



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

September 13, 2021

6:00 p.m.

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

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

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

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.

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

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

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

Commissioners Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. 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.

6. MINUTES

Approval of the minutes of the August 9, 2021 Planning Commission Meeting

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1

Alcohol Sales Conditional Use Permit Case No. 79

Request for approval of Alcohol Sales Conditional Use Permit Case No. 79 to allow an alcohol beverage sales use for on-site consumption in association with an existing ramen restaurant operating as HiroNori Ramen at 10574 Norwalk Boulevard, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (HiroNori Ramen)

8. PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1

Amendment to Conditional Use Permit (CUP) Case No. 753

A request to amend the Waste Management conditions of approval for the existing metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone. (Alta Alloys, LLC)

9. PUBLIC HEARING

CEQA - Exemption: Section 15332, Class 32 (In-fill Development Projects)

Lot Line Adjustment (LLA) Case No. 01-2021

Development Plan Approval (DPA) Case No. 984

LLA Case No. 01-2021: A request for approval to consolidate two existing parcels (APNs: 8168-002-803 & 8168-002-804) into a single parcel measuring 1.98 acres; and

DPA Case No. 984: A request for approval to allow for the expansion of an existing industrial building by adding 10,545 sq. ft. of new building area.

The subject property is located at 12103 Burke Street (APNs: 8168-002-803 & 8168-002-804), within the M-2, Heavy Manufacturing, Zone. (FS&L Architects)

10.

PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

TTM No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

DPA Case No. 982: A request for development plan approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

11.

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1341

A request for a Modification of Property Development Standards to temporarily not provide four (4) required parking stalls and instead temporarily use said area for loading and unloading of products located at 13253 Alondra Boulevard (APN: 7005-003-039), within the M-2, Heavy Manufacturing, Zone. (Spectrum Alondra Property LLC)

12.

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1345

A request for a Modification of Property Development Standard to temporarily allow a proposed seven (7) foot tall fence to encroach in the required 20-foot side yard setback on the subject property at 9630 Norwalk Boulevard (8002-019-043), within the M-2,

Heavy Manufacturing, Zone. (McMaster-Carr Supply Company)

13. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

14. **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, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Teresa Cavallo
Planning Secretary

September 10, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

September 13, 2021

APPROVAL OF MINUTES

Minutes of the August 9, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the August 9, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the August 9, 2021 Planning Commission Meeting



APPROVED:

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

August 9, 2021

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Vice Chair Jimenez called upon Commissioner Rounds to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff: Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Michael Delgadillo, Planning Intern
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Chairperson Arnold

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the July 12, 2021 Planning Commission Meeting

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

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

6. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5
Modification Permit Case No. 1341

A request for a Modification of Property Development Standard to temporarily not to provide four (4) required parking stalls and instead temporarily use said area for open outdoor storage on property located at 13253 Alondra Blvd. (7005-003-039), within the M-2, Heavy Manufacturing, Zone. (Spectrum Alondra Property LLC)

Recommendations: That the Planning Commission:

- Receive any comments from the public regarding Modification Permit Case No. 1341, and thereafter continue the case to the next regularly scheduled Planning Commission meeting on September 13, 2021.

Vice Chair Jimenez called upon Senior Planner Cuong Nguyen to present Item No. 6.

Senior Planner Cuong Nguyen notified the Planning Commission that based on discussions between Staff and the City Attorney, Staff is requesting that instead of continuing Item No. 6 as requested, be removed from the Planning Commission Meeting Agenda.

Vice Chair Jimenez requested a motion for Item No. 6. It was moved by Commissioner Rounds, seconded by Commissioner Carbajal to remove Modification Permit Case No. 1341, and the recommendations regarding this entitlements, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

7. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 9

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 51

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area.
(Hong Chang Corporation, Applicant)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

D. CONSENT ITEM

Conditional Use Permit Case No. 414-3

A compliance review to allow the continued operation and maintenance of a convenience market use, within a 1,681 sq. ft. building, located at 13352 Imperial Highway (APN: 8044-001-007), within or in the M-2, Heavy Manufacturing, Zone. (Sierra Foods, Inc.)

E. CONSENT ITEM

Conditional Use Permit Case No. 809-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 809 to allow the operation and maintenance of a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

Vice Chair Jimenez requested a motion regarding Consent Items No. 7A – 7E.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Consent Items No. 7A – 7E, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: Arnold

8. ANNOUNCEMENTS

Commissioners:

Commissioner Rounds requested that everyone keep Chair Arnold and his wife in our prayers since they both are dealing with health issues.

All Planning Commissioners expressed the same sentiment.

Commissioner Carbajal reminded everyone to mask up and follow LA County Covid

protocols.

Staff:

Senior Planner Cuong Nguyen provided a General Plan update to the Planning Commissioners.

9. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 6:08 p.m. to the next regular Planning Commission meeting scheduled for September 13, 2021 at 6:00 p.m.

ATTEST:

Chair Arnold

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

September 13, 2021

PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1

Alcohol Sales Conditional Use Permit Case No. 79

Request for approval of Alcohol Sales Conditional Use Permit Case No. 79 to allow an alcohol beverage sales use for on-site consumption in association with an existing ramen restaurant operating as HiroNori Ramen at 10574 Norwalk Boulevard, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (HiroNori Ramen)

RECOMMENDATIONS

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 79, and thereafter close the Public Hearing; and
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 79 subject to the conditions of approval contained within Resolution No. 193-2021 (attached).

GENERAL INFORMATION

- | | | |
|----|----------------------|--|
| A. | Applicant: | HiroNori Craft Ramen
17109 Edwards Road
Cerritos, CA 90703 |
| B. | Property Owner: | Now Properties, LLC |
| C. | Existing Zone: | M-2 (Heavy Manufacturing) |
| D. | General Plan: | Industrial |
| E. | CEQA Recommendation: | Categorically Exempt
(Class 1 Existing Facilities) |
| F. | Staff Contact: | Luis Collazo
Department of Police Services |

BACKGROUND

HiroNori Ramen is a Japanese-themed restaurant located at 10574 Norwalk Boulevard. The restaurant specializes in ramen, a noodle served in different varieties of broth (chicken, beef, etc.). The owners, and Applicants, Hiro Igarashi and Nori Akasaka have incorporated their homeland traditions into their tasty well-known dishes.

HiroNori's serves alcoholic beverages at their other 6-locations in Southern California and have decided to also provide alcohol beverages (mostly beer and sake) at this location in Santa Fe Springs. Accordingly, and in compliance with Section 155.628 of the City's Zoning Regulations, the Applicants are requesting approval of Alcohol Sales Conditional Use Permit Case No. 79 to allow the sale of alcoholic beverages for on-site consumption. Concurrent with this request, the Applicants are pursuing approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales. If the ABC License is denied, the Applicants will have one-year to make any necessary adjustments to obtain the license otherwise ASCUP Case No. 79 will become null and void pursuant to Section 155.811 of the Zoning Code.

LOCATION

The subject 1.64-acre property was built in 1973 and is developed with a u-shaped industrial building occupied by several light industrial type uses. The subject property is located on the southeast corner of Norwalk Boulevard and Clark Avenue. On March 3, 2019, the Applicants signed a lease to occupy approximately a 2,400 square foot portion of a 35,400 square foot building.

STREETS AND HIGHWAYS

The subject site has street access from Norwalk Boulevard, which is designated as a Major Highway on the Circulation Element of the City's General Plan

ZONING AND LAND USES

The subject property is within the Heavy Manufacturing (M-2) Zone. The properties to the east, south and west are also zoned M-2 and are developed with tilt-up industrial buildings occupied by a trucking operation and office type activities.

The properties to the north are within a Planned Unit Development commonly known as the Villages at Heritage Springs. The multi-story single family units and apartment buildings are zoned Single Family Residential (R-1) or Multi-Family Residential (R-3).

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building is existing and no exterior alterations and/or modifications will be conducted, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit 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 August 26, 2021. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on September 1, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on August 30, 2021. At the time of publishing this report, Staff had not yet received any inquiries regarding the proposed request.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

a. Conformance with parking regulations.

On-site parking is available on the property with 72-parking spaces; 12-more parking spaces than what is required under Section 155.481(D) of the Zoning Code.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with 4-ingress and egress driveways on Norwalk Boulevard.

c. Hours and days of operation.

The subject location will operate from 11:30 a.m. to 8:45 p.m. seven days per week.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The proposed restaurant is within 1-walking mile or less to schools (Lake Center Middle School), child nurseries and religious facilities (St. Pius Catholic School/Church). The restaurant allows minors into the premises considering that the restaurant is commonly known as a family establishment. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The proposed restaurant is within walking distance to other retail uses and restaurants selling alcoholic beverages. Each use within the City is regulated by a conditional use permit, the City's Municipal Code and ABC's regulations. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area. Nevertheless, the subject business and all the other surrounding business are required to comply with the City's Noise Regulations.

h. Control of littering, including litter mitigation measures.

As part of the conditions of approval, the Applicants, and/or their employees, are required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.

i. Property maintenance.

The industrial center is well maintained and its management contracts with a cleaning crew which maintains the grounds on a weekly basis. As part of the conditions of approval, the Applicants are required to continue to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.

j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

Staff has drafted conditions of approval to mitigate any foreseeable negative impacts. It should be noted that some of the listed activities above have not been reported to take place within the area, or anywhere near the area. Nevertheless, the Applicants and their employees are aware that they should call and notify the Whittier Police Department should these activities take place or if there are any apparent indications that these illicit activities are occurring.

CALLS FOR SERVICE

Whittier Police calls for service were reviewed for this location. The reports showed that 4 calls for services were received in the past year, yet none of the calls were directly associated with the manner of how the business is being operated.

APPEAL PROCESS

Section 155.865 of the City's Zoning Code sets an appeal process for the Planning Commission's decision as follows:

(A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become effective 14 days after receipt by the applicant of written notice of the Commission's action.

(B) Said 14 day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

STAFF COMMENTS

As part of the permit review process, staff conducted a review of the business and the general area to identify any potential negative impacts as a result of the proposed restaurant and the proposed alcohol sale use. Staff generated a list of conditions to mitigate any potential negative impacts. The conditions are typical conditions imposed to restaurants serving alcoholic beverages within the City.

Based on its findings and observations, Staff is recommending approval of Alcohol Sales Conditional Use Permit Case No. 79 pursuant to the Applicant's request. It should be noted that the Applicants have signed an affidavit in which they declare that they are aware and in acceptance of the conditions of approval. As is typical for any land entitlements, any breach of the conditions of approval by the Applicants and/or their employees without a timely correction may result in initiating of the process to revoke this Permit.

Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONIDITONS OF APPROVAL

Conditions of Approval are attached to Resolution No. 193-2021 as "Exhibit A".

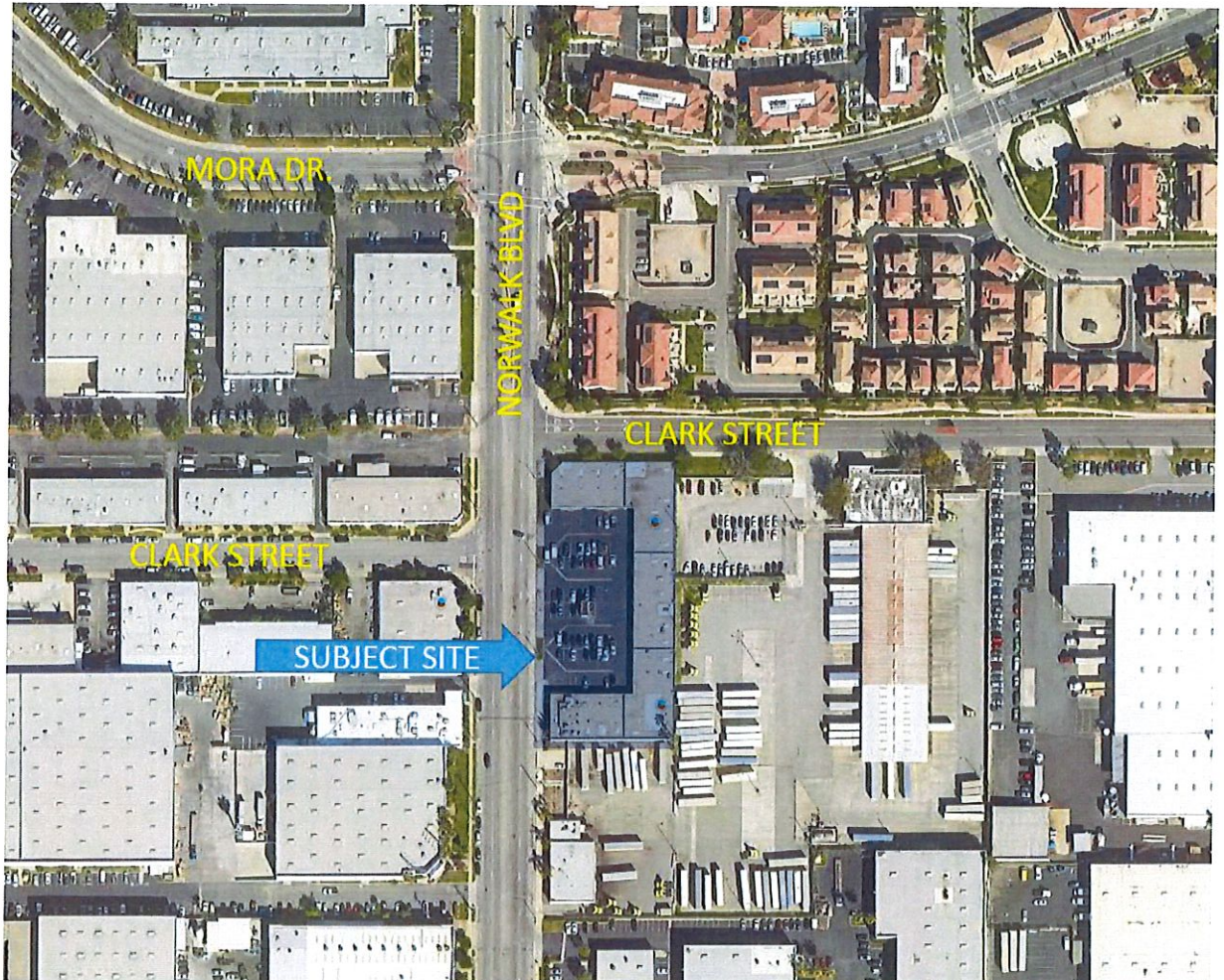
A handwritten signature in black ink, appearing to be "Dino Torres", written over a horizontal line.

Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Resolution No. 193-2021

LOCATION MAP



ALCOHOL SALES CONDITIONAL
USE PERMIT CASE NO. 79

HIRONORI RAMEN
10574 Norwalk Boulevard

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 193-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 79**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 79 to allow an alcohol beverage sales use for on-site consumption in association with an existing ramen restaurant operating as HiroNori Ramen at 10574 Norwalk Boulevard, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8009-020-009, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Now Properties, LLC, 623 N. Camden Drive, Beverly Hills, CA 90210; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on August 30, 2021, published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notices on August 26, 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 September 13, 2021, concerning Alcohol Sales Conditional Use Permit Case No. 79.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Alcohol Sales Conditional Use Permit Case No. 79 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an existing business, this proposed Alcohol Sales Conditional Use Permit request before the Planning

Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 79 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 193-2021 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 79 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 13th day of September 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That the sale of alcoholic beverages shall only be permitted during the normal business hours each day of the week, or as permitted by the Alcohol Beverage Code.
3. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.
4. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased by customers on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
5. That the applicant shall be responsible for maintaining control of litter on the subject property and the immediate parking area as a result of the business.
6. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
7. That there will be a corporate officer or manager on the licensed premises during all public business hours, who will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall obtain and maintain an ABC Manager's Permit.
8. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
9. That the applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.

10. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
11. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
12. That the applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
13. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
14. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
15. That streamers, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banner permits are available from the Department of Planning.
16. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
17. That buildings, lighting posts, fences, walls, and utility cabinets 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 the color of the existing and/or adjacent surfaces.
18. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
19. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
20. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.

21. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
22. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, and law enforcement personnel and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
23. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
24. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
25. That this Permit shall be subject to a compliance review within one year, from the date of approval by the City Council, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval.
26. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.

27. That ASCUP Case No. 79 not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
28. 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, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Amendment to Conditional Use Permit (CUP) Case No. 753

A request to amend the Waste Management conditions of approval for the existing metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone. (Alta Alloys, LLC)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 753, and thereafter, close the Public Hearing; and
- Find and determine that amending the Waste Management conditions of approval for the existing metal recycling facility, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find the CUP amendment meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Amendment to Conditional Use Permit Case No. 753, subject to the conditions of approval as contained within Resolution No. 195-2021; and
- Adopt Resolution No. 195-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION:

- A. Applicant: Alta Alloys, LLC
9600 John Street
Santa Fe Springs, CA 90670
- B. Property Owner: Myron W. Reed, LLC
2221 Visa Valle Verde
Fallbrook, CA 92028
- C. Location of Proposal: 9600 John Street
Santa Fe Springs, CA 90670

- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 1)
- G. Staff Contact: Claudia L. Jimenez, Assistant Planner
claudiajimenez@santafesprings.org

LOCATION / BACKGROUND:

At their meeting on March 10, 2014, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 753, a request made by United Alloys & Metals to establish, operate, and maintain a metal recycling facility on property located at 12405 Los Nietos Road. According to the documents on file with this CUP case, the entitlement was originally approved with an address of 12405 Los Nietos Road; however, the correct business address is 9600 John Street. Therefore, as part of this CUP amendment, staff is taking the opportunity to clean up the file and change the address on file to reflect the correct address.

As 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 City staff on August 5, 2015, the applicant, United Alloys & Metals was directed to comply with the following:

- Outdoor Storage of Bins - lower the stacked bins to no more than 2 bins high, so they are not visible from the street.
- Dumpster and Cardboard Enclosures - Said enclosure is unfinished. According to Condition # 40, the enclosures shall be provided with a smooth finish stucco and painted to match the buildings primary color.
- Pallet storage in rear yard area – remove pallets impeding on the designated truck parking area and reduce the height of the pallets so they are no longer visible from public view.

On March 15, 2016 and on June 23, 2016, because prior requests from the Planning Department were ignored, letters were mailed via Certified Mail by the City's Police Services Department, to seek immediate compliance with the Conditions of Approval after an inspection by the City's Code Enforcement Officer revealed that the violations still existed and there were no efforts to resolve the ongoing violations. On October 17, 2018, a fire occurred and damaged the roof, leaving the metal recycling facility vacant for a few years.

On July 22, 2021, United Alloys & Metals, Inc. reached out to advise the City of the pending sale of assets to Alta Alloys LLC. On July 31, 2021, Alta Alloys, LLC

acquired the business and assumed the responsibility of ensuring compliance with the conditions of approval for CUP 753. Since the business was sold to a new owner, and several years had lapse since the original walk-through inspection, an inspection of the subject property was performed by City staff to ensure full compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Said walk-through inspection revealed the metal recycling facility was in full compliance with the existing conditions of approval.

AMENDMENT OF CONDITIONAL USE PERMIT (ACUP 753)

In addition to resolving the outstanding violations, staff is amending the Waste Management condition of approval, specifically condition #26. The aforementioned change will update the existing condition with the appropriate Ordinance referenced in said condition since Ordinance No. 1003, passed on August 27, 2009, supersedes Ordinance No. 892, passed on April 22, 1999. As mentioned previously, staff is also updating the address on file to 9600 John Street and updating the existing business ownership from United Alloys and Metals to Alta Alloys, LLC.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (C)(5) of the City's Zoning Ordinance, states that a metal recycling facility shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)(5)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid Conditional Use Permit has been issued (C) Salvage, reclamation, recycling, wrecking, storage, and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage, and processing including metal, rags, wood, wood residues, sawdust, wood chips, rubber, oil, glass, and paper.

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 designation, and land use of the surrounding properties are listed on the following page.

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	Manufacturing (9520 John Street /Valvoline)
South	M-2, Heavy Manufacturing, Zone	Industrial	Distribution/ Warehouse 12425 Los Nietos Road/Midway Distribution
East	M-2, Heavy Manufacturing , Zone	Industrial	Distribution/ Warehouse (12441 Los Nietos Road/Hybrid Los Nietos)
West	M-2, Heavy Manufacturing, Zone	Industrial	Manufacturing (12333 Los Nietos Road/Vantage Composites and Thermoforming

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 September 1, 2021. The legal notice was also posted at the City's Town Center kiosk on September 1, 2021, and published in a newspaper of general circulation (Whittier Daily News) September 1, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

Staff finds that the subject metal recycling facility meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). The proposed project involves an update of existing conditions, address, and ownership information. No expansion of the subject facility is proposed. Consequently, no further environmental documents are required. 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.

STAFF RECOMMENDATIONS

Staff finds that, if the metal recycling facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding properties and will not pose a nuisance to the public or environment.

The applicant, Alta Alloys LLC, recently acquired the metal recycling facility and therefore does not have an established track record. Staff is therefore recommending

that CUP 753 be subject to a compliance review in one (1) year, on or before, September 13, 2022, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

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.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Planning Commission should note that in accordance with Section 155.716 of the City's Zoning Ordinance, before granting 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; and*
- B) Give due to 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.*

Based on the findings set forth in the attached Resolution No. 195-2021 (see Attachment 8, staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of an Amended Conditional Use Permit. Staff is, therefore, recommending approval of the Amendment Conditional Permit Case No. 753, subject to the conditions of approval.

CONDITIONS OF APPROVAL

The revised conditions of approval for CUP 753, with the proposed amendment to condition #26, is attached to Resolution No. 195-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Amended Waste Management Condition #26
5. Site Pictures
6. Compliance Request Letter
7. Acceptance of Conditions-Affidavit
8. Resolution #195-2021
 - a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 753

Location: 9600 John Street (APN 8168-009-034)

Zone: M-2 Heavy Manufacturing, zone

Applicant Alta Alloys, LLC

Attachment 2: Public Hearing Notice



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

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

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 753

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

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 753: A request to amend the Waste Management conditions of approval for the existing metal recycling facility within an existing 75,500 sq. ft. freestanding industrial building.

