



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE
PLANNING COMMISSION
February 10, 2021
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

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

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

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

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

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

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

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes of the November 12, 2020 Joint City Council and Planning Commission Meeting

6. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 487-5

A request for reconsideration of Conditional Use Permit 487 to allow the continued operation and maintenance of a 110-foot-high monopole antenna and related unmanned equipment at 13650 Bora Drive (8059-029-033) within the M-2, Heavy Manufacturing, Zone. (American Tower – SpectraSite Communications, LLC.)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 816

A request for Conditional Use Permit approval to allow the establishment, operation and maintenance of an employment agency at 11409 Telegraph Road (APN: 8006-014-046) within the C-1, Neighborhood Commercial, Zone.
(Fairway Staffing Service Inc.)

8. CONSENT ITEM

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

A. CONSENT ITEM

Conditional Use Permit Case No. 662-3

A request for approval to allow the continued operation and maintenance of a college and theological seminary with accessory church activities on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone.

The subject site is located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049) within the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

B. CONSENT ITEMConditional Use Permit Case No. 771-4

A request to allow the continued operation and maintenance of a tire recycling facility and the open storage of trailers on the subject property located at 15605 Cornet Street (APN: 7005-033-061), within the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

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, Teresa Cavallo, 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.



Planning Secretary

February 4, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

February 10, 2021

APPROVAL OF MINUTES

MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the Joint Meeting of the City Council and Planning Commission

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the Joint Meeting of the City Council and Planning Commission



APPROVED:

MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION

November 12, 2020

1. **CALL TO ORDER**

Mayor Rounds and Chair Arnold called the meeting to order via teleconference at 4:45 p.m.

2. **ROLL CALL**

Members present: Councilmembers: Rodriguez, Trujillo, Zamora, Mayor Pro Tem Mora and Mayor Rounds. Planning Commissioners: Aranda, Carbajal and Vice Chair Arnold.

Members absent: Commissioner Jimenez and Chair Ybarra.

3. **PUBLIC COMMENTS:** None.

CITY COUNCIL & PLANNING COMMISSION

JOINT STUDY SESSION

4. **General Plan Update Presentation**

Recommendation:

- Receive presentation from the General Plan consultant and provide feedback on the General Plan draft Vision and Land Use Alternatives.

Planning Director, Wayne Morrell introduced consultant Jose Rodriguez from MIG.

Mr. Rodriguez introduced MIG consultant Laura Stetson to provide the presentation on the General Plan Update.

Ms. Stetson began her presentation by stating that this presentation was mainly informational and no action was to be taken at this meeting; this was an introduction to receive direction for the final approval that will be demonstrated at the Council Meeting of December 10, 2020.

Ms. Stetson provided an overview of what the community's history is on the General Plan; she stated the last time there was a General Plan update was in the 90's. She continued her presentation going over the recommendations for the General Plan update.

Vice Chair Arnold expressed he does not want to push religious organizations outside the community. He stated that he does not want to have the General Plan to not allow certain sections to zone out religious groups. He also spoke about the issues related to the mix-use by the train station; expressed concerns for the parking and also the sound from the train. Last, he expressed he wants to avoid density in the R-1 Zones.

Ms. Stetson addressed Vice Chair Arnold's questions. She stated there will be no changes in the R-1 Zone, and that family neighborhoods would remain the same. In regards to the train concerns, Ms. Stetson said she will make a note of his concerns. Ms. Stetson also addressed the parking concerns to ensure that the overflow does not go to the residential area. Last, she addressed the mix-use zone for religious organizations and stated she would also note the request to avoid having these organizations zoned out of the city.

City Manager, Raymond R. Cruz inquired what the overall strategy is to take away the three "T's" – Trucks, Traffic and lack of Sales Taxes - such as the lack of logistic location of warehouses and what the plan is to address those concerns in the General Plan Update.

Ms. Stetson stated the intent is to stay business friendly to allow a great range of industrial and commercial use. Her understanding is that the City would like to have greater use of the locations near the freeway; as for the logistics businesses, that is where they are looking for input on what businesses the City wants to encourage and discourage to be in the City.

Mr. Rodriguez added that the mix-uses by the train station would add housing units. The General Plan update encourages the City to provide 950 more housing in that area and additional in the downtown area such as the Telegraph Road area. However, that is not the only request that was expressed; he noted there was a request to bring in more restaurants to the City as well.

Mr. Morrell stated that the community has expressed interest in having a place of entertainment such as a downtown area where they can go eat and be entertained. He also stated that the residents expressed having less logistics type of businesses in the City.

Vice Chair Arnold expressed how the City should encourage manufacturing businesses rather than just encouraging logistics warehouses to gain sales tax.

Planning Commissioner Carbajal expressed interest in having steel craft businesses in the City such as the one in the City of Bellflower.

Council Member Rodriguez stated that residents she has spoken to have expressed interest in having more restaurants such as the City of Pasadena and City of Downey whom have had outdoor dining. She inquired whether during the meetings residents have expressed interest of having outdoor dining on the streets.

Mr. Morrell stated that in most of the meetings there was not as much interest in opening the streets for outdoor dining.

5. ADJOURNMENT

Mayor Rounds and Vice Chair Arnold adjourned the joint meeting at 5:55 p.m.

William K. Rounds
Mayor

ATTEST:

Janet Martinez
City Clerk

Date

Frank Ybarra
Chair

ATTEST:

Teresa Cavallo
Planning Commission Secretary

Date



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 487-5

A request for reconsideration of Conditional Use Permit 487 to allow the continued operation and maintenance of a 110-foot-high monopole antenna and related unmanned equipment at 13650 Bora Drive (8059-029-033) within the M-2, Heavy Manufacturing, Zone. (American Tower – SpectraSite Communications, LLC.)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 487-5, 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
- Require that Conditional Use Permit Case No. 487-5 be subject to a reconsideration in ten (10) years, on or before February 10th, 2031, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Conditional Use Permit Case No. 487-5, subject to the conditions of approval as contained within Resolution No. 180-2021; and
- Adopt Resolution No. 180-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant & Facility Owner: American Tower
SpectraSite Communications, LLC
Robert Karam
10 Presidential Way
Woburn, MA 01801
Robert.Karam@americantower.com
(781) 926-7161

- B. Property Owner: Petros Investments
Ron Nagele
13650 Bora Drive
Santa Fe Springs, CA 90670
(562) 921-3471
- C. Subject Property: 13650 Bora Drive
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. CEQA Status: CEQA Exemption – Section 15301, Class 1
- G. Staff Contact: Jimmy Wong, Associate Planner
jimmywong@santafesprings.org

LOCATION/BACKGROUND

The subject property is the location for two wireless telecommunication facility antenna structures at 13650 Bora Drive. In compliance with Section 155.377(E)(6) and 155.243 (J)(22) of the Zoning Ordinance, each antenna is approved under a different Conditional Use Permit at 13650 Bora Drive. The proposed request is to reconsider Conditional Use Permit (CUP) Case No. 487 which involves the operation and maintenance of a 110-foot-high monopole and related equipment. The proposed reconsideration will not involve any change to the subject monopole or the related equipment. The monopole is currently managed by American Tower and operated by T-Mobile/Sprint.

The subject monopole was first approved via a Conditional Use Permit by the Planning Commission on May 1992, which allowed for the operation and maintenance of a 110-foot-high monopole antenna structure along with all the related equipment within a 1,500 square feet lease area. The subject CUP was reconsidered by the Planning Commission in June 1997, December 2002, December 2007, and most recently in January 2010. The subject CUP is being reconsidered because it has been more than ten (10) years since the last time extension was granted in January of 2010.

STREETS AND HIGHWAYS

The property has frontage on Bora Drive and is located to the west of Marquardt Avenue. Bora Drive is considered a local street within the circulation element of the 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	APN: 8059-029-016 Parking Lot
South	RR, Railroad	Railroad	APN: 8059-029-800 Railroad
East	M-2, Heavy Manufacturing	Industrial	13662 Bora Drive Industrial Warehouse
West	Creek	Creek	8059-004-913 Creek

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 January 27, 2021. The legal notice was also posted at City Hall and the City's Town Center kiosk on January 27, 2021. Said notice was also published in a newspaper of general circulation (Whittier Daily News) January 27, 2021 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

Meeting ID: 558 333 944

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 1, Section 15301: *Existing Facility*, because the wireless telecommunications facility is existing and there will be no expansion of the subject facility. The request simply involves the consideration to extend the permit term of the subject facility.

