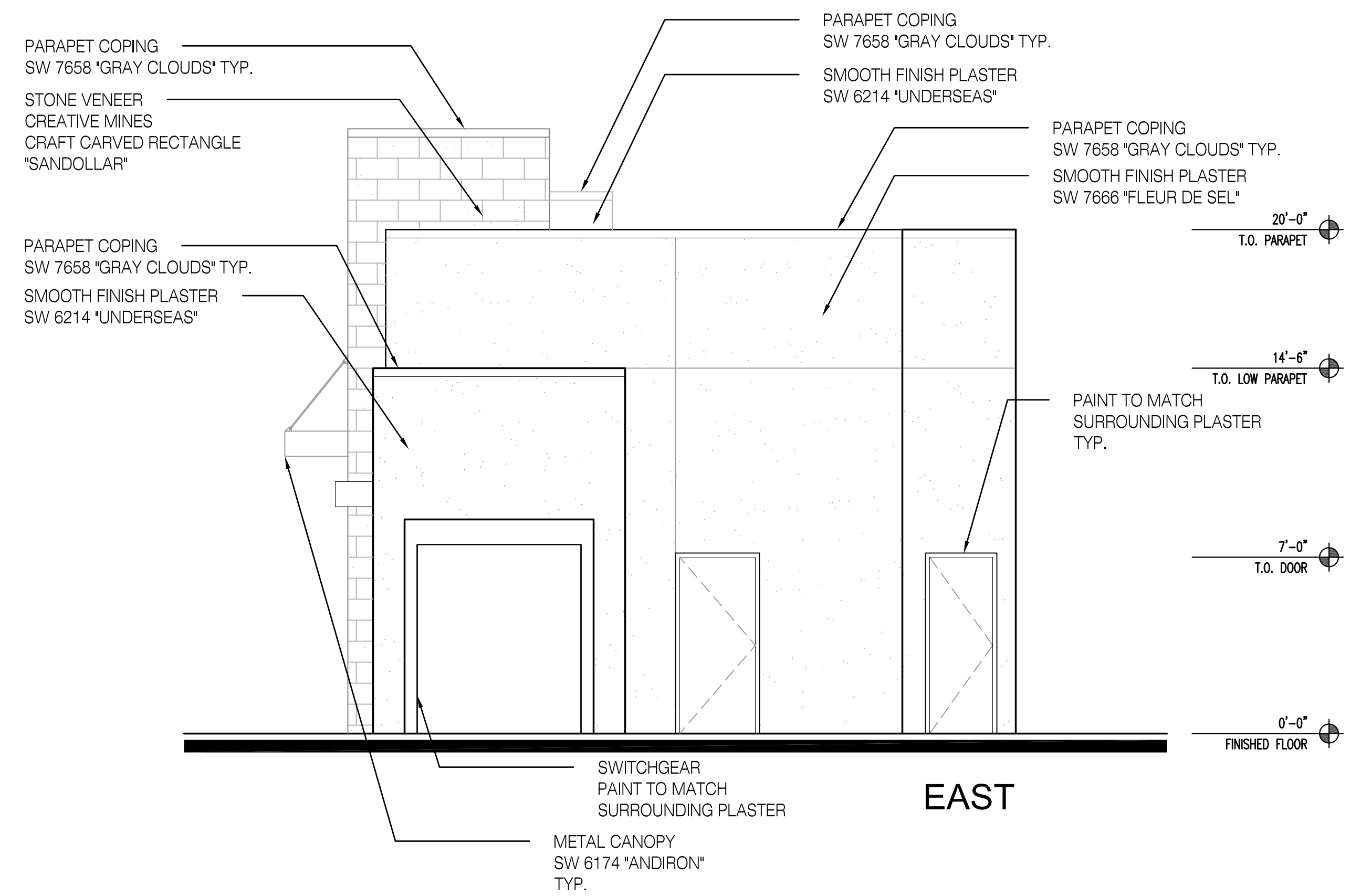
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SANTA FE SPRINGS, CALIFORNIA

FLOOR PLAN

Scale: 1/4" = 1'-0"
October 26, 2020

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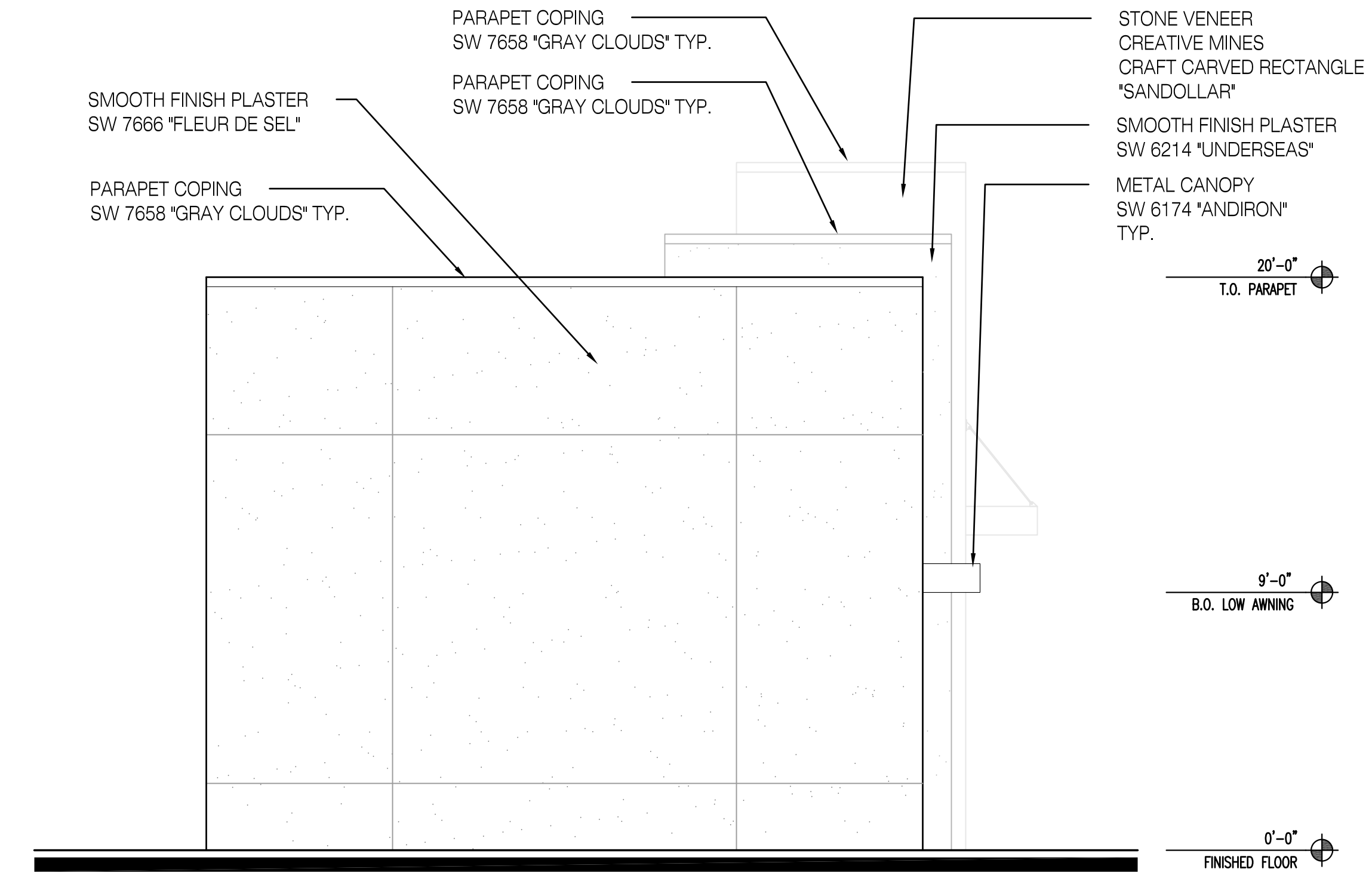
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ELEVATIONS