PROJECT SITE: The project site is located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Scott Kelrick, ALTA ALLOYS, LLC

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, September 13, 2021 at 6:00 p.m.**

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 15301 (Existing Facilities) 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 attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

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

Attachment 2: Public Hearing Notice (Cont.)

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7356, claudiajimenez@santafesprings.org.

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

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

CITY OF SANTA FE SPRINGS

500' RADIUS MAP

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

LEGEND
 (U) OWNERSHIP NO.
 — OWNERSHIP HOOK
 ALL LAND USE AS SHOWN

CASE NO.
 DATE: 08-20-2021
 SCALE: 1" = 100'
OWNERSHIP/LAND USE MAP

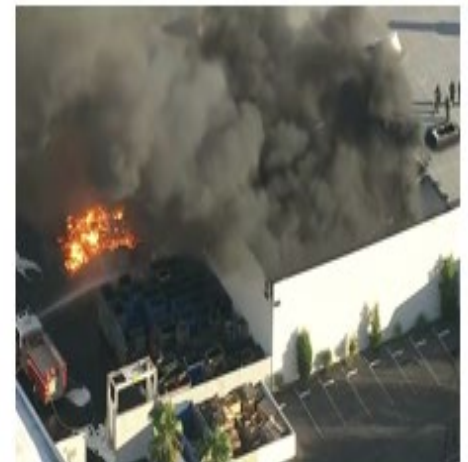
Attachment 4: Amendment to Condition #26Existing

26. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97

Revised

26. The applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. ~~Ord. 892, passed 4-22-99~~ **(Ord. 1003, passed 8-27-09) Penalty, see § 10.97. (Revised)**

Attachment 5: Site Photos (Inspection 06-21-2016)



Fire on October 17, 2018

**Attachment 5: Site Photos (Cont.)
(Inspection 7-26-2021)**



**Attachment 6: Compliance Request Letter-
United Alloys & Metals**



United Alloys & Metals, Inc.

July 22, 2021

Attn: Claudia Jimenez
City of Santa Fe Springs
Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

RE: CUP Case No. 753

Dear Ms Jimenez:

United Alloys & Metals, Inc. is requesting a compliance review of the subject permit. We currently process Super Alloy and Titanium scrap in accordance with the permit. We are confident that we are operating in accordance with the provisions of the permit as well as any subsequent plan changes. As you may be aware, we are in the process of selling our plant assets to another company and expect to close this sale at the end of next week. As such, we respectfully request that a compliance inspection be scheduled for as early as possible next week. We can accommodate your team on any day and at any time, but hope that we can be scheduled for Monday or Tuesday morning.

Should you have any immediate questions or concerns, I can be reached by cell at (323) 493-7887 and by email at jchurley@uametals.com. Thank you in advance for your prompt attention to this matter.

Respectfully,

John I. Churley
President

United Alloys & Metals, Inc.
Los Angeles
9600 John Street
Santa Fe Springs, California 90670
T: (562) 273-7004
F: (562) 944-7060
www.uametals.com

United Alloys & Metals, Inc.
Columbus
1177 Joyce Avenue
Columbus, Ohio 43219
T: (614) 299-0545
F: (614) 299-2524

*ISO 9001 Certified
Member ISRI & BIR*

**Attachment 6: Compliance Request Letter (Cont.)
Alta Alloys, LLC**



ALTA ALLOYS LLC

August 23, 2021

City of Santa Fe Springs
Attn: Claudia Jimenez
11710 Telegraph Rd.
Santa Fe Springs CA 90670

RE: CUP 753-1

Alta Alloys LLC is requesting a review for the compliance of the subject permit.

Alta Alloys process Super Alloys as stated in the application. There have been no changes in process since the initial application.

Sincerely,

Hoyt Bochy
Alta Alloys
9600 John St.
Santa Fe Springs CA 90670
(562) 367-3122

Attachment 7: Acceptance of Conditions-Affidavit



DEPARTMENT OF PLANNING AND DEVELOPMENT
11710 Telegraph Road, Santa Fe Springs, CA 90670

ACCEPTANCE OF CONDITIONS
AFFIDAVIT

I, Howard Farber, HEREBY STATE THAT I am the owner, or the authorized agent of the owner, of property involved in Conditional Use Permit Case No. 753.

I FURTHER STATE THAT I have read, understand and accept, and will comply with all of the conditions of approval established by the Planning Commission and Community Development Commission at its meeting of MARCH 13, 2014.

I AM ALSO AWARE THAT if any of the provisions of this approval are violated or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Signature

MANAGER

Title (if any)

ALTA ALLOYS LLC

Company Name (if any)

1815 SOUTH SOTO STREET,

Mailing Address

Los Angeles, CA 90023

City, State, Zip

323-265-4040

Phone

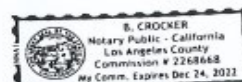
STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me this 15TH day of JULY, 2021 by Howard Farber, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

B. Crocker
Notary Public

(seal)



Received

JUL 20 2021

Revised 8/09

Planning Department

**Attachment 8: Resolution 195-2021
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 195-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 753**

WHEREAS, a request was made to amend the waste management conditions of approval for the existing metal recycling facility, within a 75,500 sq. ft. freestanding industrial building located at 9600 John Street, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the east side of John Street, with Accessor's Parcel Number of 8168-009-034, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Myron W. Reed, LLC 221 Vista Valle Verde Drive, Fallbrook, CA 92028; and

WHEREAS, the proposed amendment to Conditional Use Permit Case No. 753 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, on September 1, 2021, the City of Santa Fe Springs Planning and Development Department 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 September 1, 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 materials, 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 September 13, 2021 concerning the Amendment to Conditional Use Permit Case No. 753.

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 proposed project involves an update of existing conditions, address, and ownership information. No expansion of the subject facility 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 City's Zoning Ordinance, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

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

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

The metal recycling facility was originally approved by the Planning Commission on March 10, 2014. The applicant, Alta Alloys, LLC, is requesting an amendment of the Conditional Use Permit to modify the waste management conditions of approval, to change the property address from 12405 Los Nietos Road to 9600 John Street and to change the business ownership from the previous recognized owner, United Alloys and Metal, to the new current owner, Alta Alloys, LLC.

The Planning Commission finds that if the use continues to operate in strict compliance with the conditions of approval, the subject metal recycling facility would remain harmonious with adjoining properties and surrounding land uses.

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

The subject property, located at 9600 John Street, is currently developed with an existing industrial building totaling 75,500 sq. ft. in area. The Amendment of Conditional Use Permit request will allow the ongoing operation and maintenance of an existing metal recycling facility. No improvements, interior or exterior, are proposed with the current amendment. Alta Alloys, LLC is planning to operate in the same manner as what United Alloys had originally presented and, more importantly, what is recognized by the CUP. The Planning Commission, therefore, finds that proper consideration has been given towards the ongoing operation and maintenance of the existing metal recycling facility use, thus the general appearance and welfare of the community will be preserved.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 195-2021 to approve the Amendment to Conditional Use Permit Case No. 753, a request to amend the waste management conditions of approval for the existing metal recycling facility, within a 75,500 sq. ft. freestanding industrial building located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of September, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 753 CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE-RESCUE - ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868.0511 x 3812)

1. Permits and approvals. That the owner and developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
2. The owner and operator 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.
3. That the Owner and Operator shall not receive discarded major appliances and remove Materials that Require Special Handling (MRSH) on site unless the owner/operator is designated as a Certified Appliance Recycler by the Department of Toxic Substances Control Board.
4. That the Owner and Operator are prohibited from accepting any material that does not meet the definition of scrap metal pursuant to section 66260.10 of Title 22 of the California Code of Regulations.
5. That the Owner and Operator are prohibited from accepting any material defined as a hazardous waste pursuant to State of Federal law.
6. That the Owner and Operator must obtain an EPA identification number if any hazardous waste is generated at the facility.
7. That the Owner and Operator must implement storm water runoff best management practices to prevent contaminants from entering the storm drain system.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Chad Van Meeteren 562.868.0511 x 3811)

8. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.

9. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirements for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
10. The interior gates or fences are not permitted across require Fire Department access roads unless otherwise granted prior approved by the City Fire Department.
11. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
12. 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.
13. That prior to submitting plans to the Building Department of 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.
14. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
15. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
16. Provide two Fire Lane pathways for fire truck access and exit.
17. Provide approved method of fire protection for titanium storage.

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868.0511 x7545)

STREETS

18. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time."

The City will install the offsite signs and the owner shall pay the actual cost of sign installation. **(Satisfied)**

19. That owner and/or developer shall pay for the removal of three existing driveways located at the center of the property, construct full height curb & gutter per City Standard R-6.4A, install landscaping and re-stripe parking lot layout to accommodate northerly and southerly most driveways. **(Satisfied)**

MISCELLANEOUS

20. 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. A professional civil engineer registered in the State of California shall prepare the grading plan. The owner shall pay drainage review fees in conjunction with this submittal.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

21. That the applicant vacate the center driveways and re-construct the curb and gutter as required by the City's Public Works standards. That landscaping shall be installed to provide a continuous landscaping frontage along John Street. **(Satisfied).**
22. That the parking stalls adjacent to the street frontage shall be provided with wheel stops. The wheel stops shall be maintained and immediately repaired/replaced if damaged. **(Satisfied)**
23. That all material and merchandize shall not be visible from public view at all times.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409.7569)

24. 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 ~~Margarita Matson~~, **Maribel Garcia, Senior Management Analyst**, at (562) **868-0511 Ext. 7569** for said application. **(Revised)**
25. The applicant shall not knowingly transport loads containing more than 10% residue.

26. The applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. ~~Ord. 892, passed 4-22-99~~ **(Ord. 1003, passed 8-27-09) Penalty, see § 10.97. (Revised)**
27. The applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition # 26.
28. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia L. Jimenez 562.868.0511 x7356)

29. That this approval shall allow the applicant, ~~United Alloys and Metals~~ **Alta Alloys, LLC**, to establish, operate and maintain a 75,500 sq. ft. metal recycling facility at the subject property located at 9600 Johns Street. **(Revised)**
30. That the site or operation shall not operate any objectionable noises and shall operate in accordance with the Santa Fe Springs Municipal Code.
31. That all roof mounted equipment, roll up doors exhaust vents shall not be visible or shall be completely screened from view.
32. That all bollards adjacent to vacated driveway approaches shall be removed from the subject property. All potholes shall be properly filled and rehabilitated. **(Satisfied)**
33. No runoff of hazardous materials shall be generated from the business operation or said site.
34. That at a minimum, the landscape area eliminated by the proposed installation of the trash enclosure/ cardboard enclosure area be replaced by an equivalent landscape area. A landscape plan must be submitted to the Planning Department for review and approval immediately. **(Satisfied)**

35. That the empty drum storage and custom bin storage area be provided with slats (color to match the building). **(Satisfied)**
36. That the storage of drums and customs bins shall not exceed the height of the 8' high chain link fence and shall be completely screened from view. The height of the fence shall be measured from the lowest adjacent grade.
37. That the applicant shall provide truck turning radius on site plan to show that a semi-truck can enter and exit the site in a forward manner. **(Satisfied)**
38. That no more than three vehicles (two-24' flatbed trucks as well as one-pickup truck) shall be stored on-site per the approved plan.
39. That the applicant shall provide a note on the T.E. Elevation to clarify that it will be smooth stucco finish and painted to match the building's primary color. **(Satisfied)**
40. That the applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosures remain closed and locked at all times.
41. That the entire site shall be permanently maintained, free of trash, junk, debris, etc., and in an otherwise neat and attractive manner.
42. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area.
43. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No materials, sorted, baled, or otherwise, shall be stored outside the building (with the exception of the cardboard, empty drum, and custom bins which all have their own designated and fully screened storage areas).
44. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
45. 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.

46. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on John Street, use street as a staging area, or to back up onto the street from the subject property.
47. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
48. That the Applicant shall understand, and accept, that this Permit is solely being granted for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any State or regulatory local laws as they apply to the recycling activities.
49. That the Applicant, ~~United Alloys and Metals~~ **Alta Alloys, LLC** within thirty days of the approval of this Permit, shall submit and obtain approval for a Recycling Regulatory Permit from the Department of Police Services. **(Revised)**
50. That the Applicant shall not accept any salvage material from walk-in customers. Should the Applicant decide to accept salvage material, they should apply and be approved by the State for a Second Hand Dealers License prior to the acceptance of any walk-in material. The Applicant shall also understand that the acceptance of walk-in material without the proper State Licenses may be subject to criminal charges against him if it is found that the material being accepted was obtained in an illegal manner.
51. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
52. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
53. That CUP Case No. 753-1 shall be subject to a compliance review after one (1) year, on or before ~~March 10, 2015~~ **September 13, 2022**. Approximately three (3) months before September 13, 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 the conditions of approval as stated within the staff report. **(Revised)**
54. That the applicant, ~~United Alloys and Metals~~ **Alta Alloys, 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 CUP Case Permit No. 753, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised)**

55. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed
56. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
57. 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.



PUBLIC HEARING

CEQA – Exemption: Section 15332, Class 32 (In-fill Development Projects)

Lot Line Adjustment (LLA) Case No. 01-2021

Development Plan Approval (DPA) Case No. 984

LLA Case No. 01-2021: A request for approval to consolidate two existing parcels (APNs: 8168-002-803 & 8168-002-804) into a single parcel measuring 1.98 acres; and

DPA Case No. 984: A request for approval to allow for the expansion of an existing industrial building by adding 10,545 sq. ft. of new building area.

The subject property is located at 12103 Burke Street (APNs: 8168-002-803 & 8168-002-804), within the M-2, Heavy Manufacturing, Zone. (FS&L Architects)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 01-2021 and Development Plan Approval Case No. 984, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and program of the City's General Plan; and
- Find that the subject Lot Line Adjustment is consistent with the City's General Plan, Zoning Ordinance, and Building Code, and will not create a greater number of parcels than originally existed; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Projects), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Lot Line Adjustment Case No. 01-2021 and Development Plan Approval Case No. 984, subject to the conditions of approval as contained within Resolution No. 197-2021; and
- Adopt Resolution No. 197-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: FS&L Architect
George Lafferty
1600 Genessee Street
Suite 837
Kansas City, MO 64102
- B. Property Owner(s): Sprint Spectrum L.P.
6100 Sprint Parkway,
Overland Park, KS 66251
- C. Location of Proposal: 12103 Burke Street
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Section 15332, Class 32 Exemption
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The proposed development, located at 12103 Burke Street, is comprised of two parcels (APNs: 8168-002-803 & 8168-002-804) measuring 1.03 acres and .95 acre, respectively. The subject property is located on the north side of Burke Street, zoned M-2 (Heavy Manufacturing), and is currently occupied by T-Mobile as a data and equipment storage facility. Industrial uses are located on all four sides. Parcel 1 (APN: 8168-002-803) is currently developed with an existing 15,733 sq. ft. concrete tilt-up industrial building, while Parcel 2 (APN: 8168-002-804) is currently use for equipment storage, and parking.

The applicant, FS&L Architects, is proposing to expand the existing 15,733 sq. ft. industrial building by constructing a 10,545 sq. ft. addition to the southeast portion of the building. In accordance with the City's Zoning Ordinance, a Development Plan Approval is required for the new building addition. Additionally, since the site is made up of two separate parcels that cannot independently stand on their own, the applicant is required to consolidate both parcels as part of the proposed building expansion.

LOT LINE ADJUSTMENT CASE NO. 01-2021

The proposed Lot Line Adjustment will effectively consolidate the two (2) existing parcels that currently make-up the subject property. As mentioned previously, Parcel 1 (APN: 8168-002-803) is currently developed with an existing 15,733 sq. ft. concrete tilt-up industrial building, while Parcel 2 (APN: 8168-002-804) is currently use for equipment storage, and parking.

As shown in the attached plans (Attachment #3), the proposed Lot Line Adjustment will involve the removal of an existing common property line between Parcels 1 and 2 (APNs: 8168-002-803 & 8168-002-804), resulting in a single parcel measuring 1.98 acres.

Existing:

Parcel "1" -	44,896 sq. ft. (approx. 1.03 acres)
Parcel "2" -	41,487 sq. ft. (approx. 0.95 acres)
	86,235 sq. ft. (approx. 1.98 acres)

Proposed:

Parcel "A" -	86,235 sq. ft. (approx. 1.98 acres)
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SUBDIVISION MAP ACT REQUIREMENT

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments comprised of four or fewer existing adjoining parcels are exempt from the provisions of the Subdivision Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building Ordinances, and that the Lot Line Adjustment is approved by the local agency or advisory agency.

Please Note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the Lot Line Adjustment will conform to the local General Plan, any applicable Specific Plan, any applicable Coastal Plan, and Zoning and Building Ordinances. A local agency or advisory agency shall not impose conditions or exactions on its approval of a Lot Line Adjustment except to conform to the local General Plan, any applicable Specific Plan, any applicable Coastal Plan, and Zoning and Building Ordinances, to require the prepayment of real property taxes prior to the approval of the Lot Line Adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

DEVELOPMENT PLAN APPROVAL CASE NO. 984**Site Plan**

As previously mentioned, the applicant is proposing to expand the existing 15,733 sq. ft. industrial building by constructing a 10,545 sq. ft. addition to the southeast portion of

the building. The proposed addition will be setback a minimum of 40 ft. from the front property line along Burke Street. The subject property will be accessed by the two existing driveways along Burke Street for ingress and egress. The main entrance is accessed from the northwest driveway, while the southeast driveway will be utilized for deliveries and additional parking. The applicant is also proposing two (2) 16,000 gallon fuel tanks (Attachment 3) between the northerly property line and the new addition. Additionally, the applicant is proposing to replace the existing fence near the northerly property line with a new eight (6) foot tall chain-link fence with privacy slats to adequately screen the existing and proposed equipment.

Floor Plan

The floor plan indicate that the existing building is 15,733 sq. ft. The proposed 10,545 sq. ft. addition will designate 4,960 sq. ft. as cabinet room, 1,263 sq. ft. as switchgear room A, 1,410 sq. ft. as switchgear room B, 1,019 sq. ft. as generator room A, and 1,009 sq. ft. as generator room B. The subject building, with the proposed addition, will have total building area of 26,278 sq. ft.

Elevation

The elevations indicate that the proposed addition will have the same architectural design as the existing building. The main entry to the proposed addition will be located along the south elevation with additions auxiliary entries located along the north and south elevation. The proposed addition will also be accessible interiorly through the existing building. It should be noted that all proposed exterior mechanical equipment (transformers & switchgear) associated with the project will be located behind the existing 8 ft. high perimeter block wall along Burke Street and thus will not be visible from the street. Furthermore, the design of the addition will mimic the existing building with the same color tone and materials use.

Parking Requirement

As proposed, the project is required to provide a total of 49 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 6,278 sq. ft. = 9 stalls.

A total of 50 parking stalls will be provided throughout the development: 48 standard stalls and 2 accessible stalls. Therefore, the project exceeds the minimum requirements as set forth in the City's Zoning Ordinance.

Trash Enclosures

According to the site plan, the subject property will utilize the existing trash enclosure (396 sq. ft.) located at the northeast corner of the property. Said trash enclosure is currently screened by the existing 8 ft. high perimeter wall.

STREETS AND HIGHWAYS

The subject site is located on the north side of Burke Street. Burke Street is designated as a local industrial street, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>ALS West Coast Logistics</u> (12202 Slauson Ave)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Iron Mountain</u> (12128 Burke St.)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Spicers Paper Inc.</u> (12310 Slauson Ave)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Multi-Tenant Industrial</u> (12020 Slauson Ave.)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 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 August 26, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on September 2, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

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 Section 15332, Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set

forth in Government Code Section 65962.5.

CRITERIA FOR GRANTING A LOT LINE ADJUSTMENT

The Commission should note that in accordance with Section 66412 of the State's Subdivision Map Act, before granting a Lot Line Adjustment, the Commission shall give consideration to the following:

- A) The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.
- B) The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances.

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

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

- A) That the proposed development is in conformance with the overall objectives of this chapter.
- B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this

section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 197-2021, staff finds that Development Plan Approval Case No. 984 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the subject 10,575 sq. ft. building addition and appurtenant improvements; and Lot Line Adjustment Case No. 01-2021 meets and satisfies the criteria set forth in Section 66412 of the State's Subdivision Map Act.

AUTHORITY OF PLANNING COMMISSION:

Lot Line Adjustment:

The Planning Commission has the authority, subject to the procedures set forth in Section 66412 of the State's Subdivision Map Act to grant a Lot Line Adjustment when it has been found that said adjustment is consistent with the requirements, intent and purpose of the City's General Plan, Zoning Ordinance and Building ordinances. The Commission may grant, or deny approval of a Lot Line Adjustment based on the evidence submitted and upon its own study and knowledge of the circumstances involved.

Development Plan Approval:

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

CONDITIONS OF APPROVAL

Conditions of approval for the proposed project is attached to Resolution 197-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Lot Line Adjustment Map
3. Full Set of Plan
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Resolution 197-2021
 - a. Exhibit A – Conditions of Approval

**Attachment 1
Aerial Photograph**



12103 Burke Street

Attachment 2
Lot Line Adjustment Map

EXHIBIT "A"

SHEET 1 OF 2

LLA NO. 2021-___

EXISTING LEGAL DESCRIPTIONS

APN: 8168-002-803

PARCEL 7, OF PARCEL MAP NO. 20925, AS PER MAP FILED IN BOOK 235 PAGES 53 THROUGH 59, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHEASTERLY 42.98 FEET SHOWN AS PARCEL 2 IN THE "GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE", RECORDED FEBRUARY 2, 1995 AS INSTRUMENT NO. 95-180488 AND RE-RECORDED JULY 21, 1995 AS INSTRUMENT NO. 95-1188386, BOTH OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED AUGUST 21, 1983 IN DEED RECORDED IN BOOK D2153 PAGE 138, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED FEBRUARY 17, 1960 AS INSTRUMENT NO. 1635 IN BOOK D752 PAGE 337, OFFICIAL RECORDS.