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

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed use 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.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (180-2021), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 487-5 is attached to Resolution 180-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Public Hearing Notice - Mail
4. Resolution 180-2021
 - a. Exhibit A – Conditions of Approval
5. Project Plans
6. Site Photo

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



ATTACHMENT NO. 2 Public Hearing Notice

Legal No. **0011438905**

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 487-5**

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

CONDITIONAL USE PERMIT CASE NO. 487-5 – A request for reconsideration of Conditional Use Permit Case No. 487 to allow the continued operation and maintenance of a 140-foot monopole antenna and unmanned maintenance building at 13560 Bora Drive within the M-2, Heavy Manufacturing, Zone.

PROJECT SITE : 13560 Bora Drive, is comprised of a single parcel (APN 8059-029-032) within the M-2, Heavy Manufacturing, Zone.

APPLICANT : ?American Tower

THE HEARING will be held on **Tuesday, February 10, 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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CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15303 (Existing Facility) 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

Published: January 28, 2021 Whittier Daily News Ad#11438905

ATTACHMENT NO. 3 Public Hearing Notice (Mail)

FILE COPY



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



CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 487-5

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

CONDITIONAL USE PERMIT CASE NO. 487-5 – A request for reconsideration of Conditional Use Permit Case No. 487 to allow the continued operation and maintenance of a 140-foot monopole antenna and unmanned maintenance building at 13560 Bora Drive within the M-2, Heavy Manufacturing, Zone.

PROJECT SITE: 13560 Bora Drive, is comprised of a single parcel (APN 8059-029-032) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: American Tower

THE HEARING will be held on **Tuesday, February 10, 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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Password: 554545

Telephonically

Dial: 888-475-4499

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CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the

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

Planning Commission agrees), specifically Class 1, Section 15303 (Existing Facility) 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

ATTACHMENT 4
Resolution 180-2021
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 180-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 487-5**

WHEREAS, a request was filed to reconsider Conditional Use Permit Case No. 487-5 to allow the continued operation and maintenance of a 110-foot-high monopole antenna and related unmanned equipment at 13650 Bora Drive (8059-029-033) within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located south of Bora Drive with an Accessor's Parcel Number of 8059-029-033, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Petros Investments, 13650 Bora Drive, Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is American Tower-SpectraSite Communications, LLC., 10 Presidential Way, Woburn, MA 01801; and

WHEREAS, the subject Conditional Use Permit (CUP Case No. 487-5) is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 28, 2021 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 January 27, 2021 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on February 10, 2021 concerning Conditional Use Permit Case No. 487-5.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The monopole wireless telecommunications facility was constructed in 1992 and the Conditional Use Permit request is to extend the permit of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will continue to be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

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

The conditional use permit request is to reconsider the existing permit, and specifically, the term of the existing wireless telecommunications facility. The wireless telecommunications facility is setback 100 feet back from Bora Drive. The equipment associated with the facility is located within an equipment shelter, which completely screens the cabinets from view. It should be noted that the subject monopole was constructed prior to the adoption of the new wireless telecommunication facility ordinance; therefore, said facility was not required to be stealth. The facility's large setback and location of the related equipment helps minimize the visual impact. Therefore, the Planning Commission finds that the continued use of the existing monopole will maintain the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 180-2021 to determine that the proposed reconsideration of Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 487-5 to allow a ten-year approval of an existing monopole wireless telecommunications facility located at 13650 Bora Drive in the M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of February, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
Condition of Approval
Conditional Use Permit (CUP) Case No. 487-5

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 at x3335)

1. That Sprint shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, Sprint shall pay all costs associated with said modifications. **(On-going)**
2. That Sprint shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing Sprint facilities in the City of Santa Fe Springs. **(On-going)**
3. That Sprint shall provide a “single point of contact” in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief. **(On-going)**
4. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by Sprint in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(On-going)**
5. That the applicant shall allow public safety personnel to access and use the telecommunication facility’s wireless capabilities for emergency uses, criminal investigative purposes, and for surveillance in cases that are detrimental to the health and welfare of the community, at no cost. **(On-going)**

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562.868-0511 x7611)

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

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868-0511 x3812)

7. That at the time of Building Department plan check submittal, the applicant shall submit a separate site plan to the Fire Department for review and approval. **(Completed)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562 868-0511 x7451)

8. That the proposed telecommunication facility shall otherwise be substantially in accordance with the plot plan, and elevations submitted by the applicant and on file with the case. **(On-going)**
9. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require the submittal of the City's Wireless Telecommunication Facility Application. If said improvements are made by a carrier other than the applicant, the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City. **(On-going)**
10. That the applicant/operator shall be responsible for maintaining the wireless telecommunication facility (monopole and associated equipment) in good condition and shall agree to the repair and replacement of equipment and structural components due to damage caused by outdoor exposure and/or inclement weather. Under this condition, the applicant shall repair or replace such items within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work. **(On-going)**
11. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure. **(On-going)**
12. That the antenna facility shall be continually operated in accordance with all applicable Federal regulations governing such operations. **(On-going)**
13. That any proposed wireless communications facilities that will be co-locating on the proposed facility shall be required to submit written verification and showing the cumulative radiation and emissions of all such facilities. **(On-going)**
14. That upon any transfer or lease of the telecommunication facility during the term of CUP Case No. 487, applicant and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee. The

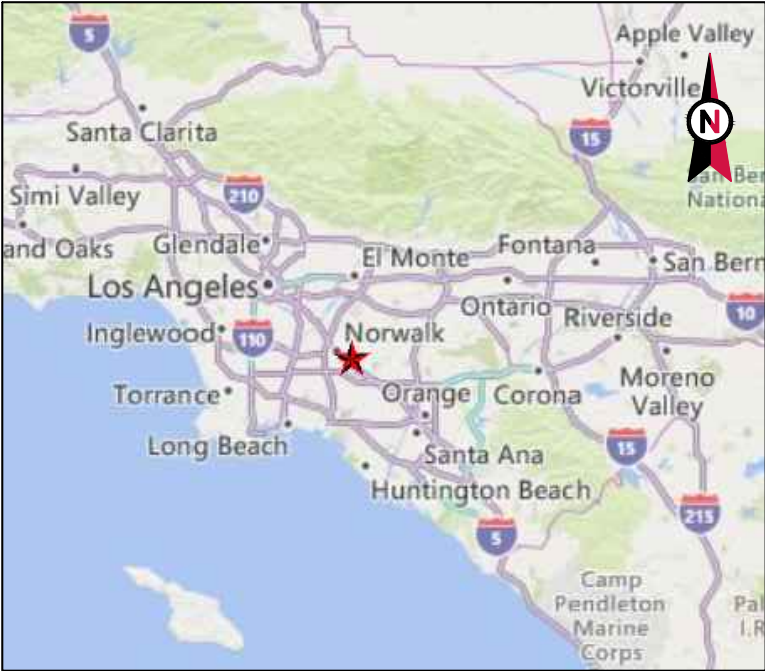
Department of Planning and Development shall also be notified in writing of any such transfer or lease. **(On-going)**

15. That applicant shall promptly notify the Director of Planning and Development, in writing, in the event that their use of the telecommunication facility is discontinued or abandoned. Additionally, applicant shall promptly remove their antennas and related equipment from the facility, repair any damage to the premises caused by such removal, and restore the premises to its previous condition. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(On-going)**
16. That if backup generators are required, the generators shall be located within the fenced area, and only be operated during power outages and for testing and maintenance purposes only. **(On-going)**
17. That applicant shall comply, if applicable, with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(On-going)**
18. That applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. 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. (On-going)**
19. That applicant agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case No. 487-5, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(On-going)**
20. That CUP Case No. 487 shall be valid for a period of ten (10) years, until February 10, 2031. Approximately three (3) months before February 10, 2031, the applicant and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(On-going)**
21. Notice is hereby given that any person violating a provision of the conditions of approval for CUP Case No. 487-5 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of CUP Case No. 487, if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. **(On-going)**

22. 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. **(On-going)**

ATTACHMENT 5
Full Set of Plans

SITE PLAN



VICINITY MAP



AMERICAN TOWER®

SITE NAME: LORETTA DRIVE
SITE NUMBER: 302219
SITE ADDRESS: 13654 BORA DRIVE
SANTA FE SPRINGS,
CA 90670



LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 13654 BORA DRIVE SANTA FE SPRINGS, CA 90670 COUNTY: LOS ANGELES <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 33.90485278 LONGITUDE: -118.0407 GROUND ELEVATION: 89' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: LOS ANGELES PARCEL NUMBER: 8059-029-033 ZONING: SSM2*	THIS SUBMITTAL IS FOR RE-PERMITTING WITH LOS ANGELES COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	A	05/16/19	ND
			C-101	OVERALL SITE PLAN	A	05/16/19	ND
			C-102	DETAILED SITE PLAN & TOWER ELEVATION	A	05/16/19	ND
			C-501	SIGNAGE	A	05/16/19	ND
UTILITY COMPANIES	PROJECT TEAM	PROJECT LOCATION DIRECTIONS					
POWER COMPANY: SCE PHONE: (800) 684-8123 TELEPHONE COMPANY: SBC PHONE: (800) 310-2355	<u>TOWER OWNER:</u> SPECTRASITE COMMUNICATIONS, LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> PETROS INVESTMENTS LLC 13639 BORA DR SANTA FE SPRINGS, CA 90670 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	FROM ATC IRVINE (19100 VON KARMAN, IRVINE, CA 92612):					
		TAKE HWY 405N TO HWY 55 NORTH TO I-5 NORTH EXITING AT CARMENITA ROAD. PROCEED NORTH ON CARMENITA, TURN RIGHT ON ROSECRANS AVE., TURN LEFT ON MARQUARDT AVE., TURN LEFT ON BORA DR. SITE IS INSIDE ASSOCIATE GEAR.					


AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	ND	05/16/19

ATC SITE NUMBER:
302219

ATC SITE NAME:
LORETTA DRIVE

SITE ADDRESS:
13654 BORA DRIVE
SANTA FE SPRINGS, CA 90670

SEAL:

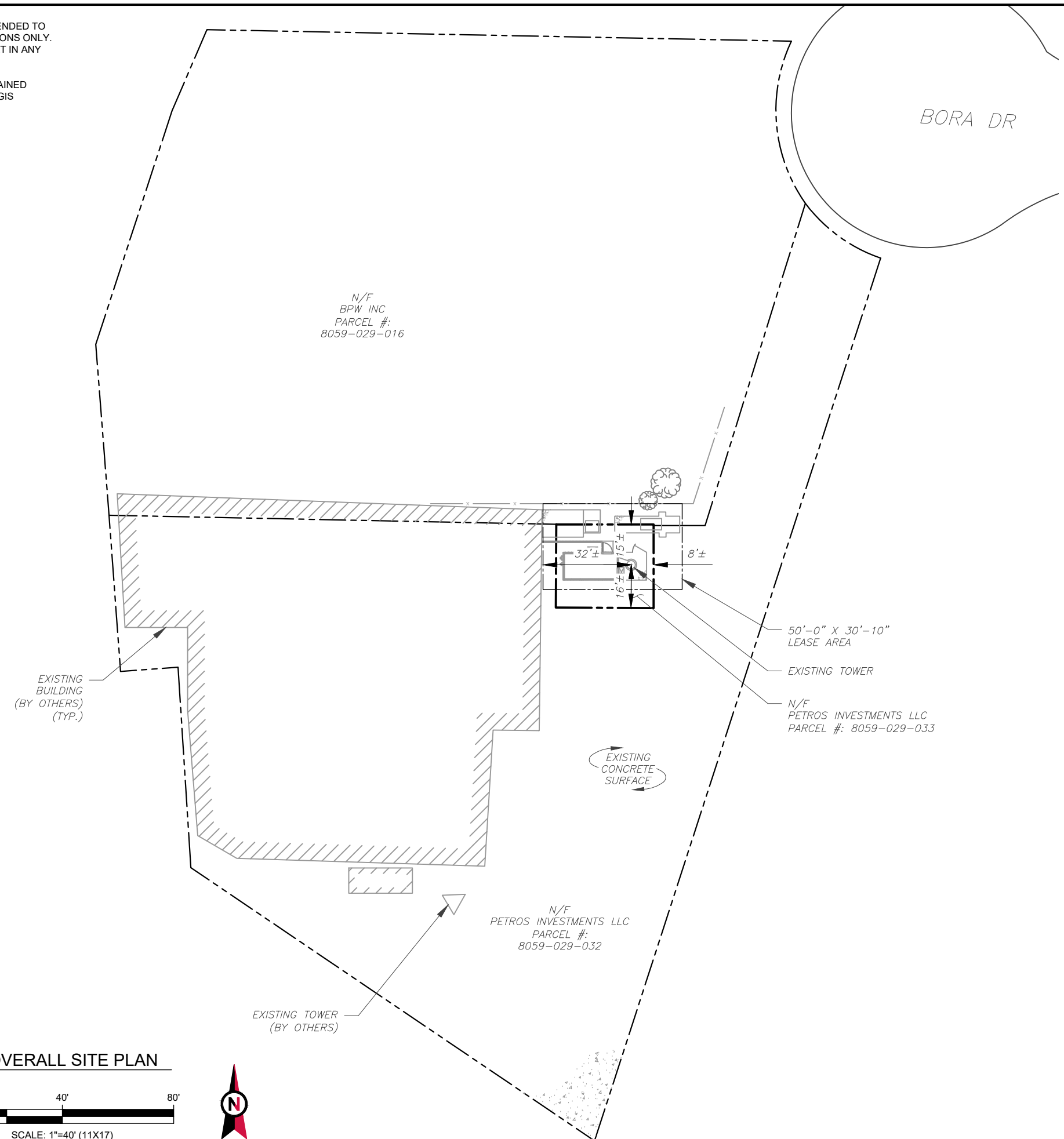
PRELIMINARY:
NOT FOR
CONSTRUCTION

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	05/16/19
ATC JOB NO:	12955010

TITLE SHEET	
SHEET NUMBER: G-001	REVISION: A



- NOTES:**
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 2. BOUNDARY INFORMATION OBTAINED FROM: LOS ANGELES COUNTY GIS



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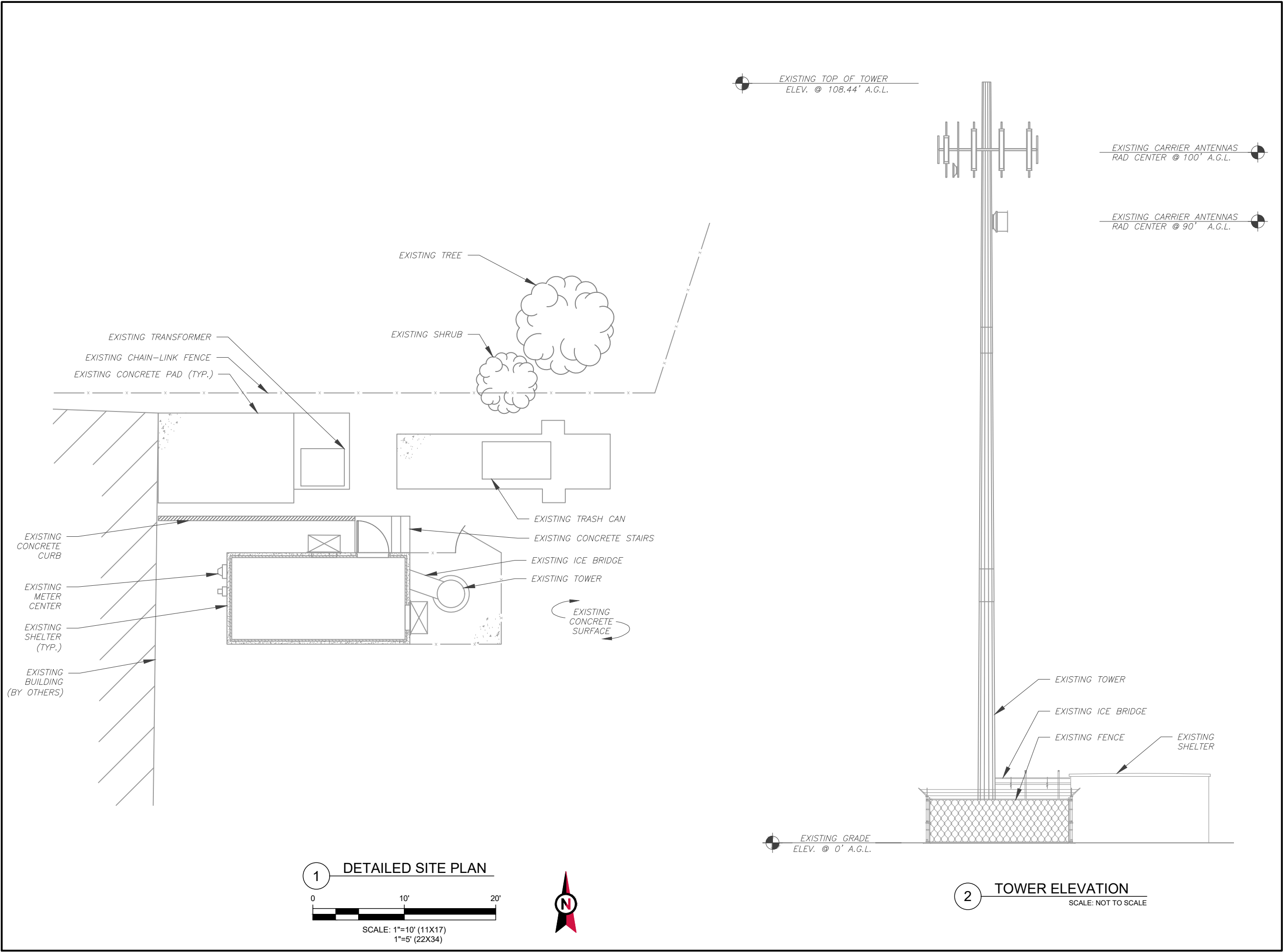
PRELIMINARY:
NOT FOR
CONSTRUCTION