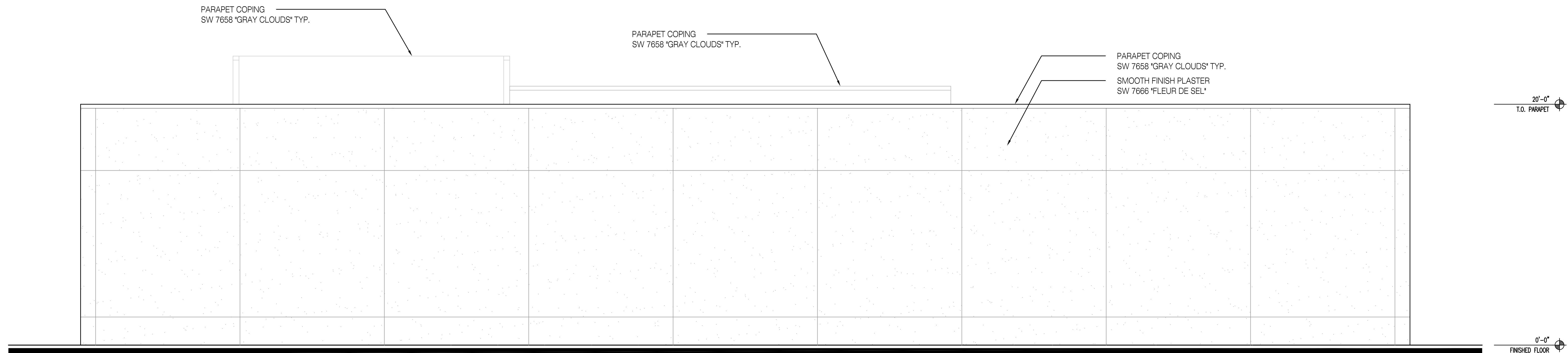
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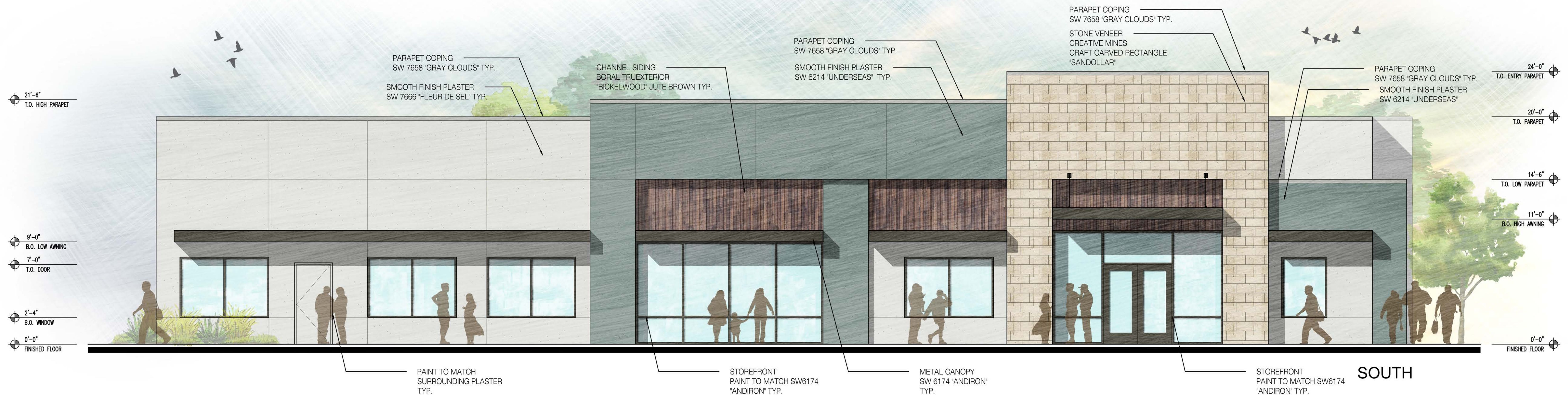
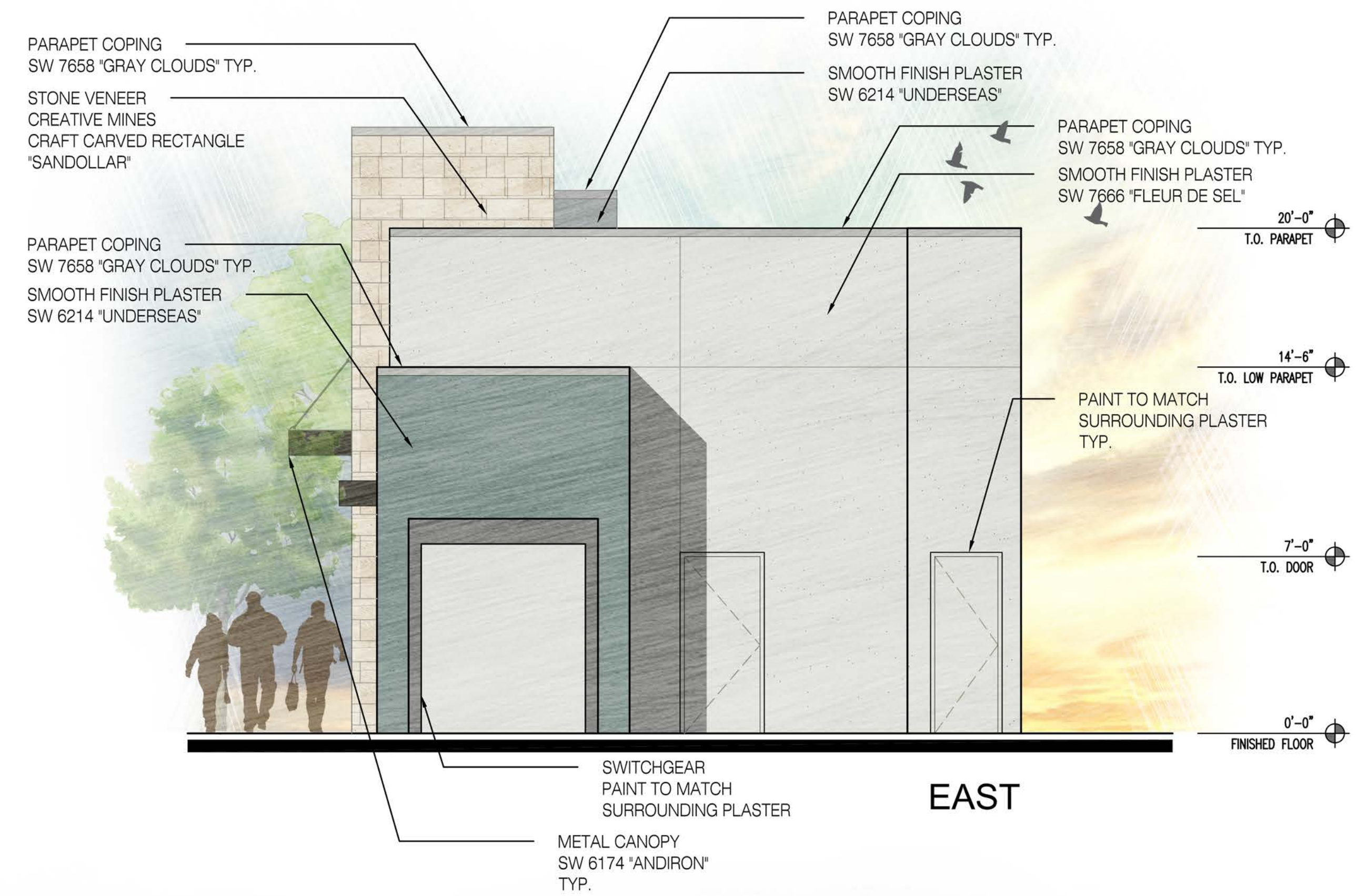
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ELEVATIONS

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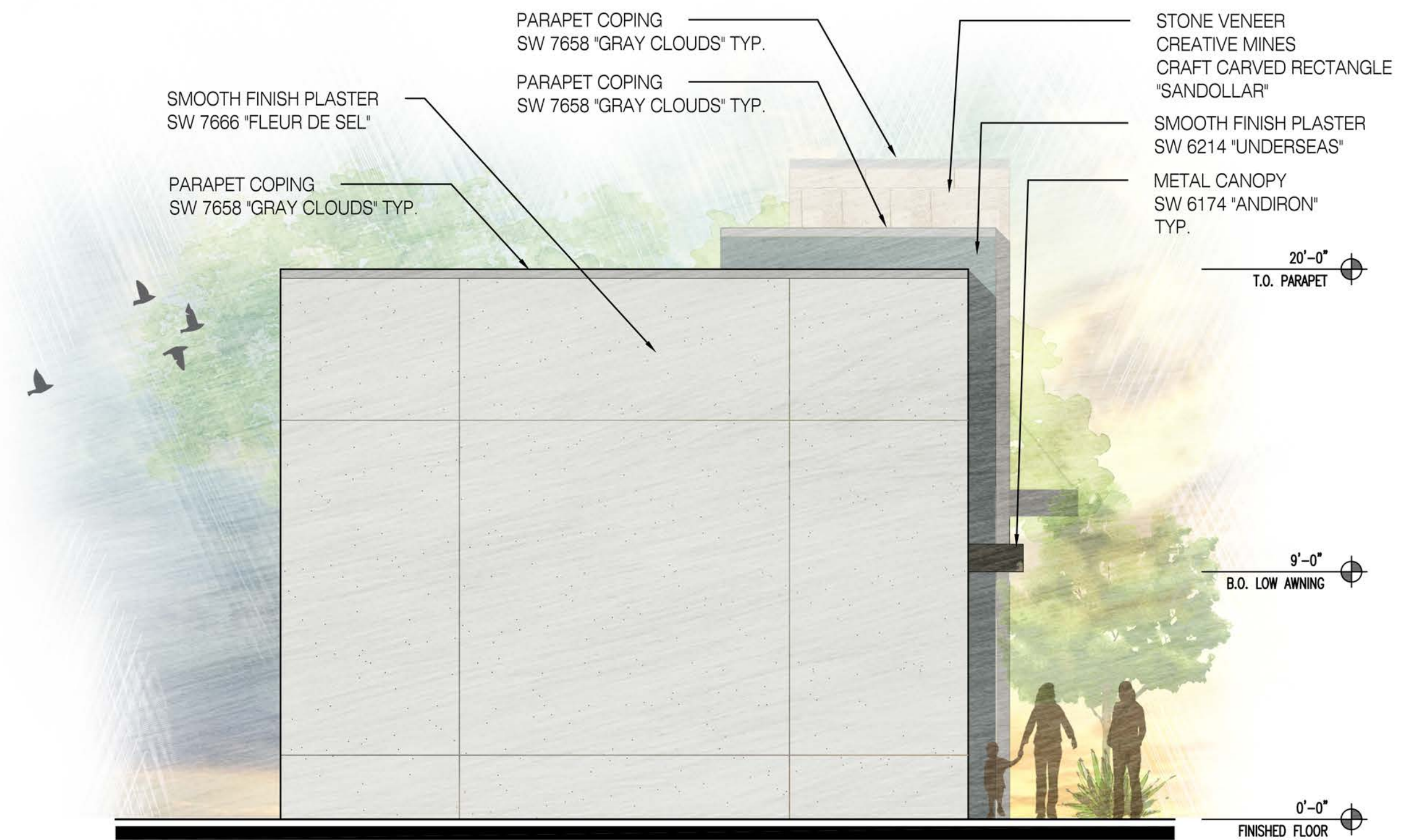