APN: 8168-002-804

BEING A PORTION OF PARCEL 10, OF PARCEL MAP NO. 20926, AS PER MAP FILED IN BOOK 236 PAGES 53 THROUGH 59, INCLUSIVE, OF PARCEL MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 7 OF SAID PARCEL MAP; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 7, SOUTH 39°05'44" WEST 42.98 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50°54'16" EAST 232.83 FEET; THENCE SOUTH 39°05'44" WEST 14.00 FEET; THENCE SOUTH 50°54'16" EAST 34.48 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 10; THENCE SOUTHWESTERLY ALONG SAID LINE, SOUTH 39°54'49" WEST 126.25 FEET; THENCE WESTERLY ALONG SAID LINE SOUTH 87°56'57" EAST 15.47 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 10, SAID POINT ALSO BEING THE BEGINNING OF A RADIAL CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 86.68 FEET, THROUGH A CENTRAL ANGLE OF 85°47'53"; THENCE NORTH 83°34'50" WEST 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 57.03 FEET, THROUGH A CENTRAL ANGLE OF 32°40'34"; THENCE NORTH 50°54'16" WEST 79.48 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 10; THENCE NORTHEASTERLY A LONG SAID LINE NORTH 39°05'44" EAST 178.50 FEET TO THE TRUE POINT OF BEGINNING, SHOWN AS PARCEL 3 IN THE "GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE", RECORDED FEBRUARY 2, 1995 AS INSTRUMENT 96-180488 AND RE-RECORDED JULY 21, 1995 AS INSTRUMENT NO. 95-1188388, BOTH OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AU. OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED AUGUST 21, 1963 IN DEED RECORDED IN BOOK D2153 PAGE 138, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED FEBRUARY 17, 1980 AS INSTRUMENT NO. 1635 IN BOOK D752, PAGE 337, OFFICIAL RECORDS.

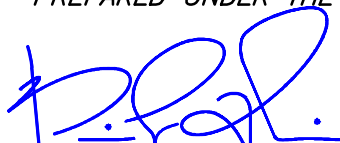
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PREPARED BY:

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PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2021

4/13/21
DATE



EXHIBIT "A"

SHEET 2 OF 2

LLA NO. 2021-____
PROPOSED LEGAL DESCRIPTIONS

PARCELS 2 AND 3 OF GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 94-05, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED JULY 21, 1995 AS INSTRUMENT NO. 95-1188386 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2;

THENCE ALONG THE BOUNDARY LINES OF SAID PARCELS 2 AND 3, THE FOLLOWING (9) NINE COURSES:

1. SOUTH 50°54'16" EAST 485.33 FEET;
2. SOUTH 39°05'44" EAST 34.48 FEET;
3. SOUTH 50°54'16" EAST 126.25 FEET;
4. NORTH 87°56'57" WEST 15.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 58.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 87°56'57" WEST;
5. NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 85°37'43", AN ARC LENGTH OF 86.68 FEET;
6. NORTH 83°34'50" WEST 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;
7. WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 32°40'34", AN ARC LENGTH OF 57.03 FEET;
8. NORTH 50°54'16" WEST 304.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 27.00 FEET;
9. NORTH 39°05'44" EAST 151.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1.984 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

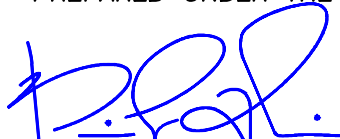
Last Update: 4/13/21
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PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:



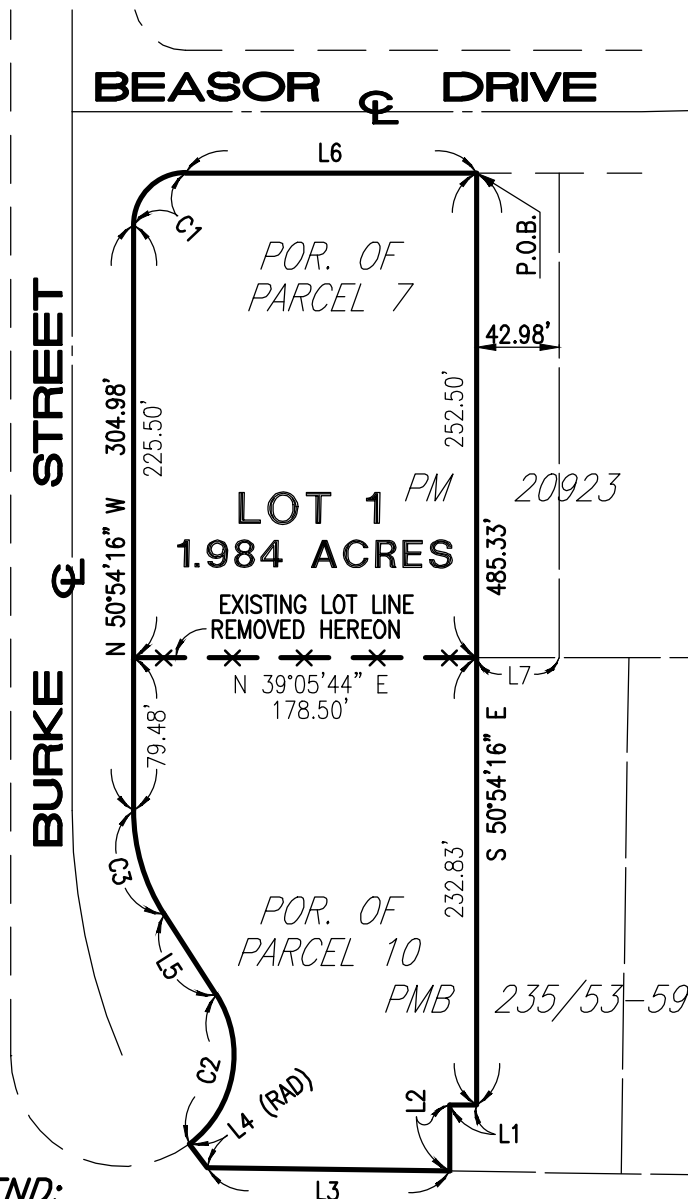
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2021

4/13/21
DATE



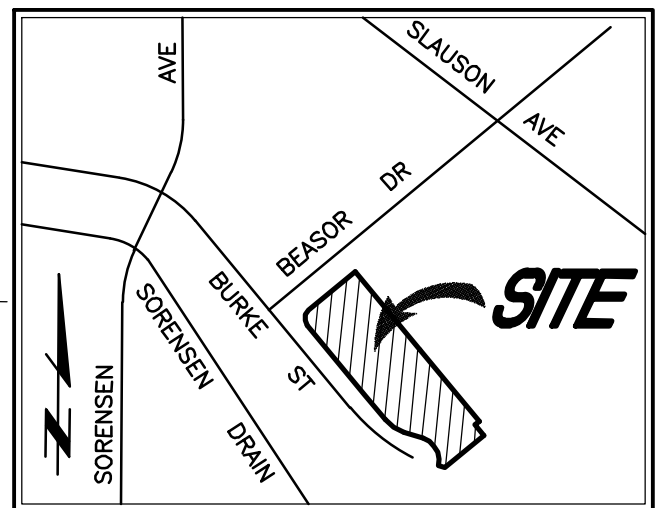
LLA NO. 2021-___

PLAT



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 39°05'44" W	14.00'
L2	S 50°54'16" E	34.48'
L3	S 39°54'49" W	126.25'
L4	N 87°56'57" W	15.47'
L5	N 83°34'50" W	50.00'
L6	N 39°05'44" E	151.50'
L7	N 39°05'44" E	42.98'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	90°00'00"	27.00'	42.41'
C2	85°37'43"	58.00'	86.68'
C3	32°40'34"	100.00'	57.03'

**LEGEND:**

- P.O.B. — POINT OF BEGINNING
- * * * * * NEW/ADJUSTED PROPERTY LINE
- — — — — OLD PROPERTY LINE
- - - - - EXISTING R/W LINE
- - - - - CENTERLINE

Last Update: 4/13/21
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PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature]
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2021

4/13/21

DATE

N.T.S.



**Attachment 3
Full Set of Plan**

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SUBJECT PROPERTY AREA SUMMARIES

AREA OF SUBJECT PROPERTY:
PARCEL: 88,153 SQUARE FEET (BOTH LOTS)
EXISTING BUILDING: 15,733 SQUARE FEET
PROPOSED BUILDING: 10,545 SQUARE FEET
PERCENT OF LOT COVERAGE: 30%

PARKING:
ON SITE PARKING REQUIRED: 49 STALLS
ON SITE PARKING PROVIDED: 50 STALLS

LANDSCAPING
M-2 ZONE PER 155.260

25 SF REQ. PER 1 LF STREET FRONTAGE
179 LF @ BESOR DR + 491 LF @ BURKE STREET
= 670 LF STREET FRONTAGE X 25 SF
= **16,750 SF LANDSCAPING REQUIRED**
18,073 SF LANDSCAPING PROVIDED

*EXISTING STREET FRONTAGE AND ASSOCIATE
LANDSCAPING IS NOT BEING REVISED AS PART
OF THIS SCOPE OF WORK

TRASH ENCLOSURE:
M-2 ZONE PER 155.261 (D)

TRASH ENCLOSURE REQUIRED:
(1) AT MIN. 4'-6" WIDE X 6'-0" LONG, WALL 5' HIGH

AREA OF TRASH ENCLOSURE PROVIDED:
(1) AT 18'-0" WIDE X 22'-0" LONG, WALL 8' HIGH
(EXISTING)

PROPOSED USE OF
SUBJECT PROPERTY

EXPANSION OF EXISTING BUILDING AT ADJACENT
VACANT LOT. EXPANSION INCLUDES 10,000 SF OF NEW
INTERIOR SPACE FOR CABINET ROOM, (2) ELECTRICAL
SWITCH GEARS AND GENERATORS. ALL NEW WALLS TO
MATCH EXISTING IN HEIGHT.

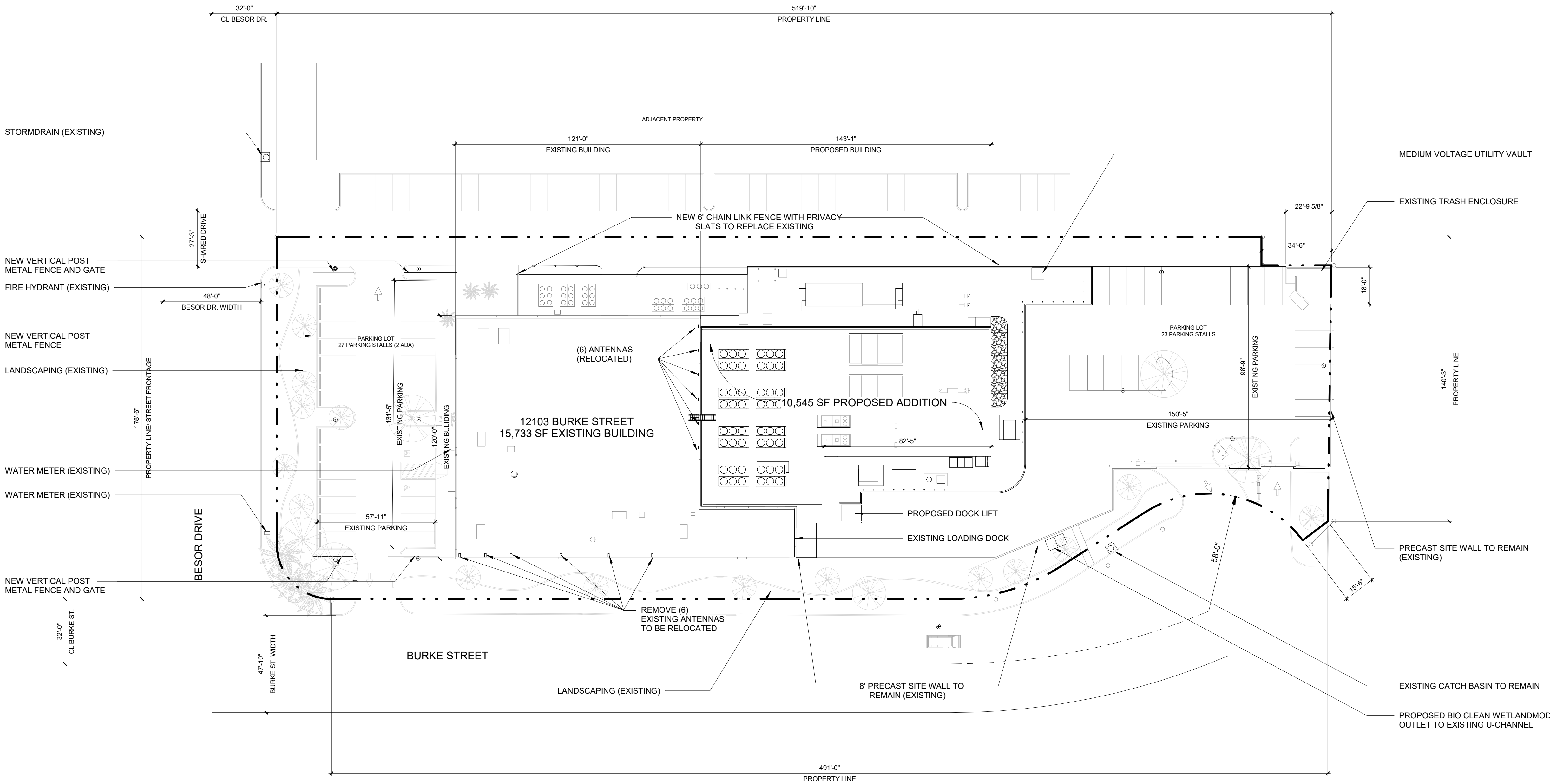
TWO NEW STAND-BY GENERATORS WILL BE PLACED
INSIDE THE NEW ENCLOSURE WITH SOUND
ATTENUATION AT THE EAST WALL. THESE NEW
GENERATORS WILL BE ADJACENT TO THE NEW
SWITCHGEARS. THE CONDENSERS WILL BE PLACED ON
THE NEW ROOF.

REVISIONS			
ISSUE	DATE	DESCRIPTION	DRAFTER

PLOT PLAN DETAILS

PROPERTY OWNER:
T-MOBILE
6100 SPRINT PARKWAY
OVERLAND PARK, KS 66251
913-315-5030
RAY LOPEZ

ARCHITECT:
FS&L ARCHITECTS
1600 GENESEE ST., SUITE 837
KANSAS CITY, MO 64102
816-421-4133
GEORGE LAFFERTY, AIA



DEVELOPMENT PLAN APPROVAL
NOT FOR CONSTRUCTION

FS&L Architects
ARCHITECTS/PLANNERS

1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

DRAFTER Author	DATE
CHKD BY Checker	DATE
ENGR	DATE
APPROVED BY Approver	DATE
RELEASE NUMBER	

T Mobile

T-MOBILE
SANTA FE SPRINGS, CA SWITCH
BUILDING FACILITY UPLIFT

12103 BURKE STREET
SANTA FE SPRINGS, CA 90670

NEW WORK SITE PLAN

1" = 30'-0"

1

SITE PLAN (DPA
SUBMITTAL)

SHEET TITLE

SHEET A1

SFSPCAPO

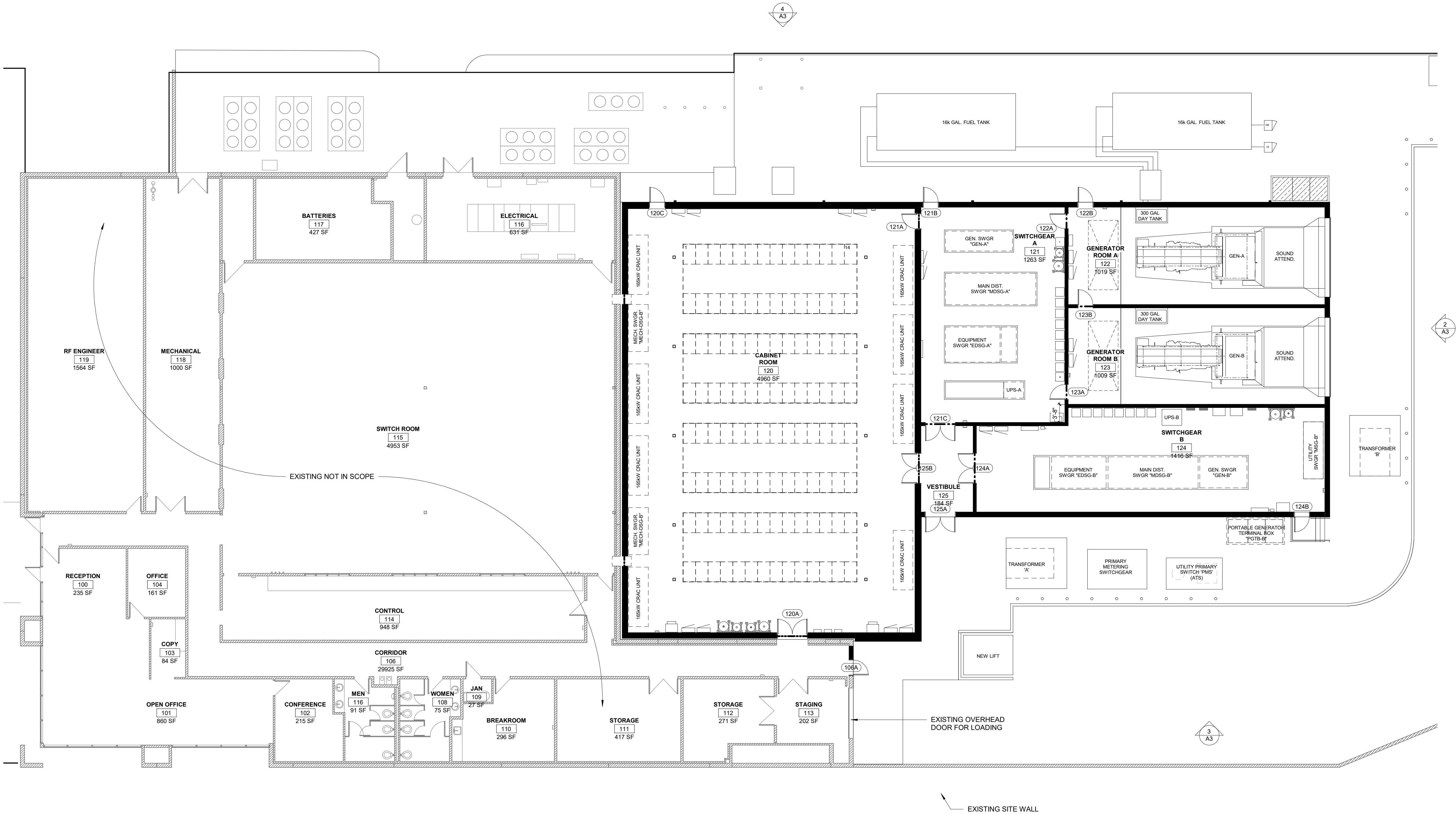
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REVISIONS			
ISSUE	DATE	DESCRIPTION	DRAFTER

PLOT PLAN DETAILS
PROPERTY OWNER:
T-MOBILE
6100 SPRINT PARKWAY
OVERLAND PARK, KS 66251
913-315-5030
RAY LOPEZ
ARCHITECT:
FS&L ARCHITECTS
1600 GENESSEE ST., SUITE 837
KANSAS CITY, MO 64102
816-421-4133
GEORGE LAFFERTY, AIA

OFFICE SPACES		WAREHOUSE / INDUSTRIAL	
RECEPTION	235	MECHANICAL	1,000
OFFICE	161	BATTERIES	427
COPY	84	ELECTRICAL	631
OPEN OFFICE	860	SWITCHROOM	948
CONFERENCE	215	STORAGE 111	417
BREAKROOM	296	STORAGE 217	271
RF ENGINEERING	1,564	STAGING	202
CONTROL	948	CABINET ROOM	4,960
TOTAL	4,363 SF	SWITCHGEAR A	1,263
		SWITCHGEAR B	1,416
		GENERATOR A	1,019
		GENERATOR B	1,009
		TOTAL	13,563 SF



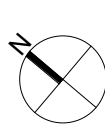
DEVELOPMENT PLAN APPROVAL
NOT FOR CONSTRUCTION

FS&L Architects
ARCHITECTS/PLANNERS

1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

T Mobile

T-MOBILE
SANTA FE SPRINGS, CA SWITCH
BUILDING FACILITY UPLIFT
12103 BURKE STREET
SANTA FE SPRINGS, CA 90670



NEW WORK FLOOR PLAN (DPA)

3/32" = 1'-0"

1

FLOOR PLAN (DPA
SUBMITTAL)

SHEET TITLE

SHEET A2

SFSPCAPO

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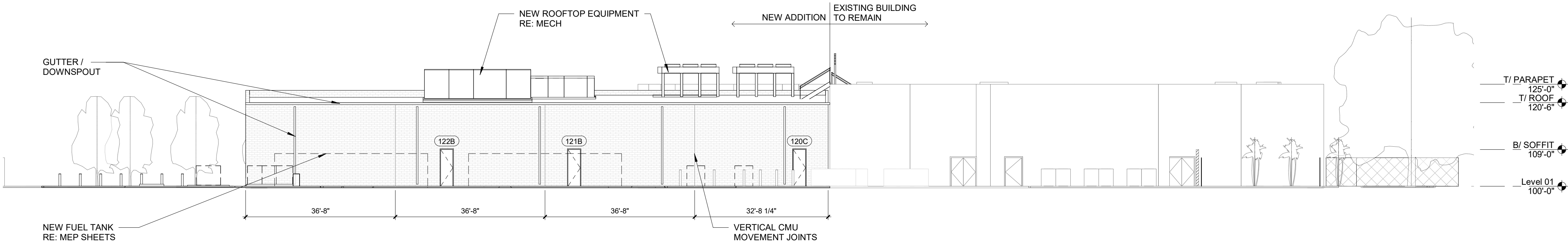
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REVISIONS			
ISSUE	DATE	DESCRIPTION	DRAFTER