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	05/16/19
ATC JOB NO:	12955010

OVERALL SITE PLAN

SHEET NUMBER: C-101	REVISION: A
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SANTA FE SPRINGS, CA 90670

SEAL:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	05/16/19
ATC JOB NO:	12955010

**DETAILED SITE PLAN &
TOWER ELEVATION**

SHEET NUMBER: C-102	REVISION: A
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CAUTION



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



WARNING



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO



NOTICE



GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

 **All personnel should have electromagnetic energy (EME)
awareness training.**

 **All personnel entering this site must be authorized.**

 **Obey all posted signs.**

 **Assume all antennas are active.**

 **Before working on antennas, notify owners and disable appropriate
transmitters.**

 **Maintain minimum 3 feet clearance from all antennas.**

 **Do not stop in front of antennas.**

 **Use personal RF monitors while working near antennas.**

 **Never operate transmitters without shields during normal operation.**

 **Do not operate base station antennas in equipment room.**

ATC RF PROGRAM NOTICE SIGN



AMERICAN TOWER

SITE NAME : LORETTA DRIVE

SITE NUMBER : 302219

FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION:

877-282-7483

877-ATC-SITE

FOR EMERGENCIES CALL:

877-518-6937

877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

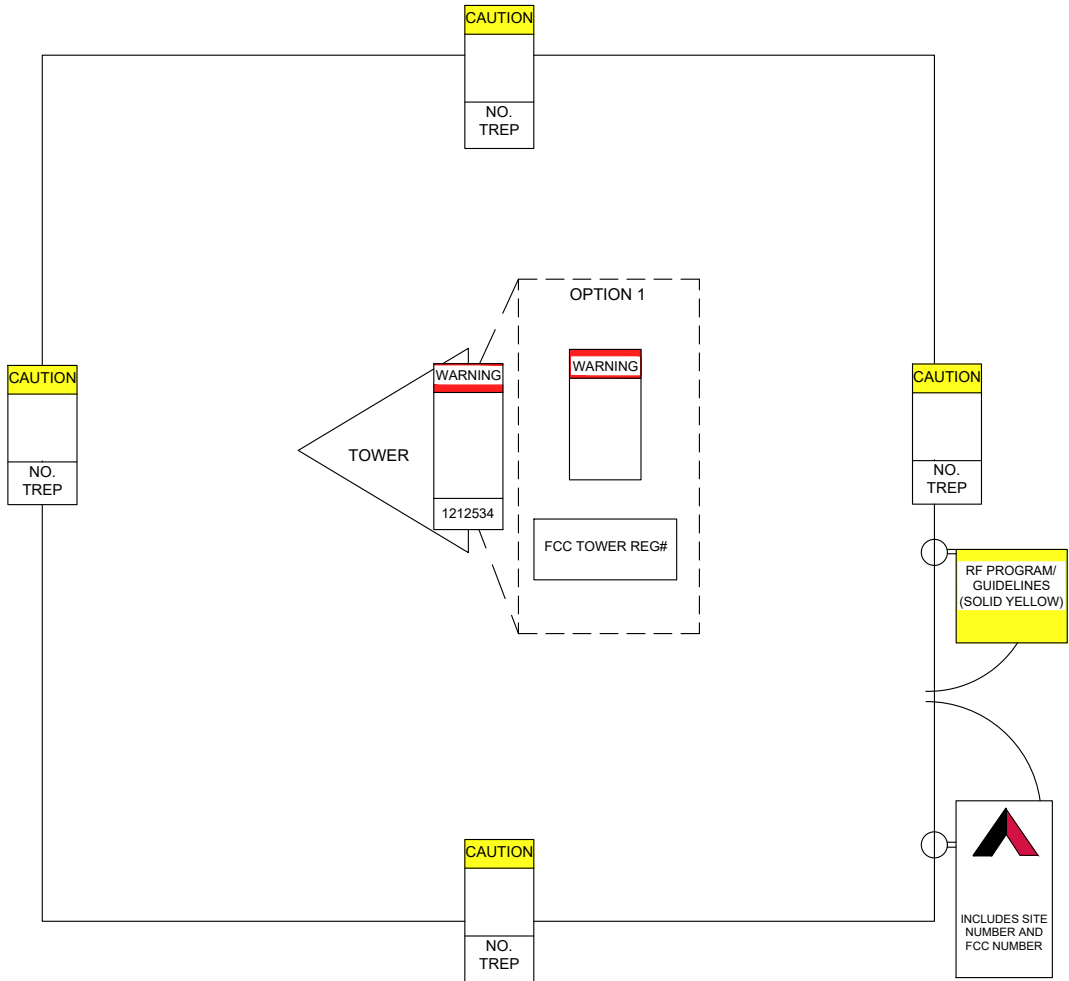
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



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CARY, NC 27518

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REV.	DESCRIPTION	BY	DATE
	PRELIM	ND	05/16/19
			
			
			
			

ATC SITE NUMBER:

302219

ATC SITE NAME:

LORETTA DRIVE

SITE ADDRESS:

13654 BORA DRIVE
SANTA FE SPRINGS, CA 90670

SEAL:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	05/16/19
ATC JOB NO:	12955010

SIGNAGE

SHEET NUMBER:

C-501

REVISION:

A

**Attachment 6
Site Photo**







City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 10, 2021

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 816

A request for Conditional Use Permit approval to allow the establishment, operation and maintenance of an employment agency at 11409 Telegraph Road (APN: 8006-014-046) within the C-1, Neighborhood Commercial, Zone.
(Fairway Staffing Service Inc.)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 816, 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
- Require that Conditional Use Permit Case No. 816 be subject to a compliance review in one (1) year, on or before February 10, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 816, subject to the conditions of approval as contained within Resolution No. 181-2021; and
- Adopt Resolution No. 181-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant & Facility Owner: Fairway Staffing Service, Inc.
Nelson Gonzalez
17610 Bellflower Blvd.
Suite A-204
Bellflower, CA 90706
nelson@fairwaystaffing.com
(562) 925-0999

- B. Property Owner: Allied Farms, Inc.
2716 Ocean Park Blvd.
#3006
Santa Monica, CA 90405
Dexchu@aol.com
(310) 399-0062
- C. Subject Property: 11409 Telegraph Road
Santa Fe Springs, CA 90670
- D. Existing Zone: C-1 (Neighborhood Commercial Zone)
- E. General Plan: Commercial
- F. CEQA Status: CEQA Exemption – Section 15301, Class 1
- G. Staff Contact: Jimmy Wong, Associate Planner
jimmywong@santafesprings.org

LOCATION/BACKGROUND

The subject property, comprised of a single parcel (APN: 8006-014-046) totaling approximately 0.69 acres, has an address of 11409 Telegraph Road and is located on the northwest corner of Telegraph Road and Orr and Day Road within the C-1, Neighborhood Commercial, Zone.

The 0.69-acre property consists of an existing 12,468 sq. ft. multi-tenant commercial building. The building was constructed in 1951, per public records, and has generally been occupied for restaurant, retail, office, or retail service uses. The previous use for the subject unit was an DF Wireless retail store.

The applicant, Fairways Staffing Services, Inc., is proposing to operate an employment agency within the existing unit (3,850 sq. ft.) at the east end of the multi-tenant building. Pursuant to Section 155.123 (E) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required before the commencement of such operations.

Section 155.123 Conditional Uses:

The following uses shall be permitted in the C-1 Zone only after a valid conditional use permit has first been issued:

(A) Service stations.

(B) Cocktail lounges and bars.

(C) Restaurants or cafes serving liquor.

(D) Clubs, lodges or similar organizations.

(E) Employment agencies.

PROPOSED USE

Fairway Staffing Services is independently owned and currently has nine additional branch and satellite offices, with its headquarters located in the City of Cerritos. Fairway Staffing Service currently has 80 employees companywide, however, only five employees will be stationed at this location. The proposed hour of operation will be from 8:00 am to 5:00 pm, Monday through Friday.