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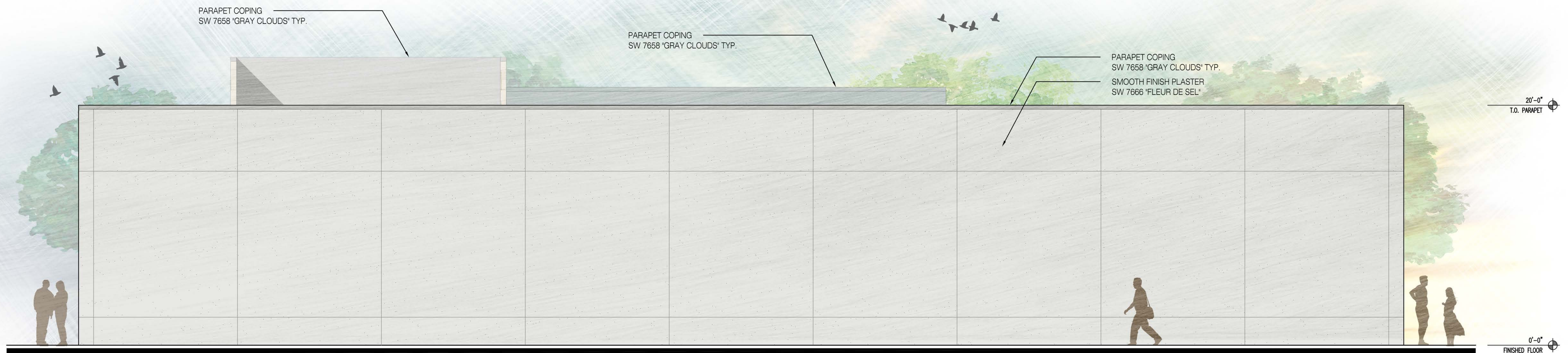
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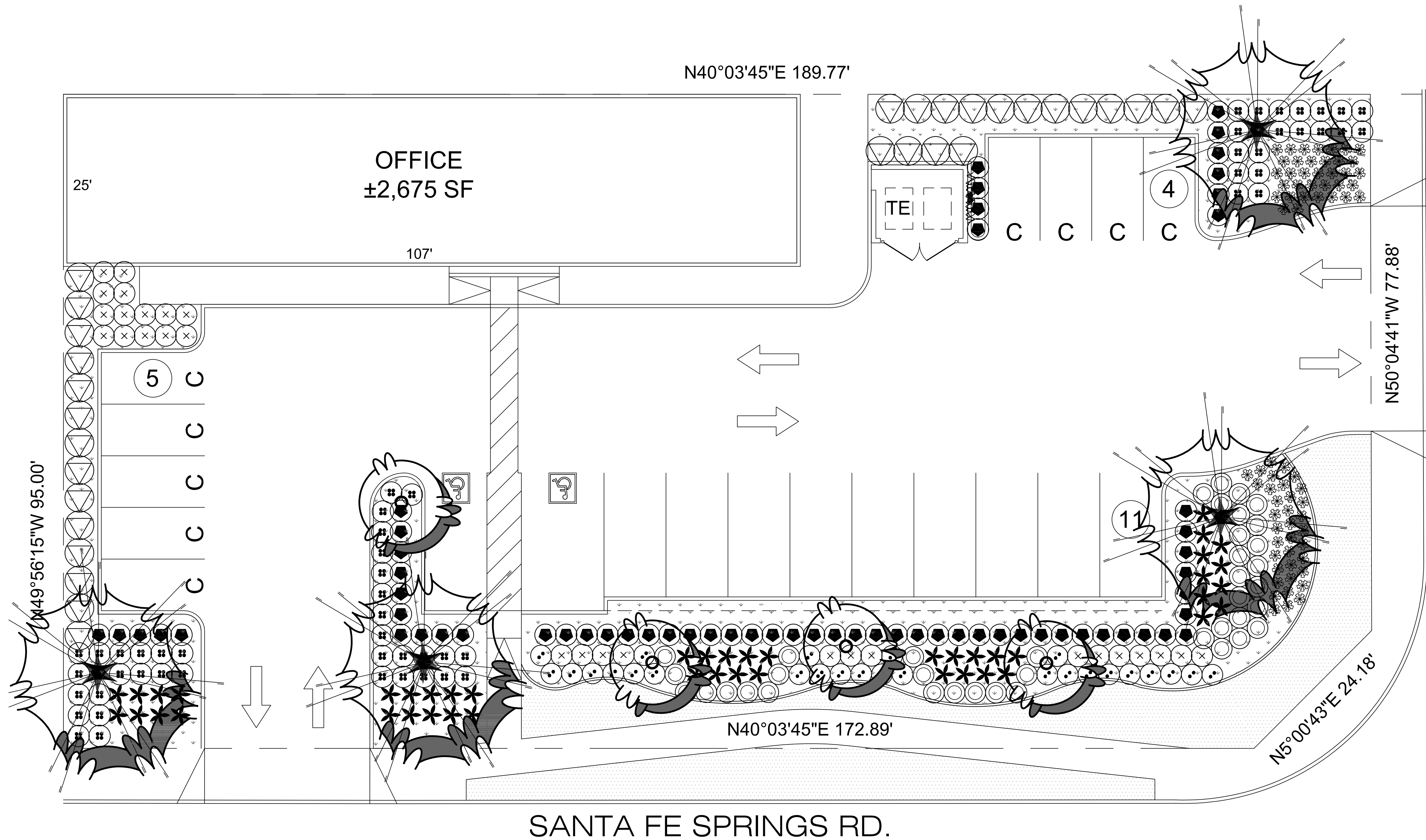
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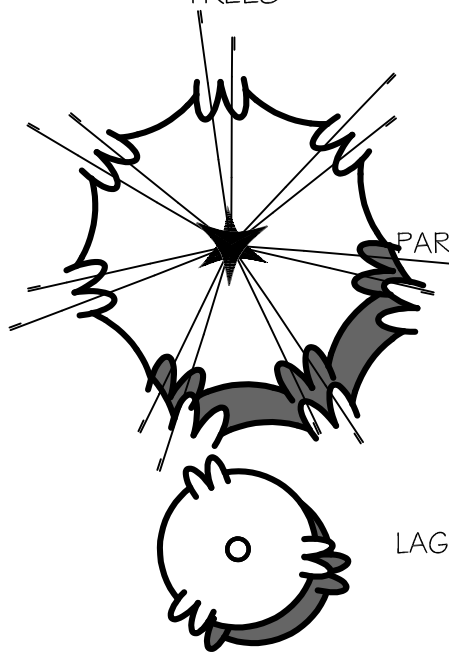
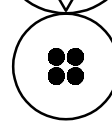
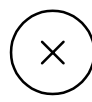