PLOT PLAN DETAILS

PROPERTY OWNER:
T-MOBILE
6100 SPRINT PARKWAY
OVERLAND PARK, KS 66251
913-315-5030
RAY LOPEZ

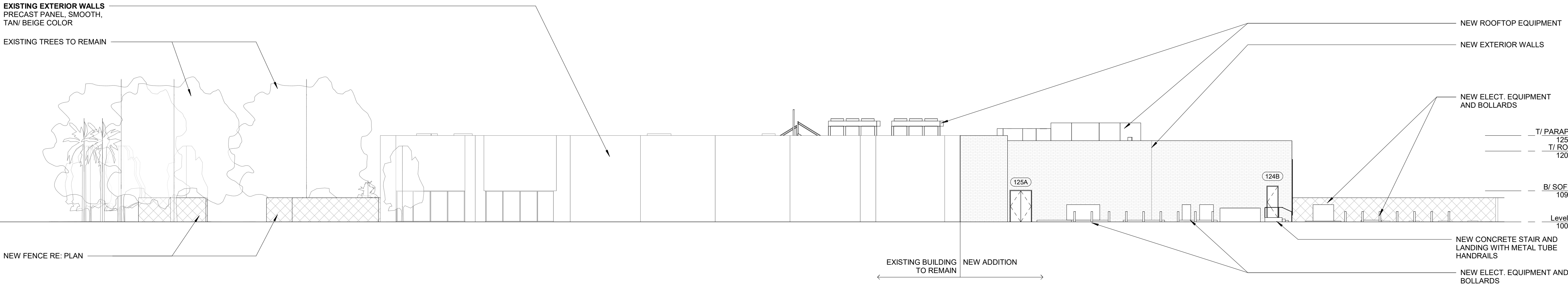
ARCHITECT:
FS&L ARCHITECTS
1800 GENESSEE ST., SUITE 837
KANSAS CITY, MO 64102
816-421-4133
GEORGE LAFFERTY, AIA



NORTH ELEVATION

1/16" = 1'-0"

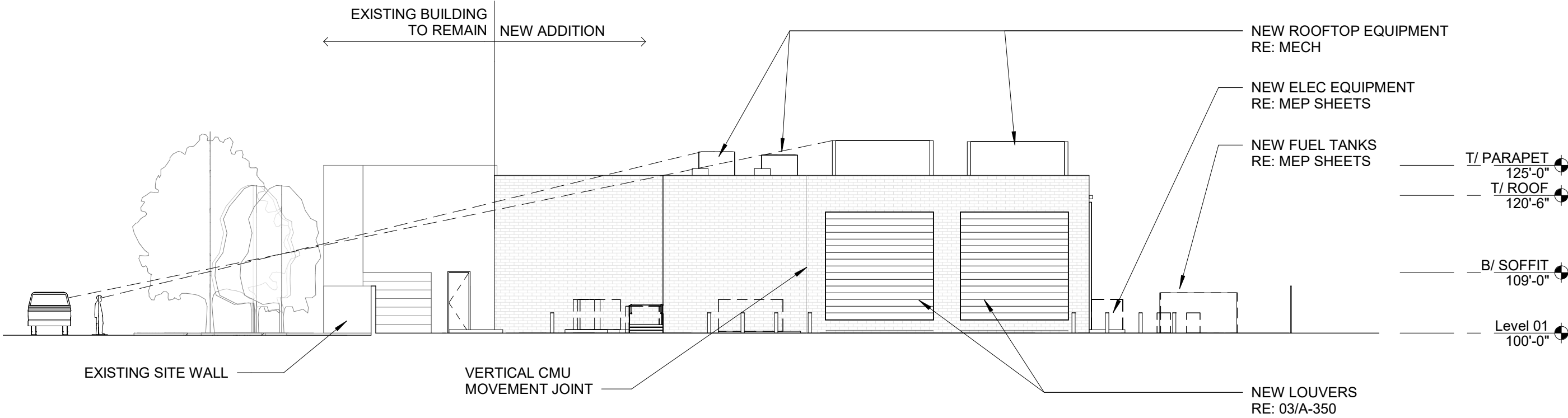
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SOUTH ELEVATION

1/16" = 1'-0"

3



EAST ELEVATION

1/16" = 1'-0"

2



WEST ELEVATION

1/16" = 1'-0"

1

DEVELOPMENT PLAN APPROVAL
NOT FOR CONSTRUCTION

FS&L Architects
ARCHITECTS/PLANNERS

1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

T Mobile

T-MOBILE
SANTA FE SPRINGS, CA SWITCH
BUILDING FACILITY UPLIFT

12103 BURKE STREET
SANTA FE SPRINGS, CA 90670

ELEVATIONS (DPA
SUBMITTAL)

SHEET TITLE

SHEET A3

SFSPCAPO

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Existing Site (Google Map 3D)

3" = 1'-0"

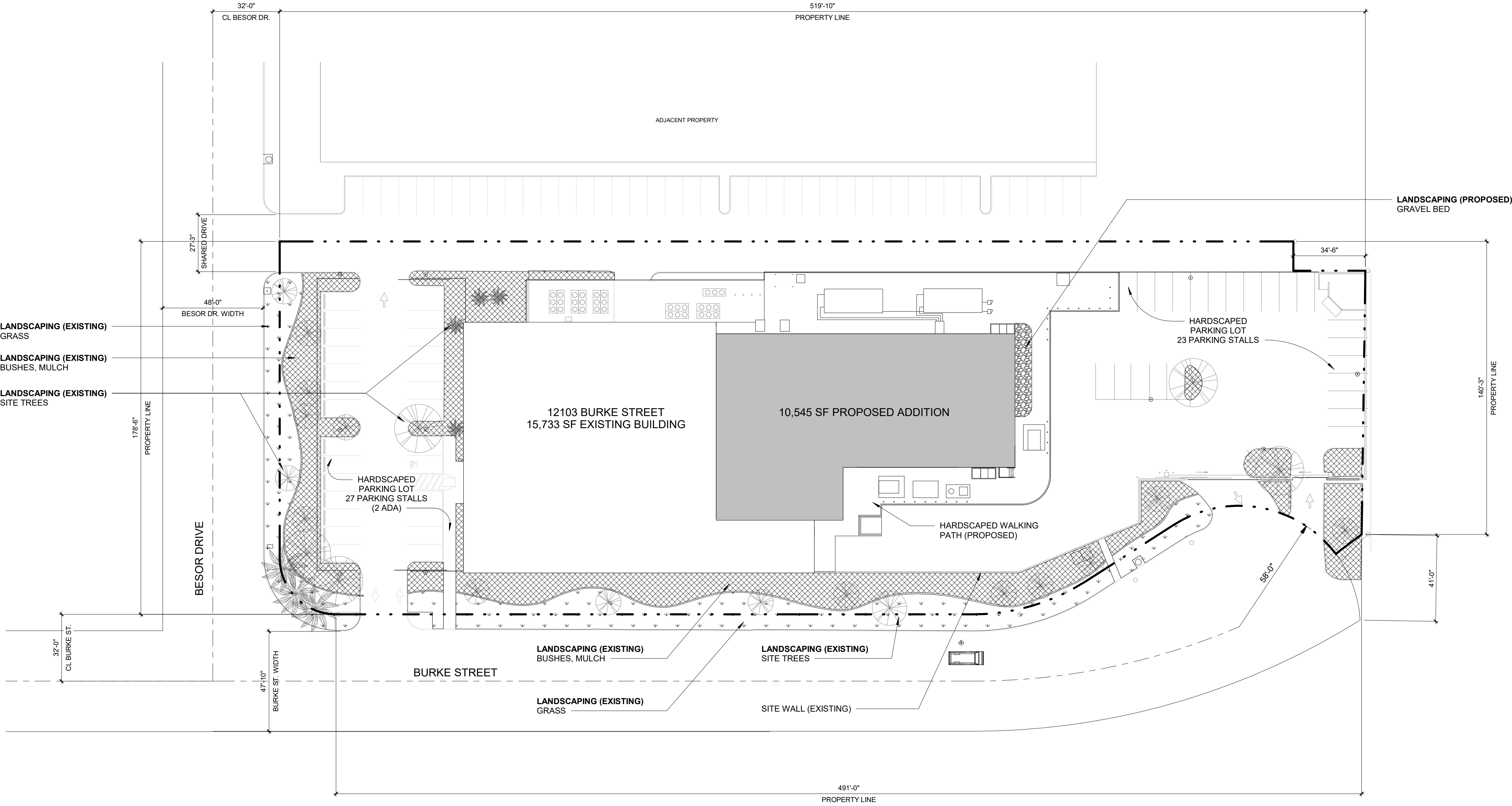
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REVISIONS			
ISSUE	DATE	DESCRIPTION	DRAFTER

PLOT PLAN DETAILS

PROPERTY OWNER:
T-MOBILE
6100 SPRINT PARKWAY
OVERLAND PARK, KS 66251
913-315-5030
RAY LOPEZ

ARCHITECT:
FS&L ARCHITECTS
1600 GENESSEE ST., SUITE 837
KANSAS CITY, MO 64102
816-421-4133
GEORGE LAFFERTY, AIA



DEVELOPMENT PLAN APPROVAL
NOT FOR CONSTRUCTION

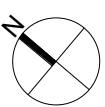
FS&L Architects
ARCHITECTS/PLANNERS

1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

T Mobile

T-MOBILE
SANTA FE SPRINGS, CA SWITCH
BUILDING FACILITY UPLIFT

12103 BURKE STREET
SANTA FE SPRINGS, CA 90670



PRELIMINARY LANDSCAPE PLAN

1" = 30'-0"

1

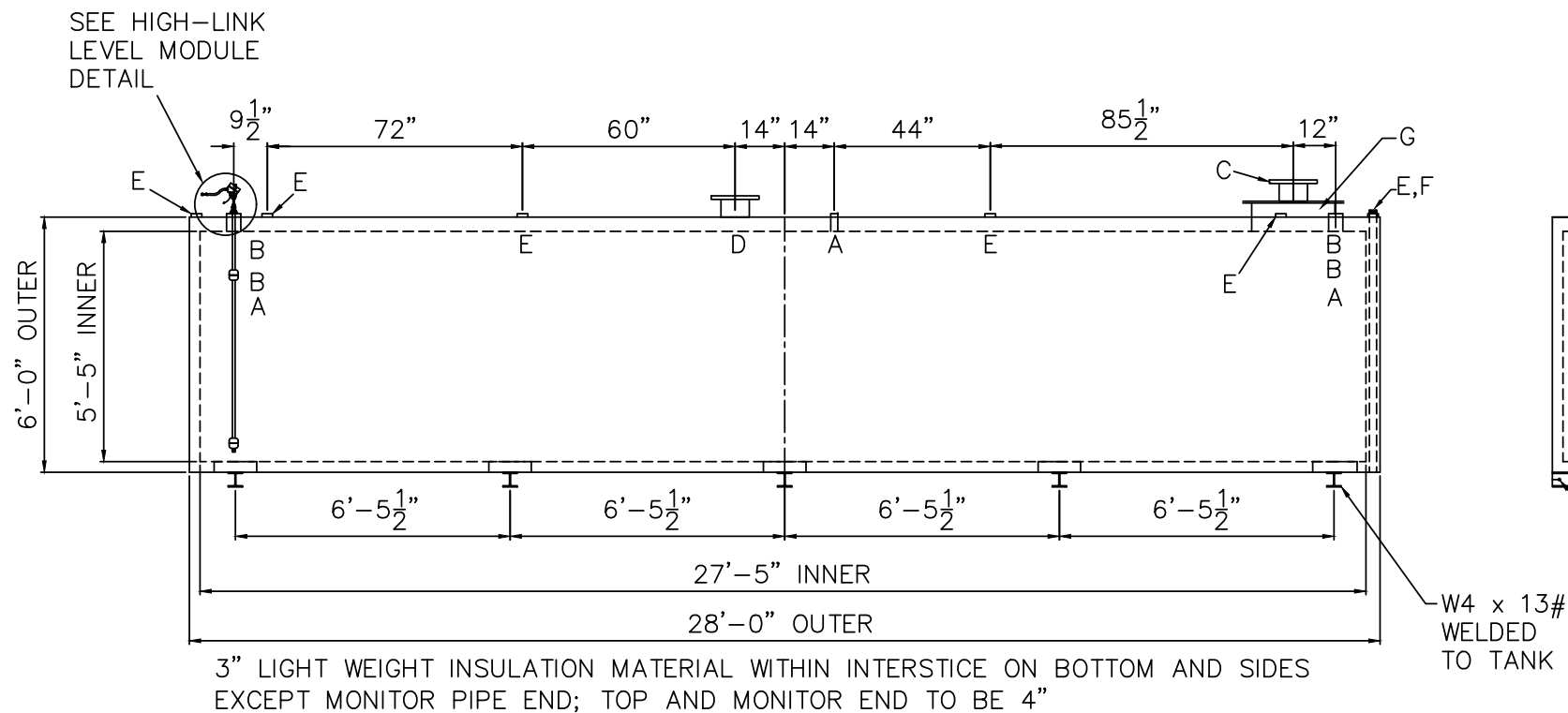
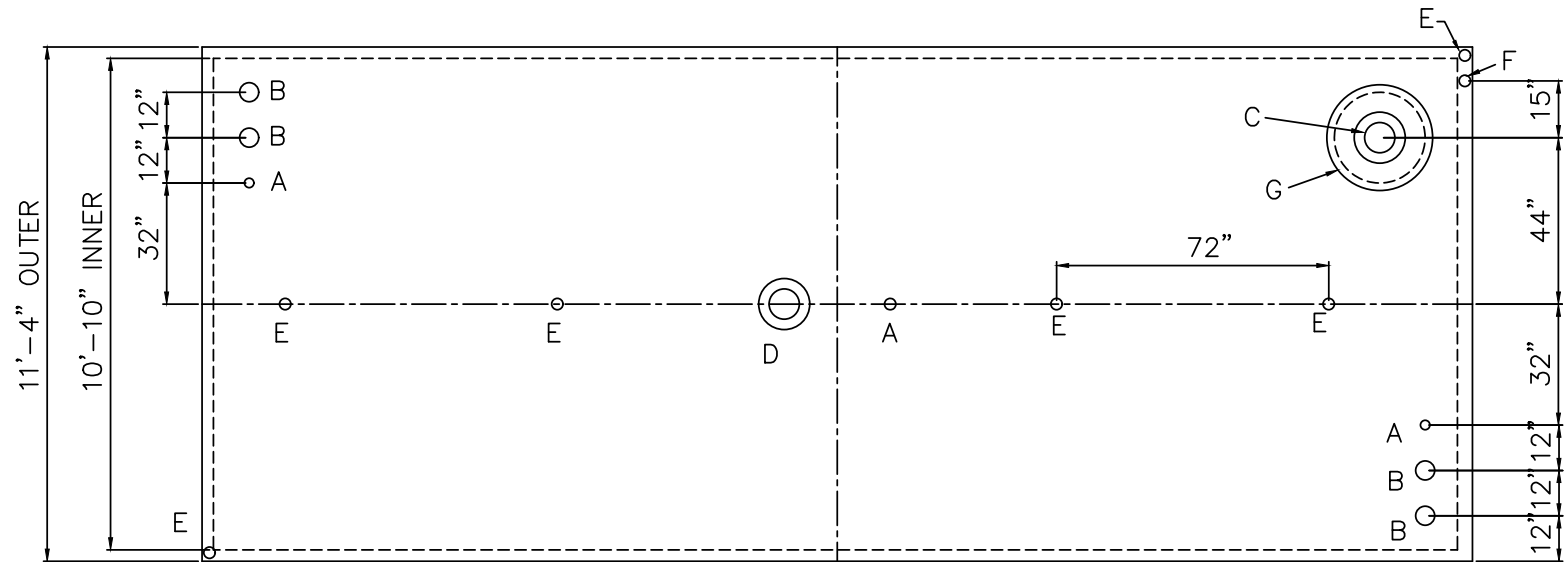
LANDSCAPE PLAN (DPA
SUBMITTAL)

SHEET TITLE
SHEET A4

SFSPCAPO

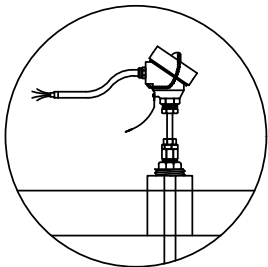
SHIP LOOSE

- (2) 8" FLANGED EMERGENCY VENTS
- (1) HIGH-LINK LEVEL SHIELD MODEL# LS_XEXD_2000 79" LONG & BUSHING WITH LS_LINK_GPRS COMMUNICATION BOX.

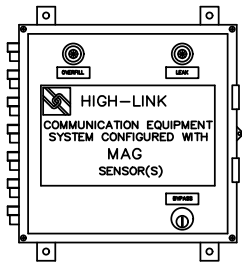


NOTE: ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF HIGHLAND TANK®. HIGHLAND TANK® SHALL BE RESPONSIBLE ONLY FOR ITEMS INDICATED ON THIS FABRICATION DRAWING UNLESS OTHERWISE NOTED. CUSTOMER IS RESPONSIBLE FOR VERIFYING CORRECTNESS OF SIZE AND LOCATION OF FITTINGS, ACCESSORIES, AND COATINGS SHOWN ON THIS DRAWING.

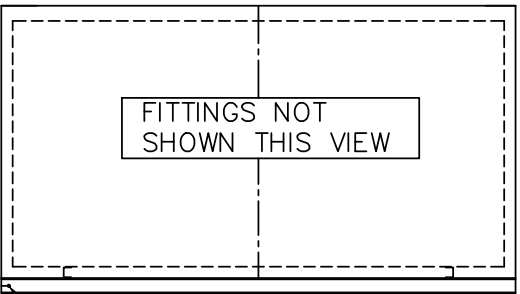
TOUCH UP OF FINISHED PAINT IS REQUIRED BY INSTALLATION CONTRACTOR. TOUCH UP PAINT SHIPPED WITH TANK.



HIGH-LINK LEVEL SHIELD DETAIL



COMMUNICATION BOX DETAIL



5/8" Ø GROUNDING HOLE IN SUPPORT

W4 x 13# WELDED TO TANK

DESIGN DATA

CAPACITY : 12,000 GALLON
TYPE: FIREGUARD® RECTANGULAR
FIREGUARD® IS A TRADEMARK OF THE STEEL TANK INSTITUTE
NO. REQ. – –
OPERATING PRESSURE – ATMOSPHERIC
SPECIFIC GRAVITY = 1.0
TANK MATERIAL – MILD CARBON STEEL
THICKNESS – INNER – 1/4"
THICKNESS – OUTER – 1/4"
MIN. GAUGE OR THICKNESS (PER U.L. 2085)
CONSTRUCTION – INNER – LAP WELD OUTSIDE ONLY
CONSTRUCTION – OUTER – LAP WELD OUTSIDE ONLY
TANK TEST – INNER – 1.5 TO 3 PSIG
OUTER – 1.5 TO 3 PSIG
INT. FINISH – NONE
EXT. FINISH – SP-6 BLAST, FINISH PAINT WHITE
LABEL– UL 2085 AND FIREGUARD® PER sti

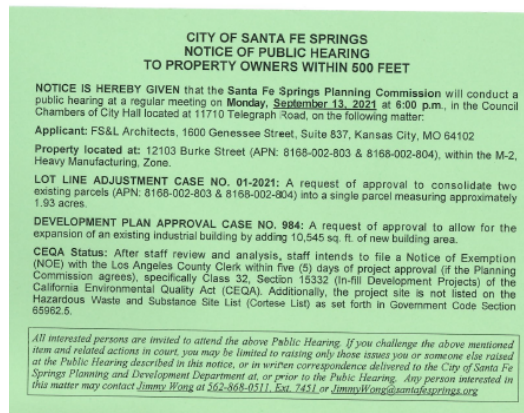
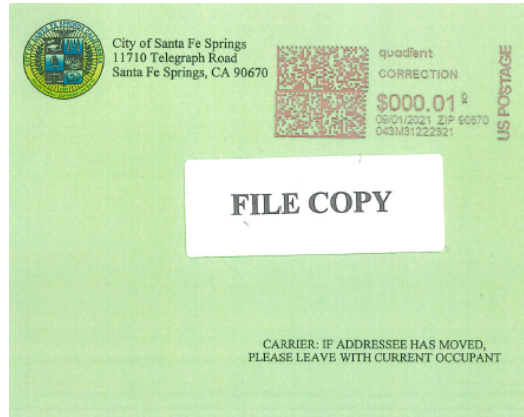
LEGEND

A	2" FEMALE FIREGUARD COUPLING
B	4" FEMALE FIREGUARD COUPLING
C	8" FFSO 150# FLANGE – PRIMARY EMERGENCY VENT USE ONLY
D	8" FFSO 150# FLANGE THROUGH OUTER SHELL ONLY, MARK WITH SPECIAL WARNING LABEL INTERSTITIAL EMERGENCY VENT USE ONLY
E	2" FITTING THROUGH OUTER SHELL ONLY WITH CAST IRON PLUG – FOR MFG USE ONLY
F	2" INTERSTITIAL MONITOR PIPE – MALE NPT END
G	24" TIGHT BOLT MANWAY WITH "C" MOUNTED IN COVER & 1/8" FIBREFLEX GASKET