The primary use for the Santa Fe Springs location is to service companies within the surrounding area by recruiting personnel from various local sources and partnering with organizations such as LA County America's Job Center of California, Employment Development Department, NTMA Training Center, Chamber of Commerce etc. Their day-to-day operation consists of scheduling candidates to come into the office for an interview, assist candidates with filling out employment applications, and attend orientation. It should be noted that staff is recommending that a condition of approval be placed on the CUP to prohibit the proposed employment agency from holding any group training and meeting without the approval from the Director of Planning. Such activities generally have a greater impact on existing parking demands and thus will need further evaluation before they are allowed.

PROPOSED IMPROVEMENTS

The subject property will utilize the existing tenant space without changing the exterior of the building or the building footprint. However, the applicant is proposing several minor tenant improvements related to the construction of 4 new offices and a new conference room.

PARKING

The subject unit is 3,850 sq. ft.:

$$1 \text{ parking stall per } 300 \text{ sq. ft. for office use} = 3,850/300 = 12.8 \text{ stalls}$$

The proposed entitlement does not involve any changes to the building footprint. Additionally, the number of required parking for the proposed office use is less than the previous retail use (Retail use: 1 parking stall per 250 sq. ft.).

The subject property will be utilizing the 60 parking stalls to the north of the subject property along with the parking stall south of the property. It should be noted that staff had conditioned all employee to park at the north parking lot and reserve the south parking lot for customers.

STREETS AND HIGHWAYS

The property has frontage on Telegraph Road and is located to the west of Orr and Day Road. Telegraph Road is considered a major arterial within the circulation element of the general plan.

ZONING AND LAND USE

The subject property is zoned C-1 (Neighborhood Commercial). The property has a General Plan Land Use designation of Commercial. 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	C-1 Neighborhood Commercial	Commercial	11409 TELEGRAPH RD Parking Lot
South	C-4 Community Commercial	Commercial	11426 TELEGRAPH RD Shopping Center
East	R-1, Single-Family Residential	Single-Family Residential	9868 ORR AND DAY RD Single-Family Residential
West	R-1, Single-Family Residential	Single-Family Residential	8006-021-901 Vacant City Owned Lot ("Globes" Public Art / Sister City Park)

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 January 27, 2021. The legal notice was also posted at City Hall and the City's Town Center kiosk on January 27, 2021. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on January 27, 2021 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 the Council Chambers, is currently closed to the public.

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

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

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 1, Section 15301: *Existing Facilities*, because the building is existing and there will be no expansion of the site. Additionally, the proposed use will not exceed any CEQA thresholds.

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

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed use 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.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (181-2021), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 816 is attached to Resolution 181-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Public Hearing Notice - Mail
4. Resolution 181-2021
 - 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

Legal No. **0011438910**

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 816

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

CONDITIONAL USE PERMIT CASE NO. 816 – A request for approval to operate and maintain an employment agency at 11409 Telegraph Road, within C-1, Neighborhood Commercial, Zone.

PROJECT SITE: 11409 Telegraph Road, is comprised of a single parcel (APN 8006-014-046) within the C-1, Neighborhood Commercial, Zone.

APPLICANT: Fairways Staffing Services, Inc.

THE HEARING will be held on **Tuesday, February 10, 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=b0FqbKv2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

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

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15303 (Existing Facility) 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

Published: January 28, 2021 Whittier Daily News Ad#11438910

ATTACHMENT NO. 3
Public Hearing Notice (Mail)

FILE COPY



CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 816

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Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

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

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

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.

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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

ATTACHMENT 4
Resolution 181-2021
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 181-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 816**

WHEREAS, a request was filed for Conditional Use Permit Case No. 816 to allow the establishment, operation and maintenance of an employment agency at 11409 Telegraph Road (APN: 8006-014-046) within the C-1, Neighborhood Commercial, Zone; and

WHEREAS, the subject property is located north of Telegraph Road with an Accessor's Parcel Number of 8006-014-046, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Allied Farms, Inc., 2716 Ocean Park Boulevard., #3006, Santa Monica, CA 90405; and

WHEREAS, the applicant/facility owner is Fairway Staffing Service Inc., 17610 Bellflower Boulevard., Suite A-204, Bellflower, CA 90706; and

WHEREAS, the proposed Conditional Use Permit Case No. 816 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 28, 2021 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 January 27, 2021 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the adjourned Planning Commission meeting on February 10, 2021 concerning Conditional Use Permit Case No. 816.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project is an existing facility and there will be no expansion of the site. Additionally, the proposed use will not exceed any CEQA thresholds. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the C-1, Neighborhood Commercial, Zone and has a General Plan land use designation of commercial. An employment agency use, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The primary concern would be to ensure there is sufficient parking to accommodate the proposed use. The proposed employment agency use requires less parking stalls than the previous retail use. In addition, a condition of approval has been added to prohibit group training and meeting from this location unless prior approval from the Director of Planning is obtained; therefore, the proposed use will not be detrimental to persons or property in the immediate vicinity.

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

The applicant is planning to occupy one of the eight units within the existing multi-tenant commercial building. The applicant only intends to make interior modifications to the building to accommodate their proposed employment agency use. Specifically, the applicant is proposing to construct 4 new offices and a new conference room. No exterior modifications to the existing building are proposed (except for a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 181-2021 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 816 to allow a one-year approval of the

proposed employment agency use located at 11409 Telegraph Road in the C-1, Neighborhood Commercial Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of February, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
Condition of Approval
Conditional Use Permit (CUP) Case No. 816

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868-0511 x3812)

1. 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.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409-7569)

2. 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.
3. 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.
4. 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)

5. 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
6. 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.
7. 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.
8. That the applicant shall encourage all employees to park at the northerly parking lot and reserve the parking stalls in the southerly parking lot for short term use.
9. 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.
10. The Department of Planning and Development shall first review and approve all window sign proposed for this 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 window sign shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
11. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road, use street(s) as a staging area, or to back up onto the street from the subject property.
12. 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).
13. 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.

14. 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.
15. Applicant shall not sublet, lease or rent the subject unit without prior approval from the Director of Planning.
16. 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.
17. Conditional Use Permit Case No. 816 shall be subject to a compliance review in one year, until February 10, 2022. Approximately three (3) months before February 10, 2022, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
18. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the 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.

19. 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.
20. The hours of operation shall be between 6AM and 6PM during the work week (Monday through Friday), and 8AM to 5PM on weekends (Saturday and Sunday), unless otherwise approved by the Director of Planning.
21. This approval shall allow the applicant, Fairway Staffing Agency, to establish, operate, and maintain an employment agency use/facility within tenant space located at 11409 Telegraph Road.
22. The subject employment agency use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
23. The subject business shall not hold any group training or meeting on-site, unless otherwise approved by the Director of Planning.
24. 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.