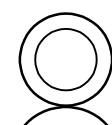
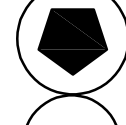
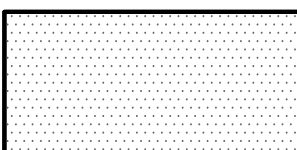
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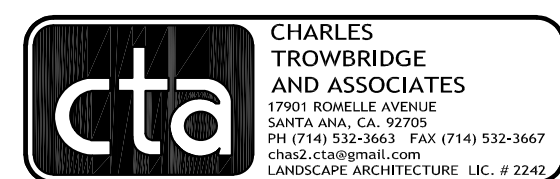
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October 14, 2020

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PLANT PALETTE				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	
TREES				
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX LOW BRANCHING	
	LAGERSTROEMIA 'DYNAMITE'	CRAPE MYRTLE	24" BOX STANDARD	
SHRUBS				
	ANIGOZANTHOS F. 'PINK PEARL'	PINK KANGAROO PAW	1 GAL	
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	
	BOUGAINVILLEA 'BABY VICTORIA'	VARIEGATED BOUGAINVILLEA	5 GAL	
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH SHRUB	5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	5 GAL	
	LANTANA CAMARA 'NEW GOLD'	GOLD LANTANA	5 GAL	
VINES				
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL	
GROUNDCOVER				
	AGUINAGA INC. 'FOREST FLOOR'	BARK MULCH 1" - 1-1/2" DIA	3" LAYER	
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL @ 24" O.C.	



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SANTA FE SPRINGS, CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN
Scale: 1/8" = 1'-0"
OCTOBER 21, 2020

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