NOTES:
STRIKER PLATES ARE NOT SUPPLIED ON FIREGUARDS® UNLESS SPECIFIED

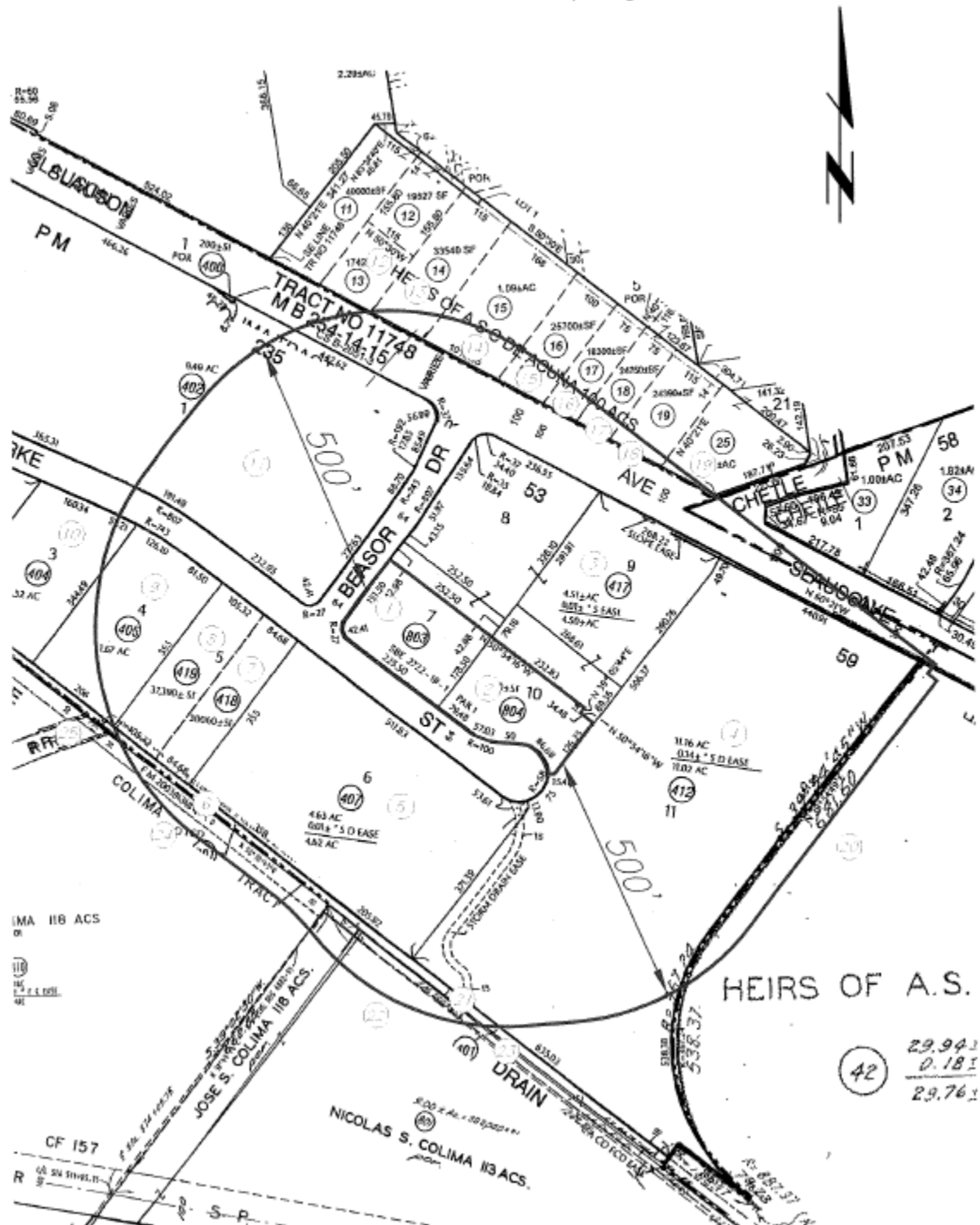
△					
		Highland Tank			
UNLESS NOTED, TOLERANCES ARE +/- 1"					
12,000 GAL REC. FIREGUARD®					
PATENT: 5,695,089 PATENT: 5,809,650					
CUSTOMER:					
PROJECT:					
QUOTE NO:				CHK'D BY:	
SCALE: 1/4"=1'-0"		DATE:		DWG. NO: 12000FGREC	

Attachment 4 Public Hearing Notice



Attachment 5
Radius Map for Public Hearing Notice
500' RADIUS MAP
T-Mobile Santa Fe Springs

SHEET 1 OF 1



Attachment 6
Resolution 197-2021

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 197-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
LOT LINE ADJUSTMENT (LLA) NO. 01-2021
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 984**

WHEREAS, a request was filed for Lot Line Adjustment No. 01-2021 to consolidate two existing parcels (APNs: 8168-002-803 & 8168-002-804) into a single parcel measuring approximately 1.98 acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 984 to allow for the expansion of an existing industrial building by adding 10,545 sq. ft. of new building area; and

WHEREAS, the subject property is located on the north side of Burke Street, with Accessor's Parcel Numbers of 8168-002-803 & 8168-002-804, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Sprint Spectrum L.P., 6100 Sprint Parkway, Overland Park, Kansas, 66251; and

WHEREAS, the proposed Lot Line Adjustment No. 01-2021, and Development Plan Approval Case No. 984 are considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15332-Class 32 (In-fill Development Projects); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on September 2, 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 August 26, 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 materials, 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 September 13, 2021, concerning Lot Line Adjustment No. 01-2021 and Development Plan Approval Case No. 984.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA); and as a result, the project is subject to the City's environmental review process. The project, however, qualifies as an in-fill development pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), categorical exemption as follows:

- (A) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project is consistent with applicable General Plan designation, applicable policies and M-2, Heavy Manufacturing, Zone and regulations.

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

Policy	Consistency
Policy 11.1: Assist and encourage all small business throughout the City.	The proposed addition will assist the existing owner to expend their current operation and allow them to continue to operate in our City.
Policy 11.2 Work with property owners who wish to upgrade and expand their facilities.	The proposed addition will provide an upgrade to the current building by allow the owner to expand their facility.

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

The proposed project occurs within the city limits of Santa Fe Springs on an approximate 1.98-acre site. The proposed building expansion will disturb approximately .47 acres of the existing 1.98 acre site, and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. In addition, the subject property is surrounded by existing urban industrial developments and uses.

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

The project has no value as habitat for endangered, rare or threatened species.

The subject property is developed with only a small area that contains non-native, weedy grasses and has been disturbed. Furthermore, the subject property is surrounded by urban development and contains no sensitive habitat or habitat for special status species.

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

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

Traffic: The building expansion does not propose an increase in employee trips or traffic counts. The expansion is proposed to house interior cabinet space and electrical equipment, and thus, will not directly increase employee traffic trips/counts.

Noise: The project is not located adjacent to any noise sensitive receptor(s). The subject property is surrounded, on all sides, by existing industrial uses. Residential uses are located approximately 1,500 feet to the north east along the north side of Slauson Avenue. Although two (2) new generators are proposed, they will be strategically located within the enclosed addition and are expected to produce volumes below the City's Noise Ordinance levels.

Air quality: As previously mentioned, the expansion is proposed to house interior cabinet space and electrical equipment, and thus, will not directly increase employee traffic trips/counts. As a result, the air quality emissions for the proposed project are not anticipated to exceed the SCAQMD significance thresholds.

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

- (E) *The site can be adequately served by all required utilities and public services.*

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

SECTION II. LOT LINE ADJUSTMENT APPROVAL FINDINGS

Pursuant to Section 66412 of the State's Subdivision Map Act, the Planning Commission shall consider the following findings in their review and determination of the

subject Lot Line Adjustment. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- (A) *The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.*

The proposed Lot Line Adjustment is comprised of two parcels, with a total combined area of approximately 1.98 acres. If approved by the Planning Commission, the Lot Line Adjustment will effectively consolidate the two (2) existing parcels, into a single parcel. As a result, the proposed Lot Line Adjustment will not result in a greater number of parcels than originally existed.

- (B) *The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building Ordinances.*

General Plan - The General Plan land use designation for the subject site is "Industrial" and there are no proposed changes to the General Plan land use designation. The subject property is currently use by T-Mobile as a data and equipment storage facility which is consistent with the industrial land use classification. Said use will remain unchanged, and therefore, the proposed Lot Line Adjustment will be in conformance with the General Plan land use designation for the subject property.

Zoning – The subject site is zoned M-2, Heavy Manufacturing. The primary zoning consideration for the proposed consolidation is to ensure that the subject parcels continue to meet the required minimum lot area, width and depth for an M-2 Zoned property, as required by the City's Zoning Ordinance. Pursuant to the development standards for the M-2, Heavy Manufacturing, Zone, the minimum lot size shall be 7,500 square feet, the minimum lot width shall be not less than 75 feet, and there is no requirement for lot depth. As proposed, the consolidated parcel will maintain a lot area, lot width and lot depth that will meet or exceed the minimum requirements.

Building Ordinance/Code – The purposed of the proposed Lot Line Adjustment is to allow for the applicant to expand the existing industrial building by adding 10,545 sq. ft. of new building area. Prior to construction, the applicant will be required to go through plan check and ensure the proposed addition meets all Building Code requirements prior to construction.

Specific Plan/Coastal Plan – The proposed project area is not located within a Specific or Coastal plan.

In addition to the justification statements above, the proposed Lot Line Adjustment has been reviewed by the Department of Public Works. Staff is, therefore, recommending that the Planning Commission approve Lot Line Adjustment No. 01-2020.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

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

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

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan land use designation of Industrial.
2. The proposed project will result in the expansion of an existing industrial building, therefore the land is being maintained for industrial uses.
3. The project involves adding square footage to an existing industrial building. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The proposed addition will have the same architectural design as the existing building and thus the project will be architecturally compatible with the subject property and area.

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

The new addition has been designed to match the architectural elements, colors, and materials of the existing building. The result is a project with a single industrial building that is attractive and comparable to other industrial buildings in the area that were constructed during that same time period.

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

The new addition is well-designed and is suitable for the intended data cabinet warehousing use. As mentioned previously, the design of the new addition provides quality architectural design, materials, and colors that match the existing industrial building. As designed, the new addition is suitable for its intended user, and the design of the building incorporates the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The existing block wall and landscaping along Burke Street will remain. Additionally, the louvers, fuel tank, and rooftop equipment have been strategically placed so that they will not be directly visible from the public right-of-way.

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

As stated previously, the new addition has been designed to match the architectural treatment, color, and materials of the existing building. The Planning Commission finds that the architect has given proper attention to the minimum developments standards without compromising the architectural design of the project. The location, size, and design of the proposed improvements suit both the property and surrounding area. Moreover, the project fully complies with the City's Zoning Ordinance as no Modification Permit or Zone Variance is necessary.

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

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

- (G) *As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for*

projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

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

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 197-2021 to approve Lot Line Adjustment Case No. 01-2021 to consolidate two existing parcels (APN's: 8168-002-803 & 8168-002-804) into a single parcel measuring 1.98 acres; and Development Plan Approval Case No. 984 to allow for the expansion of an existing industrial building by adding 10,545 sq. ft. of new building area at 12103 Burke Street, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of September, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CONDITIONS OF APPROVAL
Development Plan Approval Case No. 984 &
Lot Line Adjustment Case No. 01-2021
(12103 Burke Street, Santa Fe Springs, CA 90670)

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

STREETS

1. That the applicant shall pay a flat fee of \$33,618.20 to reconstruct/resurface the existing street frontage to centerline for Burke Street.
2. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted “No Stopping Any Time.” The City will install the offsite signs and the applicant shall pay \$800 to install (4) new signs.

CITY UTILITIES

3. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Burke Street and Beasor Drive. Storm drain plans shall be approved by the City Engineer.
4. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
5. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
6. All buildings shall be connected to the sanitary sewers.
7. 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.

8. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
9. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

PARCEL MAPS/ LOT LINE ADJUSTMENT

10. Final Lot Line Adjustment checking of \$3,554 shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final exhibits and legal description to the City and County in digital format.
11. The applicant shall provide at no cost to the City, one print of the recorded lot line adjustment from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

FEES

12. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay \$1,699 mitigation fee for off-site transportation improvements.
13. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

14. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
15. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
16. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Chad Van Meeteren 562.868-0511 x3811)

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

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

23. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
24. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

25. 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.
26. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
27. That the applicant shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department.

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

28. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
29. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
30. That off-street parking areas shall not be reduced or encroached upon at any time.
31. 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.
32. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The

boards may be removed after each building has been identified with their individual permanent number address. DO NOT PAINT NUMBERS ON THE BUILDING.

33. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
34. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

35. 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.
36. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
37. That the Homeowners Association shall ensure all residential unit 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)

38. This approval shall allow the applicant, FS&L Architects, to construct a 10,622 sq. ft. addition to the existing 15,745 sq. ft. industrial building on the subject property.
39. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
40. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum

distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.

41. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
42. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
43. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
44. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
45. The applicant, FS&L Architects, shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all time during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
46. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
47. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Ordinance.

48. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
49. 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.
1. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - a. A roof plan showing the location of all roof-mounted equipment;
 - b. Elevations of all existing and proposed mechanical equipment; and
 - c. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
- NOTE: line-of sight drawing and/or building cross section must be scale.
50. The applicant shall submit a lighting program that is integrated into the overall site landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
51. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground.
52. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

53. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
54. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
55. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (Calculations are subject to change).
56. All outdoor trash enclosures shall be constructed in accordance with Title 14, Division 7, Section 17313 of the California Code of Regulations, including but not limited to providing a solid roof cover.
57. 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.
58. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
59. During construction period, commercial vehicles, trucks and/or truck tractors shall not being queue on Burke Street, use street(s) as a staging area, or to back up onto the street from the subject property.
60. The proposed building addition shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
61. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical,

screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.

62. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
63. Approved unit numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
64. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
65. The applicant shall be responsible for insuring future tenants do not allow commercial vehicles, trucks and/or truck tractors to queue on Burke Street, use Burke Street as a staging area, or to back-up onto the street from the subject property.
66. 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.
67. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case.
68. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.

69. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

A. Covenants.

1. The applicant shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. The applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of the applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- B. The applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
- C. The applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. The applicant, not the City, Commission, Planning Commission or their employees will be

responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

70. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
71. Prior to occupancy of the property/buildings, the applicant and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
72. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
73. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
74. The applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
75. The applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
76. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans shall be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.

77. 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.
78. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

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



PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

TTM No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

DPA Case No. 982: A request for development plan approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 31, Zone Change Case No. 140, Tentative Tract Map No 83383, Development Plan Approval Case No. 982 and Modification Permit Case No. 1340, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find and determine that the proposed General Plan Amendment meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law as set forth in the procedures for amending the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.829 of the City's Zoning Ordinance, for the granting of a Zone Change; and
- Find that Tentative Tract Map No. 83383 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones; and
- Recommend to the City Council, approval and adoption of the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects, with mitigation, on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as proposed, may have a significant effect on the environment; and

RECOMMENDATIONS (Cont.)

- Recommend to the City Council, approval of the proposed Mitigation Monitoring and Reporting Program (MMR) of Tentative Tract Map 83383, General Plan Amendment Case No. 31, Zone Change Case No. 140, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340; and
- Adopt Resolution No. 196-2021, which incorporates the Planning Commission's findings, recommendations and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Melia Homes Inc.
Chad Brown
8951 Research Drive #100
Irvine, CA 92618
- B. Property Owner(s): Corp of the Presiding Bishop of the Church LDS
50 East North Temple Street, 12th Floor,
Salt Lake City, Utah 84150
- C. Location of Proposal: 11733 Florence Avenue
Santa Fe Springs, CA 90670
- D. Existing Zone: PF (Public Facilities)
- E. General Plan: Public Facilities
- F. CEQA Status: Adoption of Mitigated Negative Declaration
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

LOCATION/BACKGROUND:

The subject property, 11733 Florence Avenue, is located on the north side of Florence Avenue and west of Pioneer Boulevard. The subject property is comprised of a single parcel (APN: 8008-017-014), measuring approximately 3-acres. The property is currently zoned PF (Public Facilities) and developed with a single building (approximately 16,847 sq. ft.) that was constructed in 1967. The subject building was

previously operating as a religious establishment (The Church of Jesus Christ of Latter-Day Saints).

PROJECT DESCRIPTION:

The applicant, Melia Homes Inc., is proposing to clear the site and thereafter develop a new 63-unit condominium development project on the ±3-acre property. The proposed project will need the approval of the following five entitlements. Below are the case numbers and a brief description of each entitlement request.

General Plan Amendment (GPA) Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

Zone Change (ZC) Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

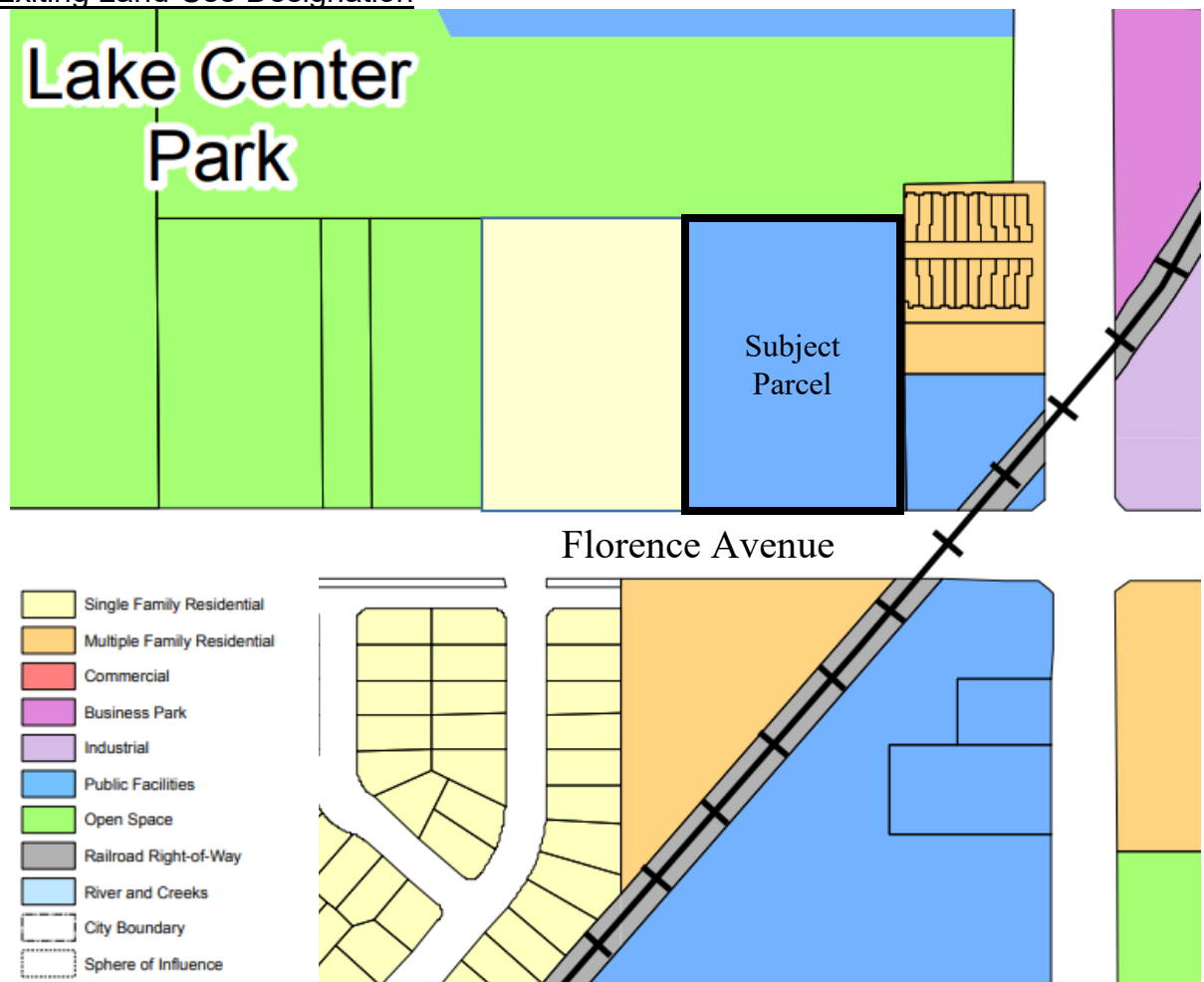
Tentative Tract Map (TTM) No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

Development Plan Approval (DPA) 982: A request for approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

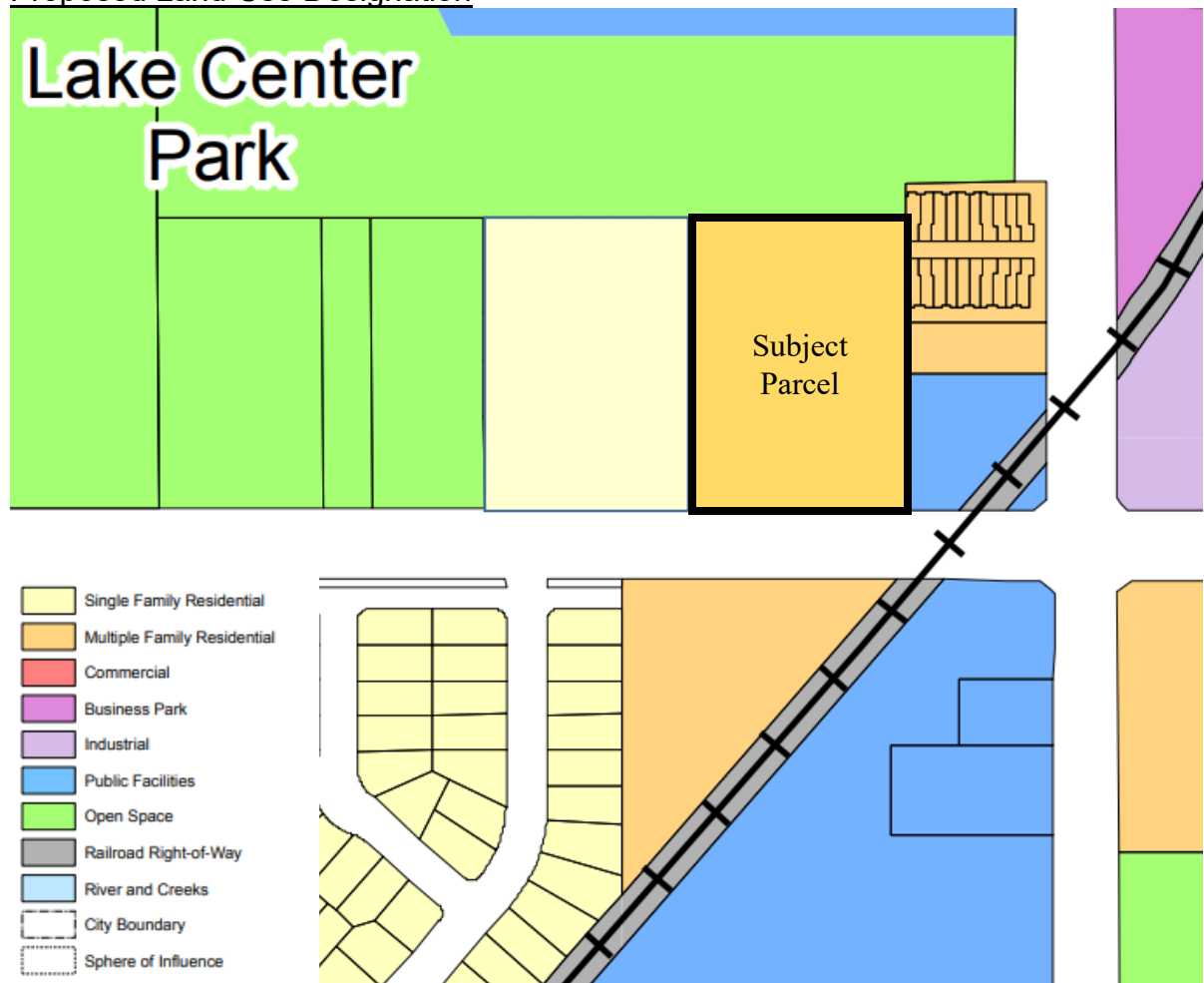
Modification Permit (MOD) Case No. 1340: A request for modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

GENERAL PLAN AMENDMENT CASE NO. 31

The applicant, Melia Homes Inc., is requesting approval to amend the City's General Plan land-use designation of the subject parcel (APN: 8008-017-014) from Public Facilities to Multiple- Family Residential.