ATTACHMENT 5
Full Set of Plans

Telegraph Road Shopping Center

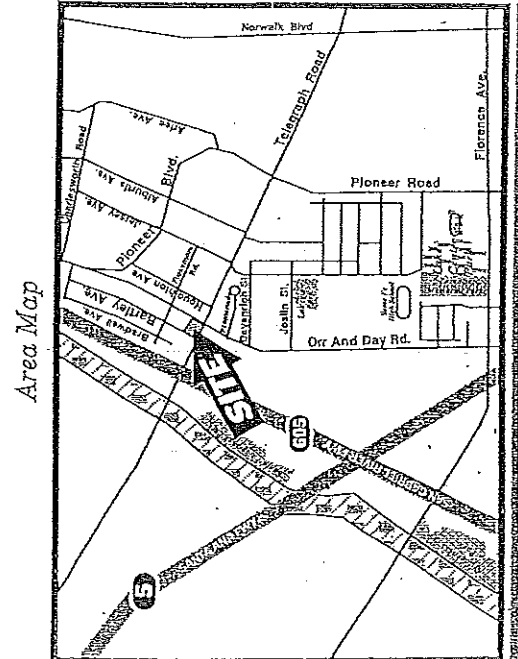
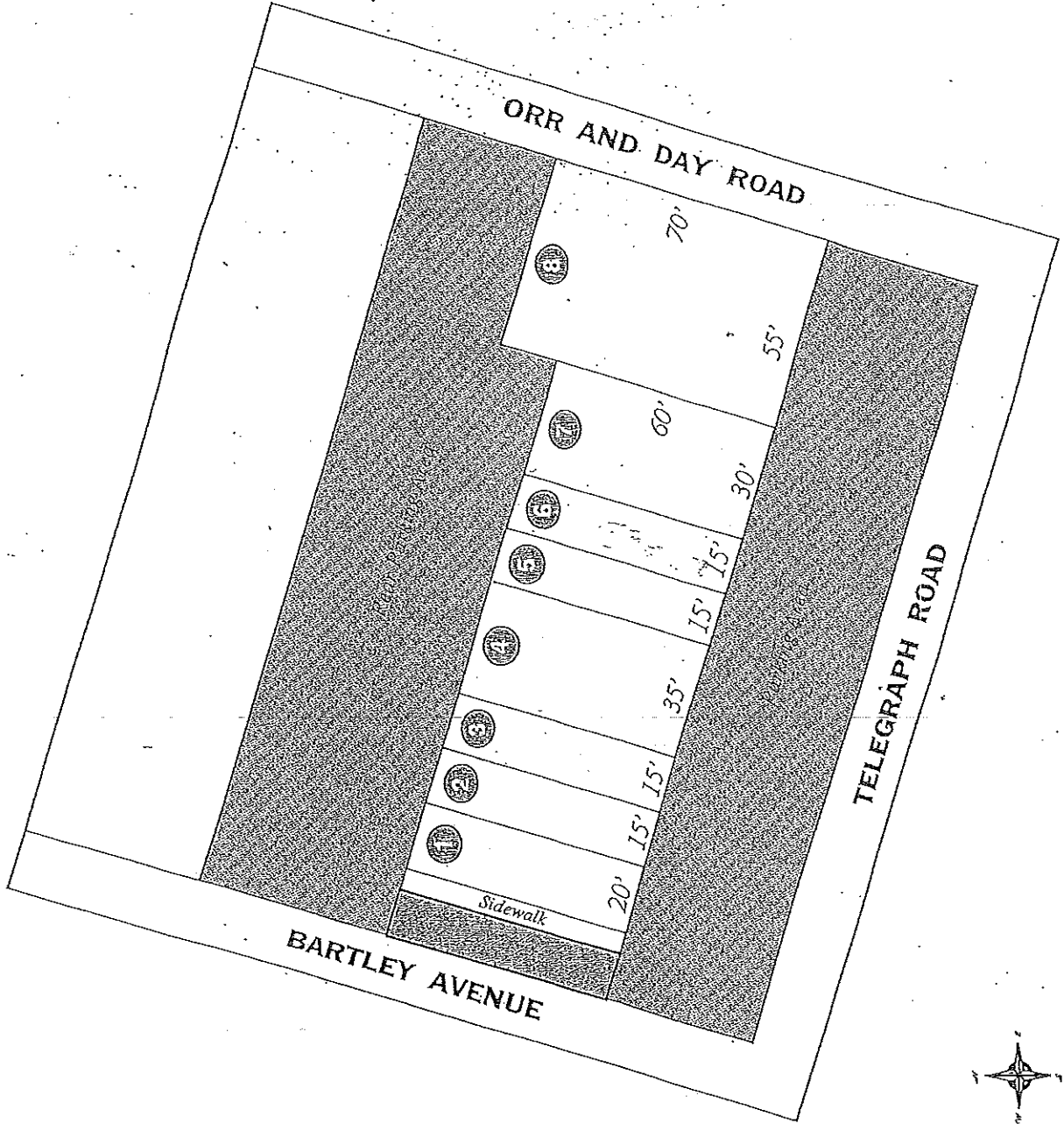
11409 - 11429 Telegraph Road
Santa Fe Springs, California 90670

MANAGED BY: Cloverfield Mgmt, LLC
2716 Ocean Park Boulevard, Suite 3006
Santa Monica, California 90405
Phone: (310) 395-4514
Fax: (310) 399-0082

No.	Address	Tenant Use	Gross Leasable Area (Sq. Ft.)
1	11409	Real Estate	1,200
2	11411	Subway	900
3	11413	Mexican Restaurant	900
4	11417	Liquor Store	2,100
5	11421	Nail Salon	900
6	11423	XM Wireless	900
7	11425	Donut Shop	1,800
8	11429	AVAILABLE	3,850

TOTAL G.L.A. (Sq. Ft.) = 12,550

Traffic Count:
Approximately
70,000 Cars Daily





City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 10, 2021

CONSENT ITEM

Conditional Use Permit Case No. 662-3

A request for approval to allow the continued operation and maintenance of a college and theological seminary with accessory church activities on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone.

The subject site is located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049) within the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a college and theological seminary with accessory church activities, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 662-3 be subject to a compliance review in five (5) years, on or before February 10, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND:

In accordance with Sections 155.243 (L) & 155.243 (J)(4) of the City's Zoning Ordinance, a conditional use permit is required for the establishment of any business, technical, trade or professional school or for any public or quasi-public uses of an educational or recreational nature within the M-2, Heavy Manufacturing Zone

At their meeting on April 29, 2007, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 662, a request by Presbyterian Theological Seminary in America, to establish, operate and maintain a college and theological seminary located at 13353 Alondra Blvd.

At their meeting on October 4, 2019, the Planning Commission took action to allow ancillary church activities within the existing college and theological seminary. At that time, action was also taken by the Planning Commission to amend the existing Modification Permit to modify the reduction of required parking stalls to include the consideration of the proposed church activities on the subject site.

STAFF CONSIDERATION:

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department on November 4, 2020, the applicant was directed to comply with the following:

- **Temporary outdoor operation and equipment storage must be permitted and approved by necessary City departments.**

Due to the ongoing pandemic, the state and local officials, in efforts to help stop the spread of COVID-19, allowed for temporary outdoor business operations for church activities. Therefore, the applicant had set up canopies and equipment necessary for such outdoor activities. Upon the initial site inspection, staff informed the applicant that they must have the outdoor materials and operations reviewed by the necessary departments to ensure the health and safety of the public and patrons.

Staff continued to work with the applicant on this item. However, during the process and due to changing state/local directives and low patronage for church activities, the applicant found it was no longer necessary to have outdoor equipment for their business operations. As a result the applicant took down said equipment and outdoor set up.

Upon a follow-up inspection, it was confirmed that the applicant is now in full compliance with both the previously aforementioned items and all existing conditions of approval. Staff, therefore, finds that if Presbyterian Theological Seminary in America continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public and/or environment. Staff is, therefore, recommending that CUP 662-3 be subject to a compliance review in five (5) years, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL – CUP 662-3 &**Modification Permit Case No. 1197-1:**

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

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION):

(Contact: Chad Van Metteren 562.868-0511, x3811)

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

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511, x7309)**

5. 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. **(Ongoing)**
6. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnvironmental at (562) 432-3700. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact Andrew Gonzales 562-868-0511, x7353)**

7. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**

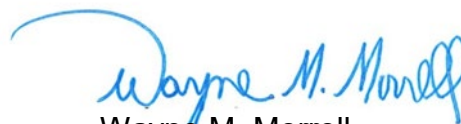
8. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
9. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Either install a new system or repair the existing system. **(Ongoing)**
10. That food shall not be prepared or served at the site at any time without first obtaining City and/or health department approval. **(Ongoing)**
11. That the parking areas shall not be used for special-event activities, e.g., car washing or other fund raising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall. **(Ongoing)**
12. That church services shall only be conducted in the sanctuary areas as shown on the floor plan submitted by the applicant and on file with this case. **(Ongoing)**
13. That the Department of Planning and Development shall first review and approve all new sign proposals for the subject church. 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. **(Ongoing)**
14. That the owner shall obtain approval from the Department of Planning and Development prior to any lease or sublease of any of the tenant space within any of the buildings. This is necessary to determine if the parking demand for the new uses and the existing use comply with the City's Zoning Regulations. **(Ongoing)**
15. That the owner shall not allow any group teachings and/or gathering within the required parking lot area. The on-site parking shall be strictly maintained for parking. **(Ongoing)**
16. **That as a response and/or adaptation to COVID-19 any temporary outdoor operations or activities, as allowed by the state or local directive, are**

subject to review and approval by city staff prior to the installment of equipment and fixtures or such temporary outdoor operations. Therefore, with the consent of the property owner, Presbyterian Theological Seminary in America must first obtain all necessary permits and approvals by the Departments of Planning and Development, Fire-Rescue, Police Services, and Building. (New)