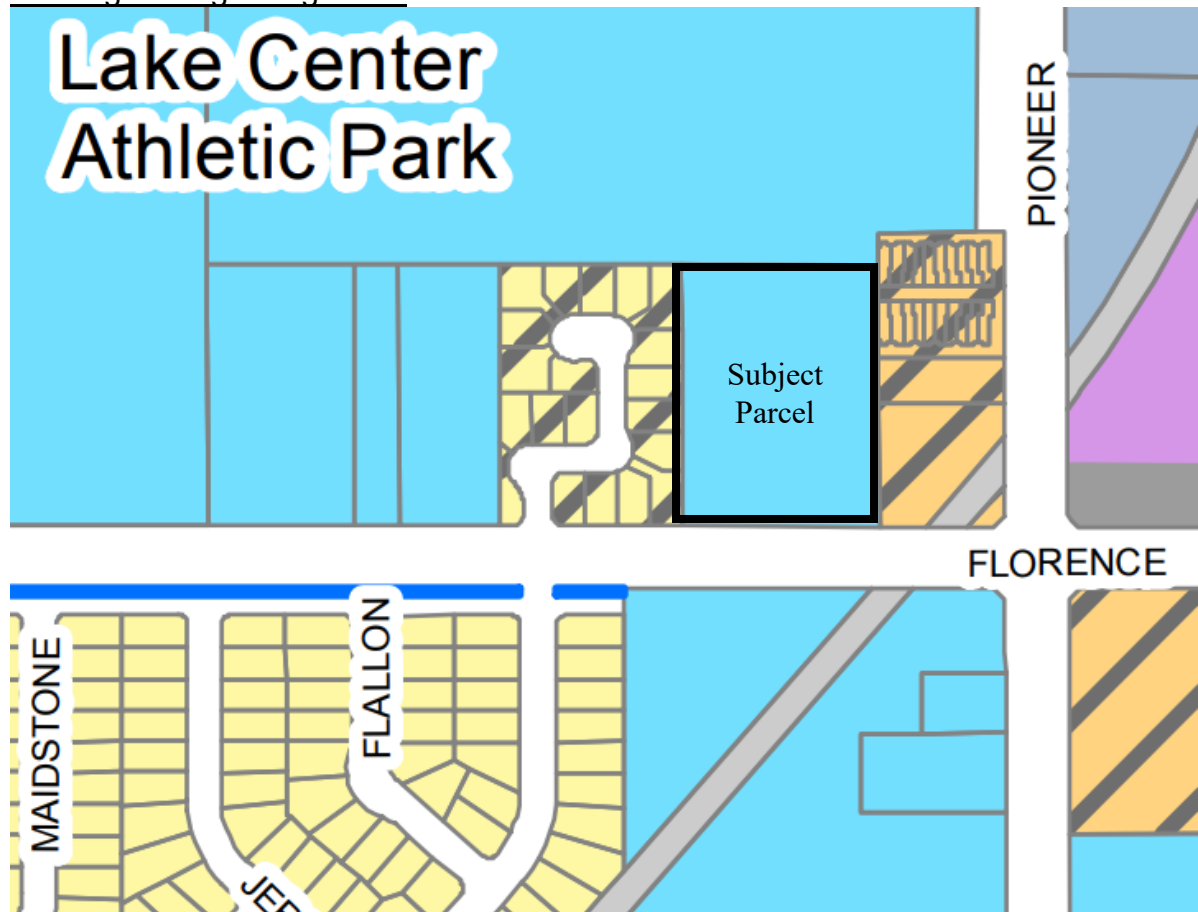
Exiting Land-Use Designation

Proposed Land-Use Designation



ZONE CHANGE CASE NO. 140

The applicant, Melia Homes Inc., is also proposing to change the zoning of the subject parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone.

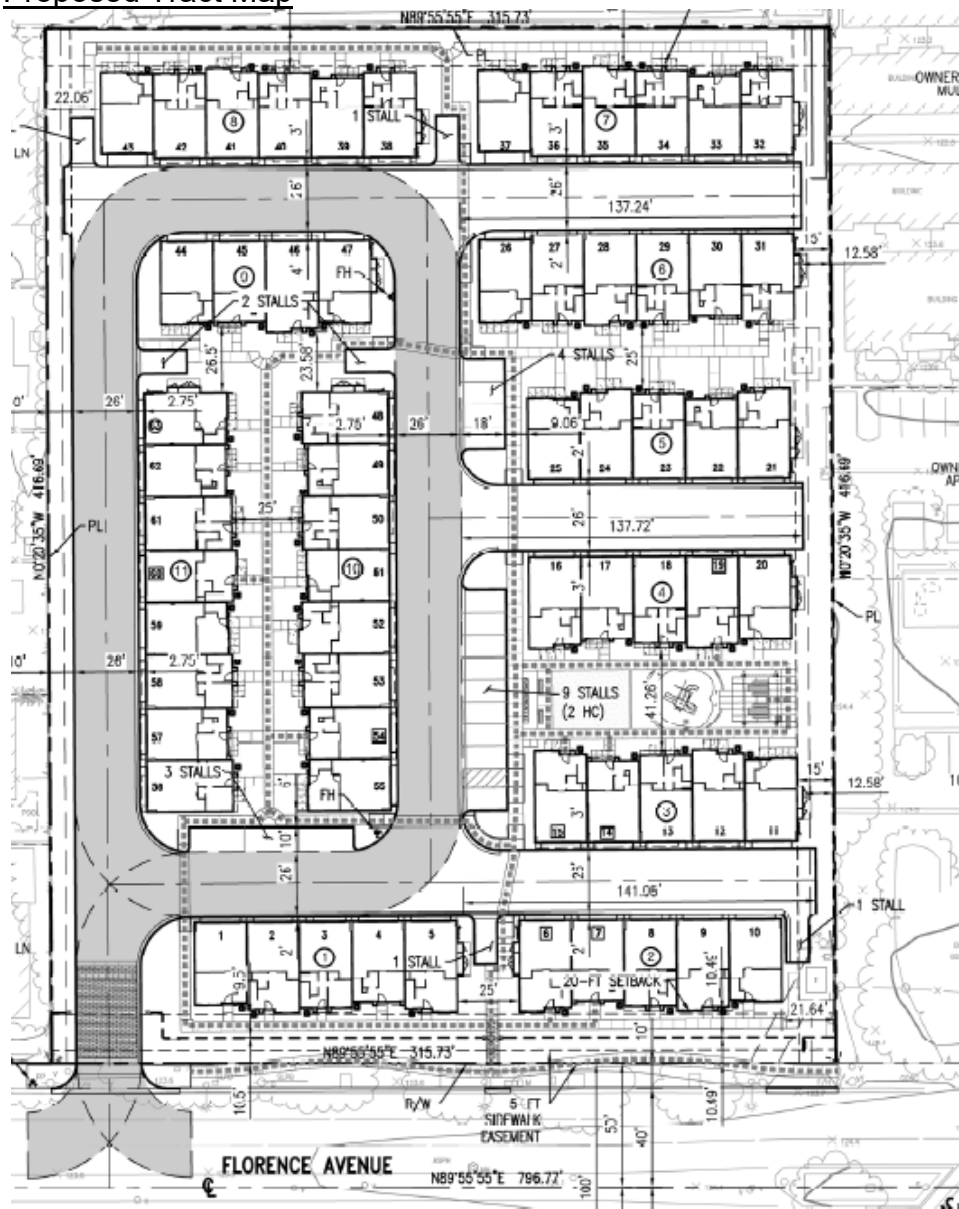
Existing Zoning Designation

Proposed Zone Designation



TENTATIVE TRACT MAP NO. 83383

The proposed Tentative Tract Map will effectively subdivide the air space of the existing approximately 3-acre parcel (APN: 8008-017-014), and thereby creating 63 condominium units for 11 buildings.

Proposed Tract Map**DEVELOPMENT PLAN APPROVAL CASE NO. 982**

As mentioned previously, the applicant is proposing to construct a new 63-unit condominium development and appurtenant improvement on the subject property. The

proposed development will consist of 11 buildings and each of the buildings will contain four (4) to eight (8) condominium units.

Site Plan

The approximately 3-acre property consists of one (1) existing building measuring 16,847 sq. ft. The applicant, Melia Homes Inc., is proposing to demolish the existing structure and thereafter construct eleven (11) 3-story residential buildings. The total building area of the 11 buildings is 141,847 sq. ft., with a 32.6% lot coverage. The eleven (11) buildings will provide a total of 63 new market-rate residential units.

As required by the City's Zoning Ordinance, the proposed buildings will have the minimum 20 ft. setback along the front property line (Florence Avenue), and a minimum 15 ft. setback from the side and rear property lines. Additionally, all proposed buildings will have a minimum building separation of 25 feet.

The proposed condominium development will provide a total of 27,800 sq. ft. of common open space, which include an open recreational area and children play area located between buildings 3 and 4. Each unit will also have private open space in the form of a second floor balcony.

The applicant is proposing a 26 ft. wide driveway for egress and ingress along Florence Avenue. Additionally, there will be one pedestrian gate for entry and exit along Florence Avenue.

Floor Plan

The floor plan for the proposed development is summarized in the following table:

	Type	Unit with 2 bedrooms	Unit with 3 bedrooms	Unit with 3 bedrooms (optional 4)	# of units	Total Area
Building 1	B	1	2	2	5	11,354 sq. ft.
Building 2	B	1	2	2	5	11,354 sq. ft.
Building 3	B	1	2	2	5	11,354 sq. ft.
Building 4	B	1	2	2	5	11,354 sq. ft.
Building 5	B	1	2	2	5	11,354 sq. ft.
Building 6	C	1	3	1	6	13,512 sq. ft.
Building 7	C	1	3	1	6	13,512 sq. ft.
Building 8	C	1	3	1	6	13,512 sq. ft.
Building 9	A	2	1	1	4	8,810 sq. ft.
Building 10	D	2	5	1	8	17,852 sq. ft.
Building 11	D	2	5	1	8	17,852 sq. ft.

The proposed condominiums will be consist of 2-bedroom units, and 3-bedroom units. Units with 3-bedrooms will have an option for a 4th bedroom. The floor area will range from 1,528 sq. ft. to 1,795 sq. ft. The first floor will consist of a 2-car garage and a den along with a storage area for trash bins. Some units will have the option of an additional bedroom on the first floor instead of a den. The second and third floors will consist of habitable space along with a balcony area.

Elevations

The architectural design of the proposed buildings is characterized as contemporary. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.

All buildings, Types A – D, are proposed to have a maximum height of 35 ft. from finished grade to the top of the roof ridges.

§ 155.097 BUILDING HEIGHT.

The building height shall not be greater than 25 feet; except, that buildings of greater height may be permitted; provided, that they comply with the additional side and rear yard requirements as set forth in this subchapter.

§ 155.101 YARD REQUIREMENTS FOR BUILDINGS OF ADDITIONAL HEIGHT.

For each additional 10 feet, or fraction thereof, above the height limitation of 25 feet the front, side and rear yard setback requirements shall be increased five feet.

According to City of Santa Fe Springs' Zoning Ordinance, the maximum building height within the R-3, Multiple Family, Zone shall not be greater than 25 ft., except that buildings of greater height may be permitted provided they comply with additional side and rear yard setback requirements set forth in Section 155.101 of the City's Zoning Ordinance.

35 ft. building height = 10 ft. above the height limitation of 25 ft. = 5 ft. increase for front, side, and rear setbacks.

	REQUIRED SETBACK (MIN.)	ADDITIONAL SETBACK (MIN.)	PROPOSED SETBACK (MIN.)
Front	15 ft.	5 ft.	20 ft.
Side (east)	5 ft.	5 ft.	12 ft.
Side (west)	5 ft.	5 ft.	22 ft.
Rear	5 ft.	5 ft.	15 ft.

The proposed buildings, therefore, meet the building height and additional setback requirements set forth by the City's Zoning Ordinance.

Parking Requirements

A total of 148 parking stalls will be provided for the proposed condominium project: 126 garage stalls (2 spaces for each unit) and 22 guest stalls. A total of 2 accessible stalls will be provided throughout the development. As proposed, the project is required to provide a total of 126 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
 - 63 units x 2 covered spaces = 126 covered spaces required

It should be noted that the City's Zoning Ordinance does not have any specific requirements for guest parking for multiple-family residential developments. Nevertheless, the proposed development is proposing to provide a little more than 1 guest parking stall for every 3 units, which is comparable to the parking requirements in our neighboring cities.

Multi-Family Residential Parking Requirement Survey		
City	Parking Requirements	Guest Parking Requirements
Whitter	2.0 stalls each studio, one bedroom unit, or two bedroom unit. 2.25 stalls per each three or more bedrooms.	1 guest parking stall per 4 unit
Downey	2 stalls per each unit	1 guest parking space for every 2 units
Pico Rivera	2 stalls per each unit	1 guest parking space that shall be provided for each 8 dwelling units or fraction thereof
Norwalk	2 stalls per each unit	1 guest parking space for every 3 units

The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Open Space:

The proposed project will provide 27,800 sq. ft. of public open space along with a private balcony for each unit. The proposed public open space area will provide a recreational area, covered picnic table, and community BBQ amenities for future residents within the project.

Fence/Wall:

The proposed project will utilize the existing six (6) ft. tall block wall located along the west property line. It should be noted that the proposed landscaping plan indicates that trees will be planted along the west property line to provide additional screening and noise buffer between the subject property and the adjacent residential properties to the west.

A new six (6) ft. tall CMU wall will be constructed along the north and east property lines. Additionally, a new six (6) ft. tall block wall will be constructed 10 ft. from the front property line. It should be noted that the architectural element of the pillar will be six and one-half (6.5) ft. tall.

MODIFICATION PERMIT CASE NO. 1340

In accordance with the City's Zoning Ordinance, based on the building height of 35 ft., all fences, hedges, and walls over the height of three and one-half feet shall setback a minimum of 20 ft. The applicant is proposing to construct a six (6) ft. high block wall within the setback area, 10 ft. from Florence Avenue. The proposed block wall will consist of pillars that will be six and one-half (6.5) ft. tall. Therefore, the applicant is requesting a modification permit to allow the proposed wall to exceed 3.5 ft. within the required 20 ft. front yard setback area. The proposed block wall will provide separation and noise attenuation due to existing traffic noise from Florence Avenue. Additionally, it should be noted that the proposed wall will be in line with the adjacent single-family residential development to the west of the subject property.

§ 155.106 FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted; except, that in a required front yard the height shall be limited to three and one-half feet.

STREETS AND HIGHWAYS

The subject property is located on the north side of Florence Avenue. Florence Avenue is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The applicant is proposing to rezone the subject

property from PF, Public Facilities, to R-3, Multiple-Family Residential, and also amend the existing general plan land use designation from “Public Facilities” to “Multiple Family Residential” to be consistent with the proposed zoning.

Surrounding Zoning, General Plan and Land Use			
Direction	Zone District	General Plan	Land Use
North	PF (Public Facilities)	Open Space	School
South	PF (Public Facilities)	Multiple Family Residential	Apartment
East	R-3-PD (Multiple-Family Residential with Planned Development Overlay)	Multiple Family Residential	Church and Townhomes
West	R-1-PD (Single-Family Residential with Planned Development Overlay)	Single Family Residential	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City’s Municipal Code. Legal notice of the Public Hearing for the proposed zone change 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 August 26, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on September 2, 2021, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

As of September 8, 2021, staff received five (5) comment letters and two (2) signed petition against the proposed project. Those letters and petitions are attached to the subject staff report.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, EPD Solutions, Inc.

Phases in the Environmental Review Process:

The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environmental effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect of a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and EPD Solutions, Inc. reviewed the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and EPD Solutions, Inc. determined, through the preparation of the Initial Study, that there were no potentially significant environmental effect that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and EPD Solutions, Inc.

determined that, although, the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, EPD Solutions, Inc., as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from July 15, 2021 to August 12, 2021. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. The Planning Commission were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on July 15, 2021. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On July 15, 2021, the City released the Draft IS/MND, along with the accompanying appendices. These materials were made available to the public throughout the 20-day review and comment period. The public comment period for the Draft IS/MND ended August 12, 2021 and, to date, three (3) comments were received. All environmental documents related to the proposed project was also made also available for review on our City website.

- City of Santa Fe Springs Website:
https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

When reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Cultural Resources, Geology and Soil, Noise, and Tribal Cultural Resources*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigated Monitoring and Reporting Program.

Comment Letter:

1. County of Los Angeles Fire Department (Attachment 3a)

Comment 1.1: This comment states that the Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The letter states that the project site is not within the response area for the County Fire Department and that the Planning Division and Land Development Unit do not have concerns related to potential project impacts.

Response to Comment 1.1: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 1.2: This comment describes the Forestry Divisions authority related to erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed. The comment also details the Los Angeles County Oak Tree Ordinance.

Response to Comment 1.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. Potential impacts related to each of the issue areas have been evaluated within the IS/MND, which determined that impacts would be less than significant with implementation of existing regulations related to erosion control, vegetation, watershed management and mitigation measures related to archeological and cultural resources. The IS/MND determined that the site does not contain rare/endangered species, oak trees, and is not within a fire hazard area. No further response is needed or warranted.

Comment 1.3: This comment states that the Health Hazardous Materials Division

has no jurisdiction in the City of Santa Fe Springs and provides Los Angeles County Fire Department contact information.

Response to Comment 1.3: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

2. Los Angeles County Sanitation Districts (Attachment 3b)

Comment 2.1: This comment introduces the comment letter, and describes that wastewater flows from the project would discharge into the existing 27-inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. The comment also states that a connection to the trunk sewer requires a permit from the Sanitation Districts.

Response to Comment 2.1: The IS/MND describes that the project would install onsite sewer lines that would connect to the existing 27-inch sewer line in Florence Avenue, which would be completed pursuant to permits and approvals from the Sanitation Districts. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.2: This comment states that the wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd.

Response to Comment 2.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.3: This comment states that the increase in wastewater flow from the project is 11,443 gallons per day based on the Districts' average wastewater generation factors, as detailed at www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

Response to Comment 2.2: Page 125 of the public review draft IS/MND describes that the Los Angeles County Sanitation District wastewater generation factors (LACSD 2021) estimate that townhome residences generate 156 gallons of wastewater per day. Therefore, the 63 proposed townhome residences would

generate approximately 9,828 gallons of wastewater per day. This generation factor is consistent with the District's Table 1, Loadings for Each Class of Land Use link that is listed on the Districts' website. Pursuant to Comment 2.2, wastewater from the site would be treated at the Joint Water Pollution Control Plant that has excess capacity. The 9,828 gallons of wastewater per day would be 0.00007 percent of the existing available capacity of the Joint Water Pollution Control Plant. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.4: This comment describes the connection fees that the Sanitation Districts collect to maintain and upgrade wastewater facilities.

Response to Comment 2.4: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.5: This comment states that the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG) and that all expansions of facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast and air quality management plans. The comment also states that the Districts intend to provide service up to the levels that are legally permitted.

Response to Comment 2.5: The IS/MND describes in Section 14, *Population and Housing*, that the 63 new residences would result in a 1.1 percent increase in residential units within the City that would not exceed growth projections and would be consistent with the assumptions in the SCAQMD Air Quality Management Plan. In addition, IS/MND Section 3, *Air Quality*, details that emissions generated by construction and operation of the proposed project would not exceed thresholds. This comment does not specifically identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

3. Resident: Alejandro Huitron (Attachment 3c)

Comment 3.1: This comment states that the letter is from residents of Lake Center Park Lane and lists concerns including the zone change, General Plan Amendment, number of units, number of stories, parking, and construction hours. The comment does not provide specific concerns related to these issues and does not question the content or conclusions of the IS/MND.