17. That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. **(Ongoing)**
18. That the final floor plan and plot plan of the proposed use and all other appurtenant improvements shall be subject to the final approval of the Director of Planning and Development. **(Ongoing)**
19. That the proposed use shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(Ongoing)**
20. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. **(Ongoing)**
21. That Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 shall be valid for a period of ~~one (1)~~ **five (5) years**, until ~~October 14, 2020~~ **February 10, 2026**. Approximately three (3) months before ~~October 14, 2020~~ **February 10, 2026**, the owner/operator shall request in writing an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
22. That accompanying the request to extend the Permit shall be a detailed report of the current student enrollment. This will provide Staff with an opportunity to evaluate if future increase in student count will impact parking. **(Ongoing)**
23. That the applicant/owner understands that Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 are Presbyterian Theological Seminary in America to operate a private college and Theological seminary with incidental church activities. All privileges granted herein shall be null and void should the Permit be used to the contrary. **(Ongoing)**
24. That Presbyterian Theological Seminary in America understands that Modification Permit Case No. 1197 is to allow Presbyterian Theological Seminary in America to not provide all of the required number of off-street

parking spaces and Conditional Use Permit Case No. 662 is to establish, operate and maintain a theological seminary. In return, Presbyterian Theological Seminary in America understands and agrees that all parking for students and/or faculty for KPCA College and Theological Seminary Presbyterian Theological Seminary in America shall be on-site in order to mitigate any overspill parking into adjacent industrial properties located in the City of Cerritos and Santa Fe Springs. In the event that it is found that students and/or faculty of KPCA College and Theological Seminary Presbyterian Theological Seminary in America are parking in adjacent properties the Conditional Use Permit approval and modification permit shall be revoked and all privileges granted shall become null and void. **(Ongoing)**

25. That if parking becomes an issue at any time during the life of the Permits, Presbyterian Theological Seminary in America shall install a mechanical parking system within the parking lot area. The final location and design of said structure shall be subject to the prior approval of the Director of Planning and Development. This condition does not negate the City's rights under condition number 33 to revoke the Permits. **(Ongoing)**
26. That the owner, Carmoff Park, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
27. That it is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

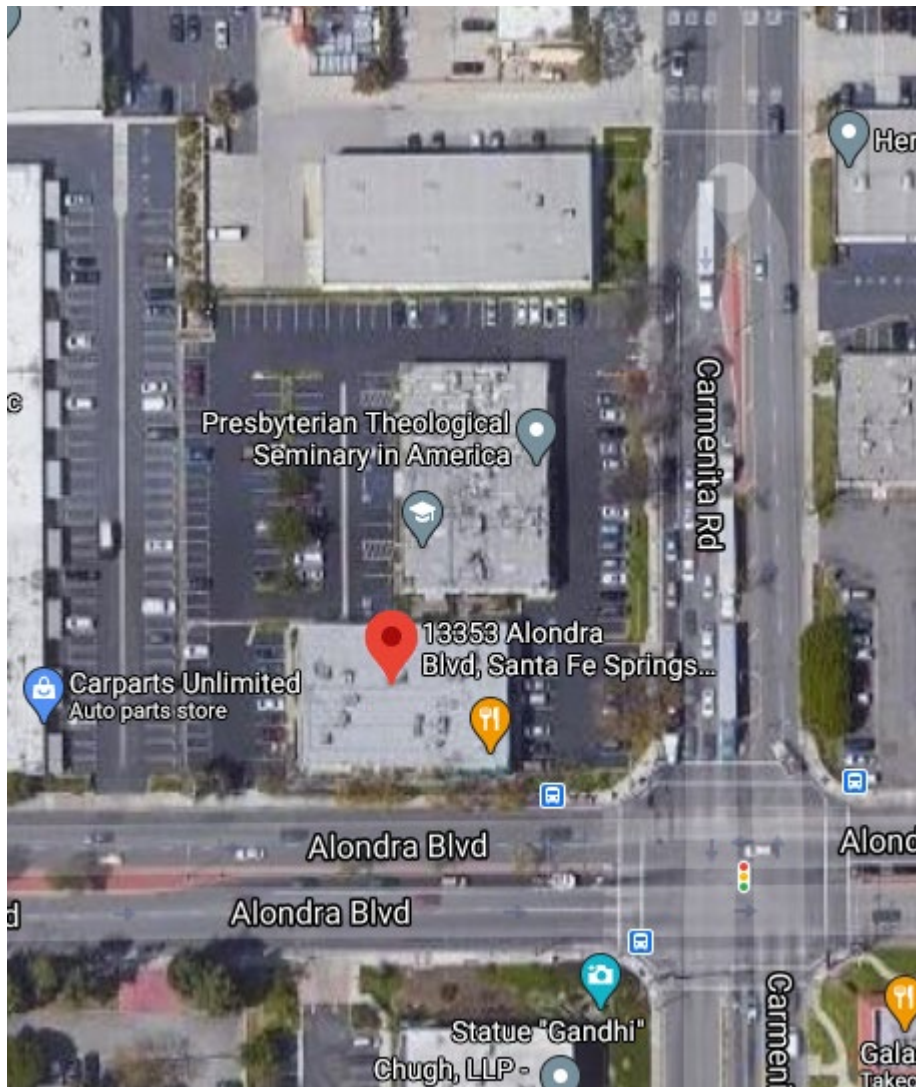


Wayne M. Morrell
Director of Planning

Attachments:

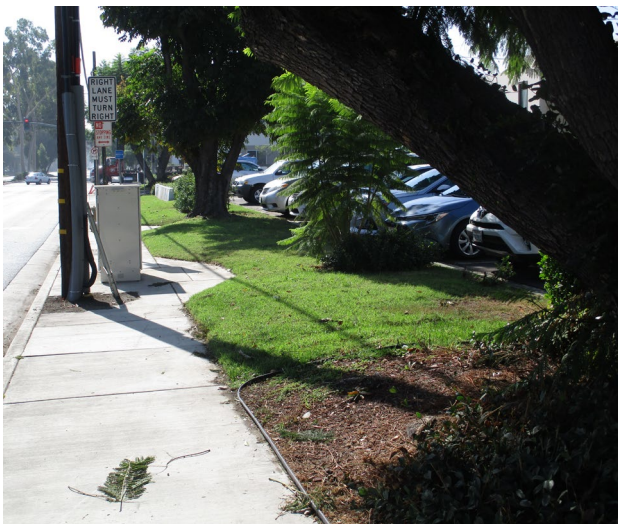
1. Aerial Photograph
2. Site Photos: Inspection
3. Site Photos: Post-Inspection

Attachment 1: Aerial Photograph



13353 Alondra Boulevard
Conditional Use Permit Case No. 662-3
Presbyterian Theological Seminary of America

Attachment 2: Site Photos: Inspection





Attachment 3: Site Photos: Post-Inspection





City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 10, 2021

CONSENT ITEM

Conditional Use Permit Case No. 771-4

A request to allow the continued operation and maintenance of a tire recycling facility and the open storage of trailers on the subject property located at 15605 Cornet Street (APN: 7005-033-061), within the M-2, Heavy Manufacturing, Zone.
(Lakin Tire Company)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a tire recycling facility and open storage of trailers, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 771-4 be subject to a compliance review in three (3) years, on or before February 10, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND:

In accordance with Sections 155.243(C) & 155.243(I)(7) of City's Zoning Ordinance, the maintenance and operation of a tire recycling facility and the open storage of trailers require the approval of a Conditional Use Permit prior to the commencement of such activities. On April 11, 2016, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 771, a request by Lakin Tire Company to establish, operate and maintain recycling facility and the open storage of trailers on the property located at 15605 Cornet Street.

A total of three (3) compliance reviews have been conducted to date. It should be noted that on May 14, 2018, during the second compliance review (771-2), the Planning Commission took action to allow the increase of the total storage capacity of tires from 50,000 to 95,000. The break down for which is outlined in conditions #25 & #26, indicating limits on the number of tires that can be stored within the facility and within outdoor truck trailers. Upon completion of the last compliance review (771-3) on July 8, 2019, the Planning Commission required that the applicant be subject to another review in one (1) year, due to issues regarding the landscaping and outdoor storage.

STAFF CONSIDERATION:

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

Report Submitted By: Andrew S. Gonzales

Date of Report: February 10, 2021

Planning and Development Department

ITEM NO. 8B

Following the initial walk-through inspection by the Planning Department on July 15, 2020 the applicant was directed to comply with the following:

- In accordance with condition #45 & 46: The landscaped areas must be affixed with a permanent and automatic way of watering and sprinkling the plants.
- The landscaped areas on the facility were not in a well-maintained condition and the applicant was required to replace the existing landscaping with healthful plants and foliage and trim back areas that were overgrown.
- The gate located at the south entrance of the facility must be replaced or reinforced. The free-standing pole located at the north gate entrance of the facility was also asked to be removed.
- Staff parking and general circulation were not in accordance with the approved site plan. The applicant was asked to both adhere and restripe in accordance with the city approved plan.
- Unpermitted blockades within the front employee parking lot were required to be removed or permitted by city departments.