Response to Comment 3.1: Pages 36 through 38 of the IS/MND details the project's consistency with the proposed General Plan and zoning designations. As described the proposed Multiple-Family Residential land use designation allows up to 21.8 dwelling units per acre, and the project includes 21 units per acre. In addition, the project meets or exceeds the proposed R-3 zone required setbacks, height, and lot coverage standards. Section 3.0, *Project Description*, describes that the project includes 2 garage parking spots per unit, which equals 126 parking spots and 22 guest parking spots that equates to 2.35 parking spots per residential unit, which is more than the City's requirement of 2.0 parking spaces per unit. In regard to construction hours, the IS/MND details in Section 3.0, *Project Description* and Section 13, *Noise* that Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

Comment 3.2: This comment states that the document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site, that the track field is used as an athletic facility and is used for school physical education classes during school hours, and that the track and field is a sensitive receptor which shares the property line with the project site. The comment also states that the study describes the project to include a park facility which actually serves as private open space not a park.

Response to Comment 3.2: As described on page 4 and shown on Figure 2 and Figure 5 of the IS/MND, the Lake Center Athletic Park is located to the north of the site. The Lake Center Middle School is located further north past the park. The Lake Center Athletic Park includes a running track that is used by the adjacent school. The location of the running track is identified on pages 77, 86, and 92; and the location of the school facility is identified throughout the IS/MND on pages 4, 46, 77, and 131. Page 49 of the IS/MND describes that sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. As shown on Tables AQ-4 and AQ-5, air quality modeling identified that localized emissions impacts related to sensitive receptors adjacent to the project site would be less than significant. The noise analysis describes both the existing noise conditions and the potential noise impacts at the park facility, which is identified by noise measurement B (shown on IS/MND Figure 13). The construction noise analysis identifies that existing noise sensitive receptors are as close as three feet from the project site boundary and that construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, construction noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature and

would be required to comply with construction noise regulations in Municipal Code Chapter 155.425 as part of project permitting.

The IS/MND does not state that the project includes a park facility. Page 17 of the IS/MND, under the header of Recreation and Open Space, describes that the project includes approximately 27,800 SF (441 SF/Unit) of common open space that would be provided in an open space recreational area on the site. This would be private open space and recreation facilities to be used for site residents.

Comment 3.3: This comment states that the traffic counts conducted for the project were taken during April and June 2021 when schools were operating virtually and not operating under “normal” pre-Covid conditions and therefore does not take into consideration “normal traffic”. The comment states that traffic counts should be taken again to reflect “normal” traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.

Response to Comment 3.3: Response to Comment 3.3: Pages 114 and 115 of the IS/MND details that traffic counts were collected on Tuesday, April 20, 2021 at Pioneer Boulevard and Florence Avenue and on Thursday, June 3, 2021, at Orr and Day Street and Florence Avenue. The schools in the project vicinity were operating on a regular schedule on both of the days when traffic counts were conducted. The Little Lake School District started in-person learning on April 12, 2021 and the Whittier Union High School District started in-person learning on April 6, 2021. Also, to provide for a conservative assumption of potential impacts, the traffic analysis for the opening year added a 2 percent per year growth rate to the traffic counts and added trips generated by the other development project in the area. Therefore, the existing and project opening year traffic conditions that are identified in the IS/MND are reflective of an appropriate baseline condition and provide for a conservative estimate of traffic in the opening year of the project.

However, in response to the comment and due to the traffic variation related to distance learning options available in the 2020-2021 school year, additional traffic counts were taken at both intersections on Thursday, August 26, 2021. Full time in-person instruction for the 2021-2022 school year began on Wednesday, August 18, 2021 for the Little Lake City School District and began on Thursday, August 12, 2021 for the Whittier Union High School District. Schools serving the project area were in operation during all of traffic counts. The additional traffic counts are provided in Attachment A. The traffic generated from the proposed project was combined with the new traffic count data and is provided in table below.

	Opening Year				Opening Year plus Project				Impact?
Intersection	AM Peak		PM Peak		AM Peak		PM Peak		
	Delay	LOS ¹	Delay	LOS ¹	Delay	LOS ¹	Delay	LOS ¹	
1. Project Driveway/Florence Ave ²	0.00	A	0.00	A	15.97	B	13.44	B	
2. Pioneer Blvd/Florence Ave	38.45	D	28.79	C	38.49	D	28.82	D	
3. Orr and Day St/Florence Ave	93.18	F	60.78	E	94.17	F	61.23	E	

¹ Level of Service² Delay on Public Right of Way

As shown in the table above, utilizing the additional traffic counts, both Florence Avenue at the project driveway and the intersection of Pioneer Boulevard/Florence Avenue would continue to operate at an acceptable LOS D, which would not exceed the City's threshold. The Orr and Day Street and Florence Avenue intersection would operate below LOS D both with and without the project. Consistent with the conclusions of the Public Review Draft IS/MND, the addition of project traffic would increase the delay at this intersection by less than 1 second, which is a less than significant impact. Therefore, the project would result in a less than significant impact under both traffic count scenarios.

Comment 3.4: This comment states that mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards and that a 10-foot-high wall or taller should be required for noise mitigation. The comment also states that Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The comment asserts that homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. The comment further states that a construction sound wall should be required next to all homes.

Response to Comment 3.4: The comment related to the 1972 HUD Noise/Land Use Compatibility Matrix and General Plan regulations is inaccurate. The Noise Impact Analysis (IS/MND Appendix F) details that the current General Plan Noise Element identifies an exterior noise standard of 65 dBA CNEL and an interior noise standard of 65 dBA CNEL at residential properties, which are typical noise standards for residential uses within an urban area of southern California. In addition, the existing Noise Ordinance (Municipal Code Section 155.424 (E)) provides noise standards based on the cumulative duration of noise in any 1-hour period. These current standards are used to identify potential impacts related to noise and land use compatibility, as describes on pages 90 and 91 of the IS/MND. As detailed on page 99 (and on Table N-6), with the proposed 6-foot-high CMU walls along the south and east sides of the project site and Mitigation Measure NOI-

1 that requires a 3.5-foot-high solid noise barrier (to be constructed of either a minimum 3/8-inch thick glass [tempered or laminate], 3/4-inch wood, or plaster or stucco) on the second-floor balconies of units 3, 8, and 18, the noise levels would be below the City's 65 dBA CNEL residential exterior noise standard and a 10-foot-high wall is not required for noise mitigation.

To identify the existing ambient noise and traffic levels on the site adjacent to Florence Avenue 24-hour noise level measurements were taken approximately 100 feet north of the Florence Avenue centerline beginning on March 31, 2021. These measurements captured existing noise from operation of Florence Avenue and the Southern Pacific Railroad line. In addition, traffic counts were taken (as detailed in Response to Comment 3.3) that identified existing traffic along Florence Avenue. As described in the Caltrans Transportation and Construction Vibration Guidance Manual, 2020¹ vibration related damage to modern residential structures could occur at 1.0 PPV in/sec for transient sources such as roadway related vibration. As shown on IS/MND Table N-9, a large bulldozer would create a vibration level of 0.089 inch-per-second PPV at 25 feet, and as detailed on IS/MND page 104, Mitigation Measure NOI-1 restricts operation of large bulldozers within 20 feet of any offsite residence. Thus, potentially significant vibration impacts from the project would not occur. Existing ambient vibration from roadway and train operations would be accommodated by structural engineering that is required by the California Building Code, which is included in the City's Municipal Code Section 150.001 and verified during the City's construction permitting process.

Regarding construction noise, as detailed in Response 3.1, construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425. Also, as detailed in the IS/MND on pages 97-98 construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day and the location of construction activities would vary throughout the site. Thus, impacts related to construction noise were determined to be less than significant in the IS/MND; and a construction sound wall would not be required.

Comment 3.5: This comment states that the project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

Response to Comment 3.5: There are no City designated heritage trees along Florence Avenue. However, non-native ornamental trees exist on the project site and along the Florence Avenue right-of way that is adjacent to the project site. As described in the IS/MND on pages 18 and 55, the project may install new trees along Florence Avenue, which would be new public street trees. Installation and/or removal of any new public street trees would be completed in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the "Tree Ordinance". The comment does not question the content or conclusions of the IS/MND, and no further response is warranted.

STAFF REMARKS

Tentative Tract Map

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Tentative Tract Map No. 83383 is consistent with the policies and goals set forth in the General Plan, Subdivision Map Act and California Environmental Quality Act (CEQA) requirement.

General Plan Amendment

Based on the findings set forth in the attached Resolution 196-2021, staff finds that the applicant's request meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law set forth the procedures for amending the City's General Plan.

Zone Change

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Zone Change Case No. 140 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.829 for the subject change of zone request.

Development Plan Approval

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Development Plan Approval Case No. 982 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the subject change of zone request.

Modification Permit

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Modification Permit Case No. 1340 meets and satisfies the criteria established within the City's Zoning Ordinance Section §155.695 for the subject change of zone request.

AUTHORITY OF PLANNING COMMISSION:**General Plan Amendment**

The Planning Commission has the authority, subject to procedures set forth in the Government Code, to make a written recommendation on the adoption or amendment of a general plan to the City Council. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission.

Zone Change

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than a majority of the total membership of the commission.

Tentative Tract Map

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

Development Plan Approval

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

Modification Permit

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

CONDITIONS OF APPROVAL

Conditions of approval for the proposed development is attached to Resolution 196-2021 as Exhibit A.

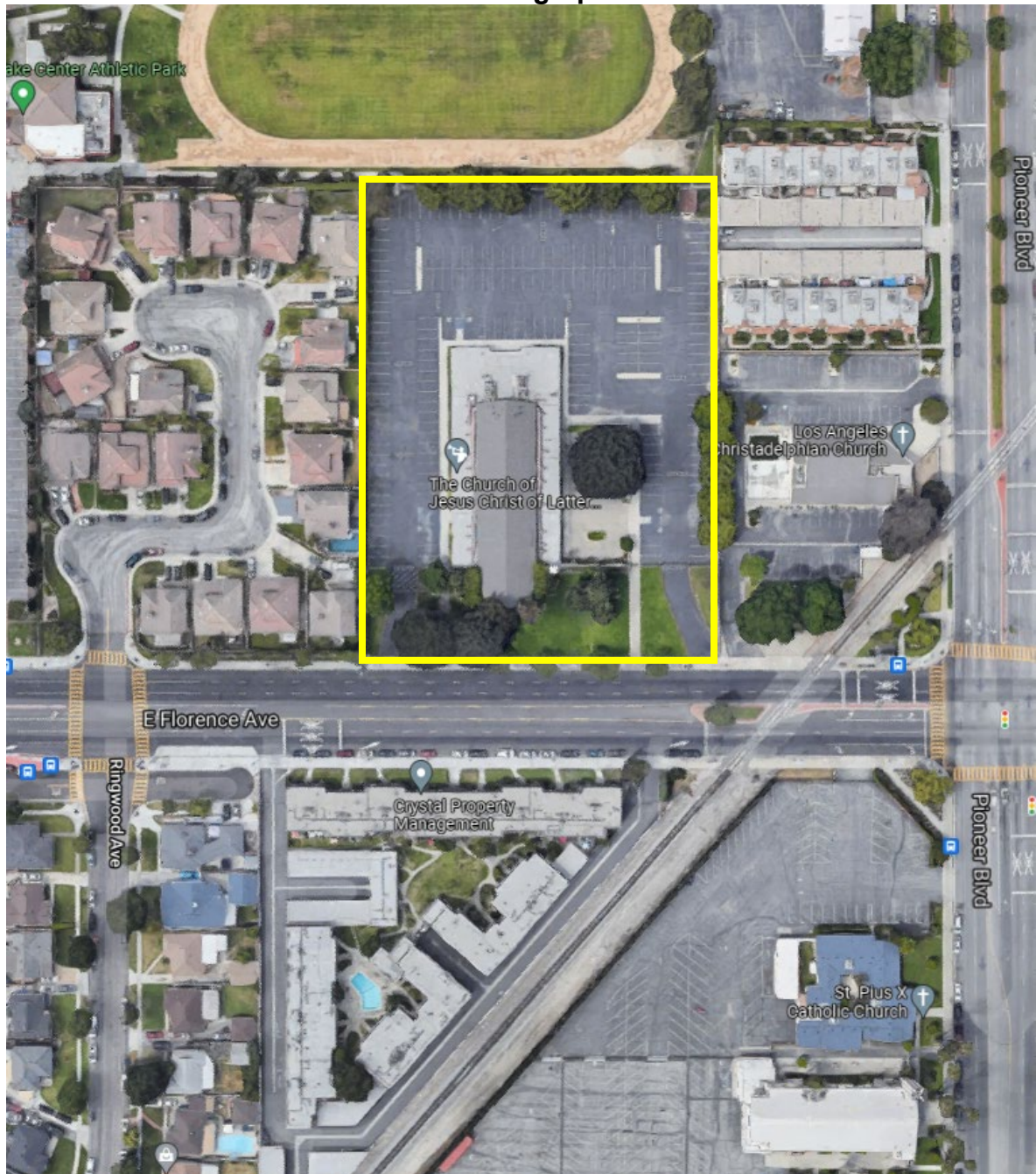


Wayne M. Morrell
Director of Planning

Attachments:

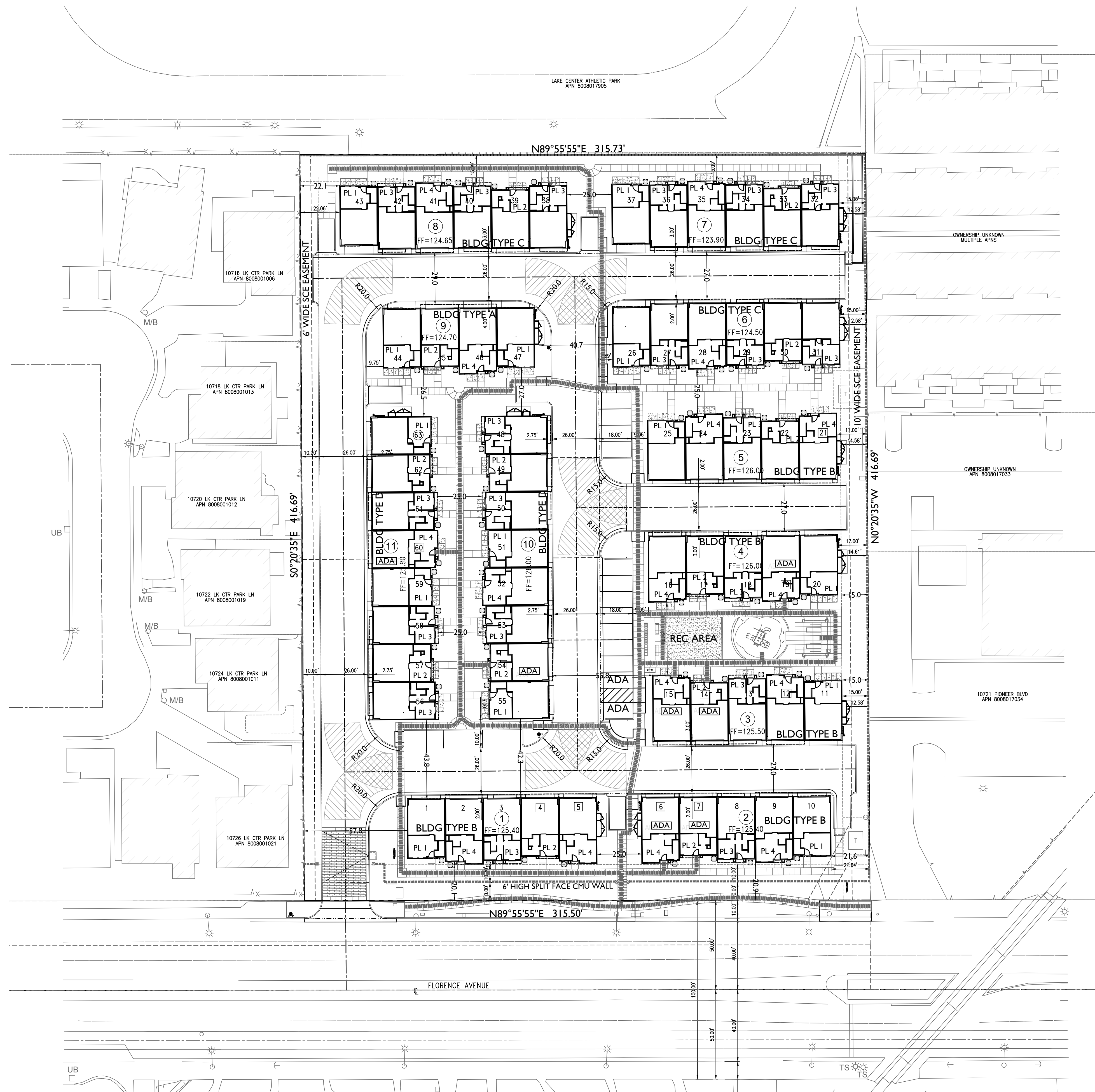
1. Aerial Photograph
2. Full Set of Plans
3. Response to Comments on the Public Review IS/MND
 - a. County of Los Angeles Fire Department
 - b. Los Angeles County Sanitation Districts
 - c. Resident: Alejandro Huitron
4. Public Hearing Notice
5. Comment Letters to the Notice
6. Signed Petitions
7. Radius Map for Public Hearing Notice
8. Final Draft Initial Study/Mitigated Negative Declaration (*previously delivered to PC on 7/15/2021*)
9. Resolution
 - a. Exhibit A – Conditions of Approval

**Attachment 1
Aerial Photograph**



11733 Florence Avenue

Attachment 2
Full Set of Plans



PROJECT SUMMARY

ZONING	R-3 (PROPOSED)
SITE AREA	1 DU/2,000 SF
UNITS	3.02 ACRES
DENSITY	63 TOTAL
PRODUCT TYPE	21 DU/ACRE
	3 STORY ROW TOWNHOMES
	R3/U OCCUPANCY, TYPE VB

PLAN SUMMARY

14	PLAN 1	1,528 S.F.	2BD+DEN
13	PLAN 2	1,640 S.F.	3BD+DEN
20	PLAN 3	1,702 S.F.	3BD
16	PLAN 4	1,795 S.F.	3BD+DEN, OPT 4TH

LOT COVERAGE 36.2% PROPOSED (60% ALLOWED)

BUILDING SETBACKS

FRONT	20'
SIDE	15'
REAR	15'

BUILDING HEIGHT

FASCIA ABV. FIN. GRADE = 30'-0"
OVERALL HT. TO RIDGE = 35'-0" MAXIMUM

BUILDING SEPARATION

25' MINIMUM @ 35' BLDG HEIGHT

PARKING SUMMARY

2 CAR ATTACHED GARAGES = 126 STALLS
GUEST PARKING = 22 STALLS
TOTAL PARKING PROVIDED = 148 STALLS
2.35 STALLS/UNIT PROVIDED
2.0 STALLS/UNIT REQUIRED

OPEN SPACE

COMMON OPEN SPACE	27,800 S.F.
PRIVATE OPEN SPACE	3,800 S.F.
TOTAL OPEN SPACE	31,600 S.F.
501 S.F. PER UNIT	

BUILDING AREA SUMMARY

BUILDING A = 8,810 SF X 1 = 8,810 S.F.
BUILDING B = 11,354 SF X 5 = 56,770 S.F.
BUILDING C = 13,521 SF X 3 = 40,563 S.F.
BUILDING D = 17,852 SF X 2 = 35,704 S.F.
TOTAL BUILDING AREA = 141,847 S.F.