Staff continued to work with the applicant on the required items identified above. There were some inevitable delays due to COVID-19 and the applicant did their best to convey periodic updates and consistently communicated with staff to work towards full compliance. As such, follow up documents and pictures confirmed that the applicant is now in full compliance with both the previously aforementioned items and all existing conditions of approval. Staff, therefore, finds that if the subject tire recycling facility and the open storage of trailer use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public and/or environment. Staff is, therefore, recommending that CUP 771-4 be subject to a compliance review in three (3) years, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL- CUP 771-4:

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

ENGINEERING/ PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. 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. **(Ongoing)**
2. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Offsite improvements such as new drive approaches to be approved per separate City Public Works permit. Concrete drive approaches to be built per City Standard (R-6.4). **(Ongoing)**
 3. 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 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). **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

- ~~4. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. **(Ongoing) (Fulfilled)**~~
- ~~5. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than sixty (60) days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Ongoing) (Fulfilled)**~~
- ~~6. 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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued. **(Ongoing) (Fulfilled)**~~
7. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and

graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions 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. **(Ongoing)**

8. That the Applicant and/or his employees shall not allow trucks to back in from the street, block traffic, load or unload from the street or queue trucks on the street at any time. **(Ongoing)**
9. That the Applicant and his employees shall comply with Chapter 119 of the Santa Fe Springs Municipal Code at all times. **(Ongoing)**
10. That the Applicant shall not park and/or store inoperable trucks, dismantled trucks, or wrecked trucks on site. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Chad Van Meeteren 562.868-0511 x3811)

11. Provide minimum 26 feet fire access lane around the building and maintain at all times. **(Ongoing)**
12. Provide adequate fire protection for the storage of rubber inside the building. **(Ongoing)**
13. Service existing sprinkler system, correct any deficiencies, and provide 5 year certification of the system. **(Ongoing)**
14. Provide central station fire alarm monitoring. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):

(Contact: Eric Scott 562.868-0511 x3812)

15. 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. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

16. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact (562) 409-1850 for said application. **(Ongoing)**

17. That the applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**
18. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Andrew Gonzales 562.868-0511 x7519)

19. That this approval shall allow the applicant, Lakin Tire Company, to establish, operate, and maintain a tire recycling facility and open storage of trailers on the subject site located at 15605 Cornet Street. **(Ongoing)**
20. That approval of the subject Conditional Use Permit (CUP 771) is still contingent upon approval of a Modification Permit (MOD 1264) to allow the applicant to install and maintain a 14' high fence within the front setback area along Cornet Street and also to provide and maintain a total of 19 of 42 required parking stalls. **(Ongoing)**
21. That the privileges granted under Modification Permit Case No. 1264 are for the sole use by Lakin Tire Company. Should Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the truck yard area shall be re-striped to provide a minimum of 42 parking stalls as required by the City Zoning Regulations. Additionally, the 14' high fence shall be removed or otherwise setback a minimum of 20' as required by the City Zoning Regulations. **(Ongoing)**
22. That the Mitigation Monitoring and Reporting Program (MMRP), which was prepared for the project and an essential component of the Supplemental Initial Study and Mitigated Negative Declaration (IS/MND), shall be made part of the conditions of approval for Conditional Use Permit Case No. 771 and Modification Permit Case No. 1264. Both the Supplemental IS/MND and MMRP are available for review at City Hall. **(Ongoing)**
23. That subject recycling facility operations shall be limited to the following hours of operation: Monday through Friday from 5:30am and 12:00pm. Saturday and Sunday - Closed; on several occasions throughout the year, the facility may open on a Saturday to accommodate seasonal fluctuations in volume. **(Ongoing)**
24. That the applicant understands that there shall be a total maximum of 16 employees per shift (at peak period) working at the subject recycling facility. **(Ongoing)**

25. That no more than 50,000 tires shall be stored inside of the facility. **(Ongoing)**
26. That no more than 45,000 tires shall be stored inside of the on-site trailers. Additionally, storage of tires within trailers on site shall only be permitted on a temporary basis during loading and unloading of tires, which shall occur within 48 hours of delivery to the site during the week and within 72 hours of delivery to the site over weekend. **(Ongoing)**
27. That subject recycling facility operations shall be limited to a daily volume of 24,000 tires (12,000 tires inbound and 12,000 tires outbound). **(Ongoing)**
28. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material. **(Ongoing)**
29. That all recycling activities (i.e. receiving, sorting, and shipping), except the transferring of tires into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building. **(Ongoing)**
30. That the subject property and areas immediately adjacent to the property shall be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner. **(Ongoing)**
31. That the applicant shall ensure the trash bins are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times. **(Ongoing)**
32. That the subject recycling operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(Ongoing)**
33. That the subject tire recycling activities shall not involve any material grinding or otherwise manufacturing on the subject site. Additionally, activities shall not involve any melting or odorous processes. **(Ongoing)**
34. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
35. That the applicant shall not allow commercial vehicles, trucks, and/or truck

tractors to queue on Cornet Street, use said streets as staging, or to back up onto the street from the subject property. **(Ongoing)**

36. That the site shall otherwise be substantially in accordance with the site plan and floor plan submitted by the applicant and on file with the case. **(Ongoing)**
37. That the landscaped areas shall all 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). **(Ongoing)**
38. All 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. **(Ongoing)**
39. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**
40. That the applicant shall not accept materials from the general public, individuals or peddlers. **(Ongoing)**
41. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities. **(Ongoing)**
42. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
43. That Conditional Use Permit Case No. 771-4 shall be subject to a compliance review in ~~one (1) year~~ **three (3) years**, no later than **February 10, 2024**, to

ensure the subject recycling use is still operating in strict compliance with the conditions of approval as stated in the staff report. **(Ongoing)**

44. That the applicant, Lakin Tire Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP Case No. 771-4) or Modification Permit (MOD Case No. 1264), or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
45. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject conditional use permit. **(Ongoing)**
46. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

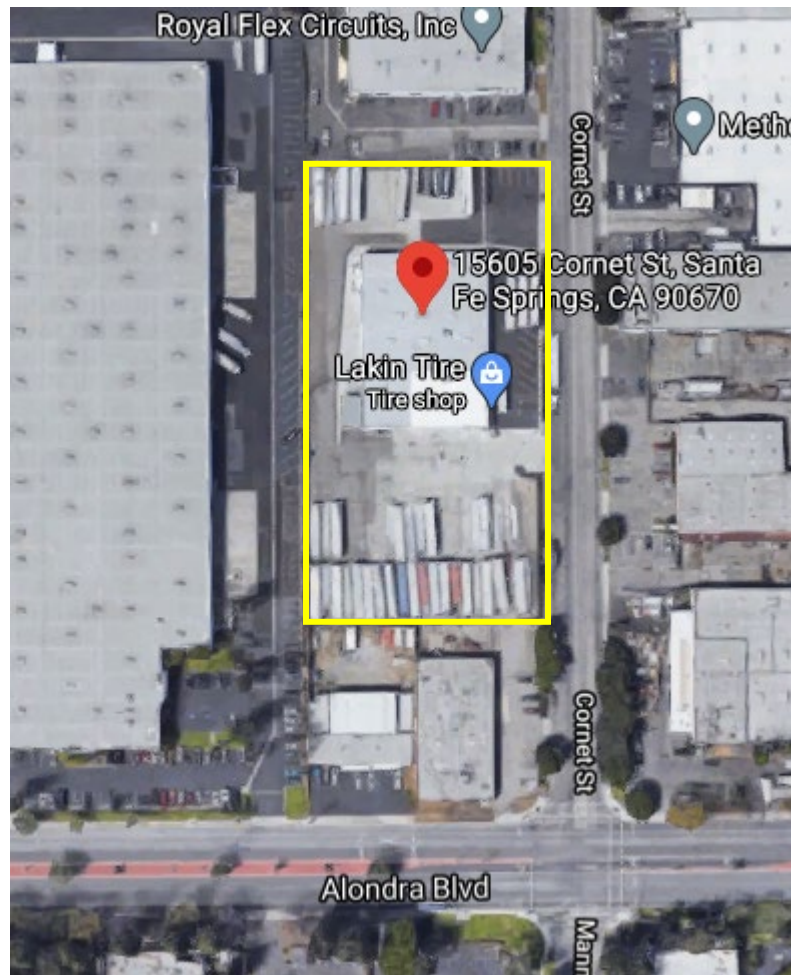


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Pictures: Inspection
3. Site Pictures: Post-Inspection

**Attachment 1: Aerial Photograph
CITY OF SANTA FE SPRINGS**



**15605 Cornet Street
Conditional Use Permit Case No. 771-4
Lakin Tires Company**

Attachment 2: Site Photos - Inspection





Attachment 3: Site Photos – Post Inspection