ACCESSIBLE UNIT SUMMARY

10% OF UNITS REQUIRED TO BE ACCESSIBLE
63 UNITS X 10% = 6.3 = 7 TOTAL UNITS
(PROVIDED ACCESSIBLE UNITS 6, 7, 14, 15, 19, 54, 60)

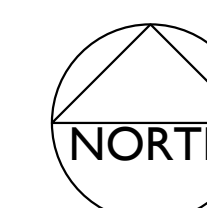
SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

SITE PLAN

MELIA HOMES
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(949) 759-4367

Scale 0 30 60 90
APR. 1, 2021



SUMMA
ARCHITECTURE

5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

SP



SHADOW STUDY: DEC 21 - 10 AM



FRONT PERSPECTIVE - BUILDING B - 5 PLEX



REAR PERSPECTIVE - BUILDING B - 5 PLEX

END PERSPECTIVE - BUILDING B - 5 PLEX

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PERSPECTIVES/SHADOW STUDY

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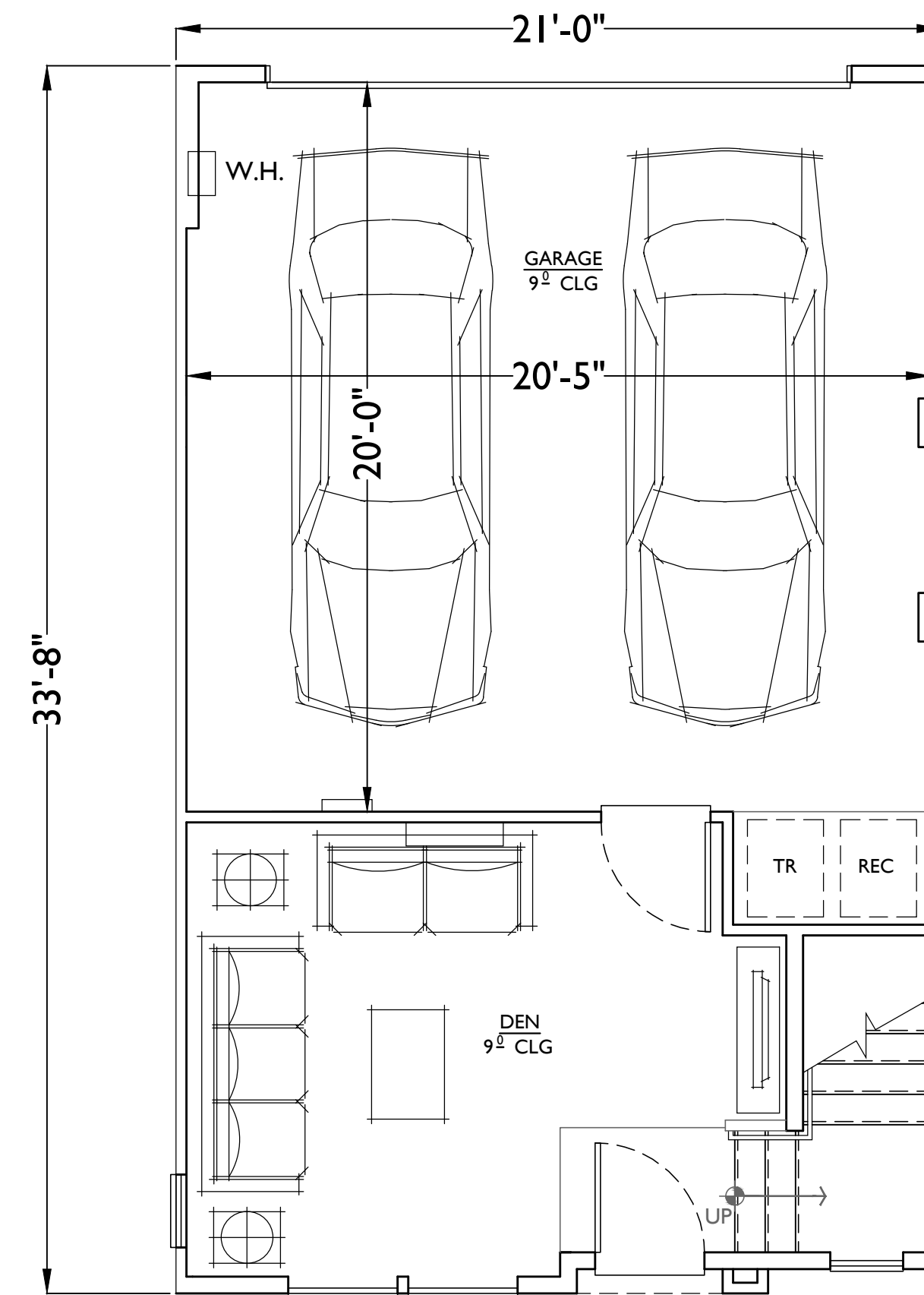
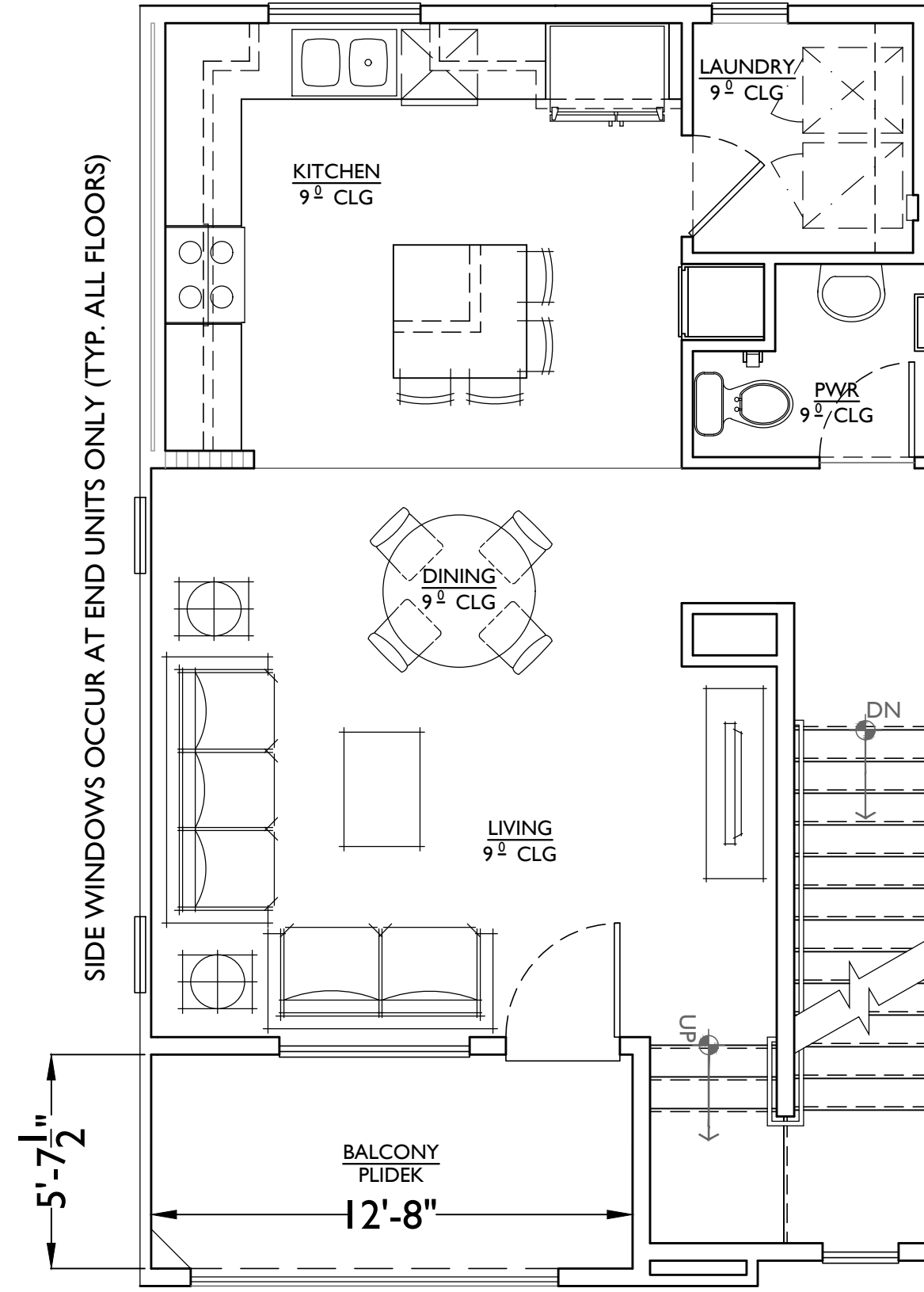
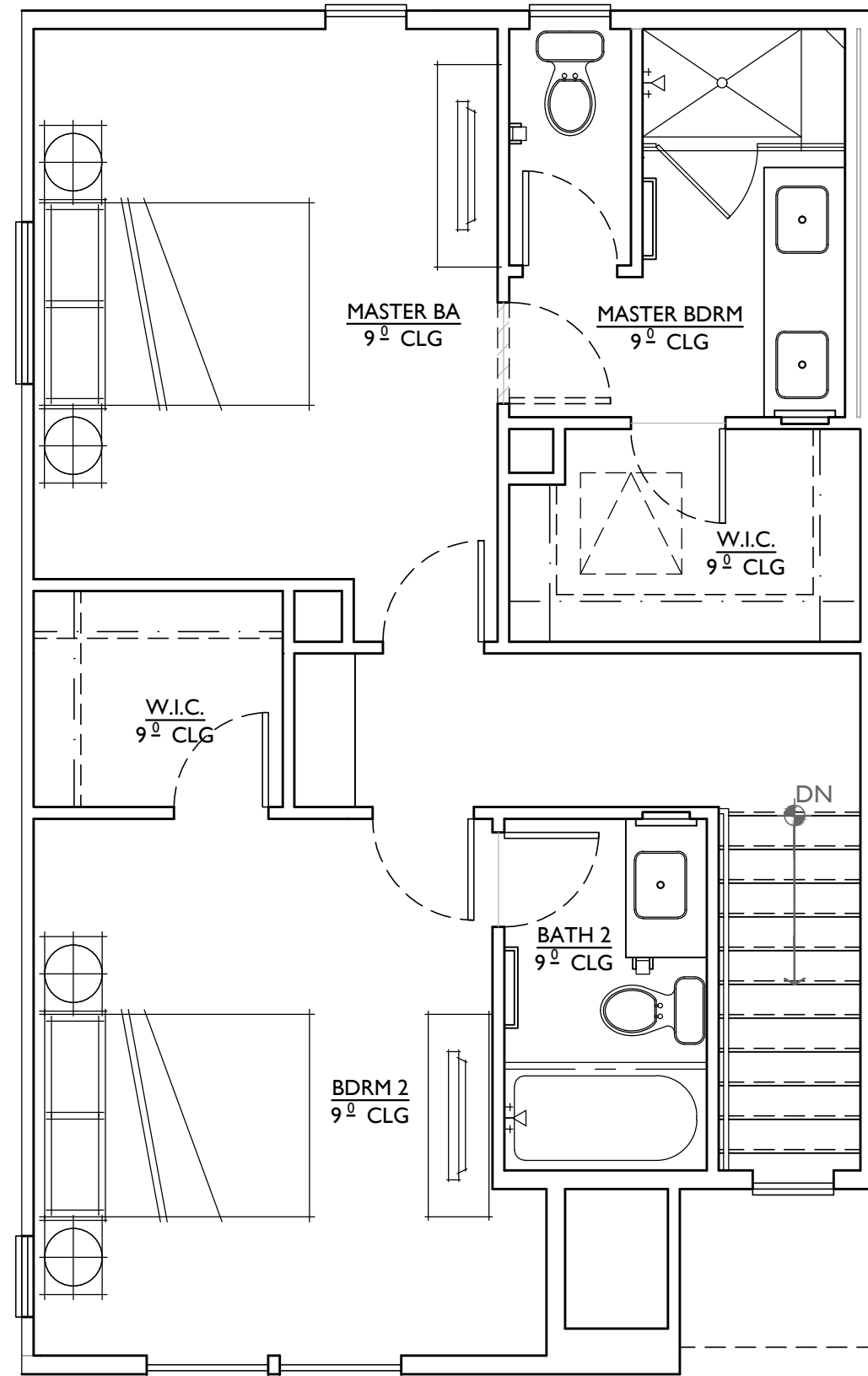
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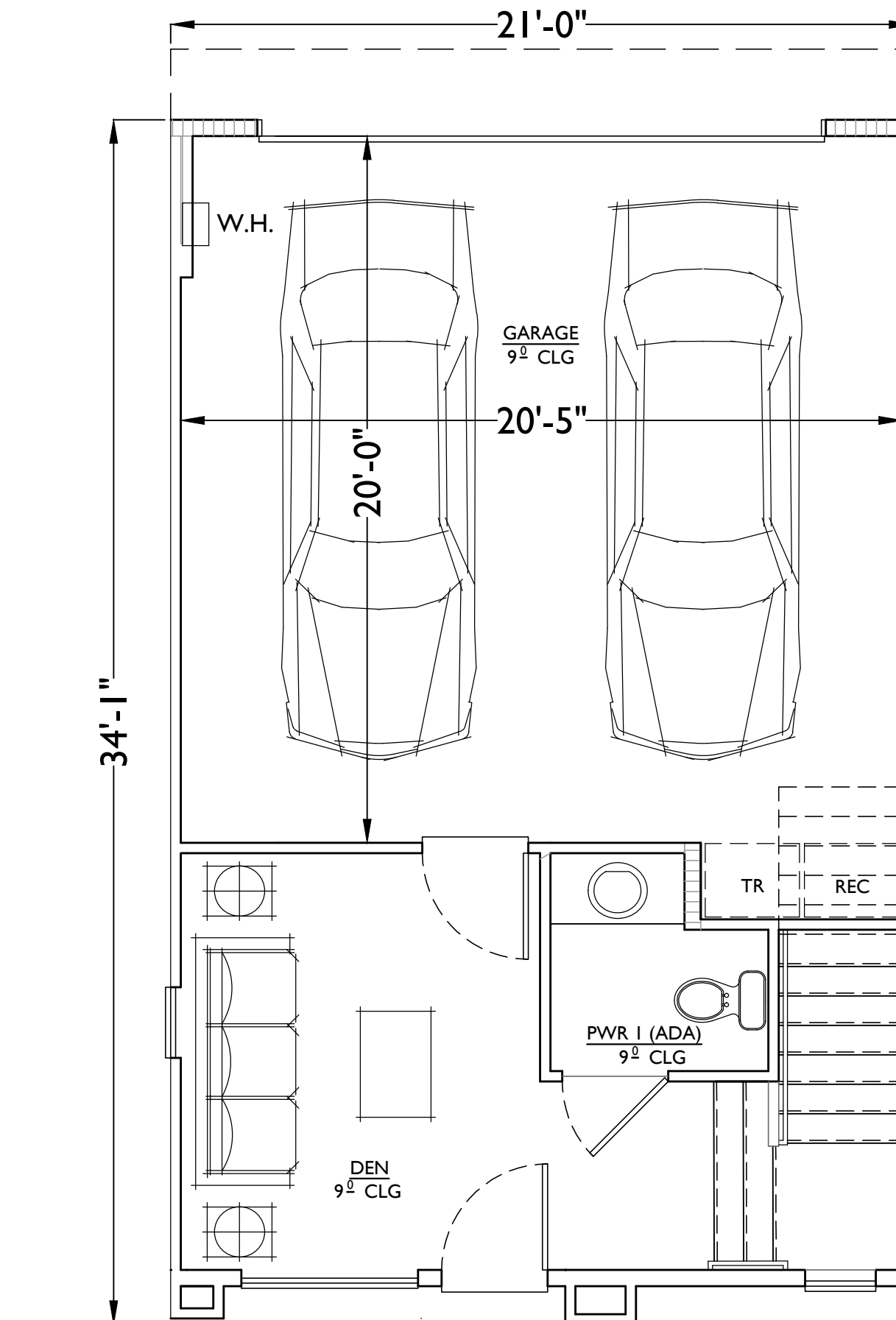
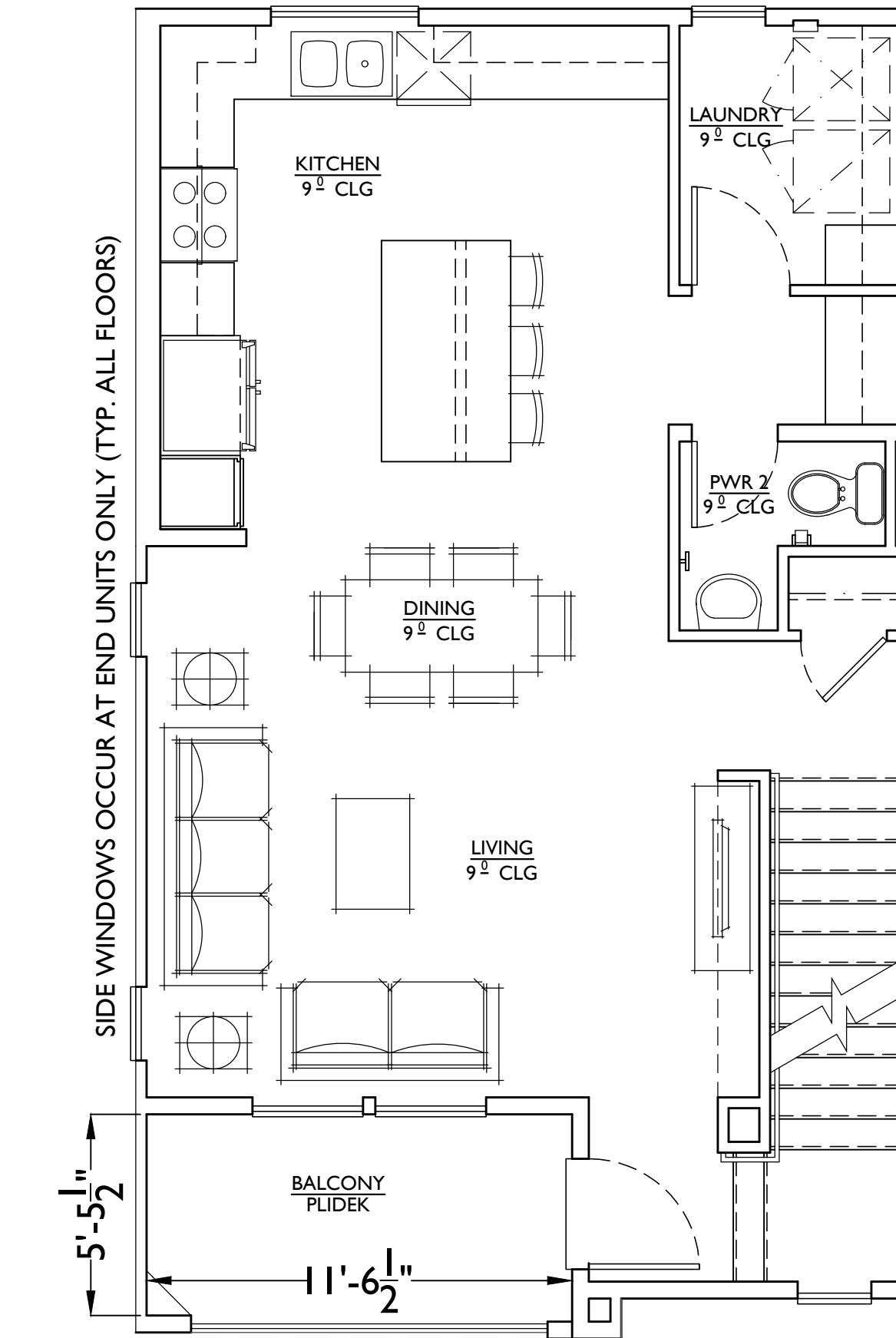
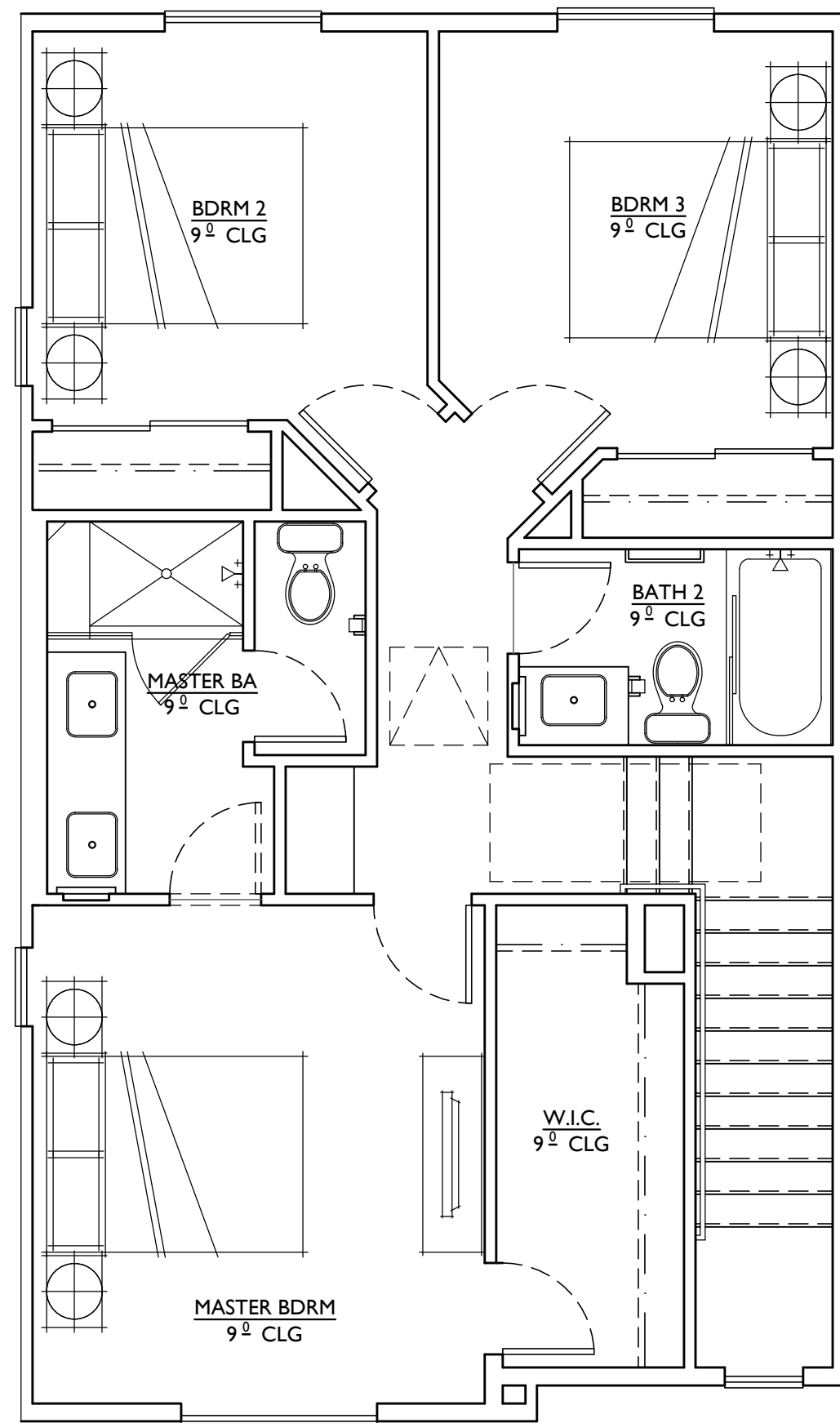
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A-1



PLAN 1	2BED/2.5BA
1ST FL -	253
2ND FL -	625
3RD FL -	650
TOTAL LIVABLE - 1,528 S.F.	
BALCONY -	75 S.F.
GARAGE -	447 S.F.



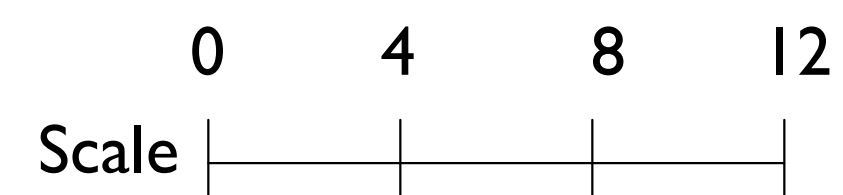
PLAN 2	3BED/2.5BA
1ST FL -	254
2ND FL -	677
3RD FL -	709
TOTAL LIVABLE - 1,640 S.F.	
BALCONY -	68 S.F.
GARAGE -	442 S.F.

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UNIT PLAN 1 AND 2

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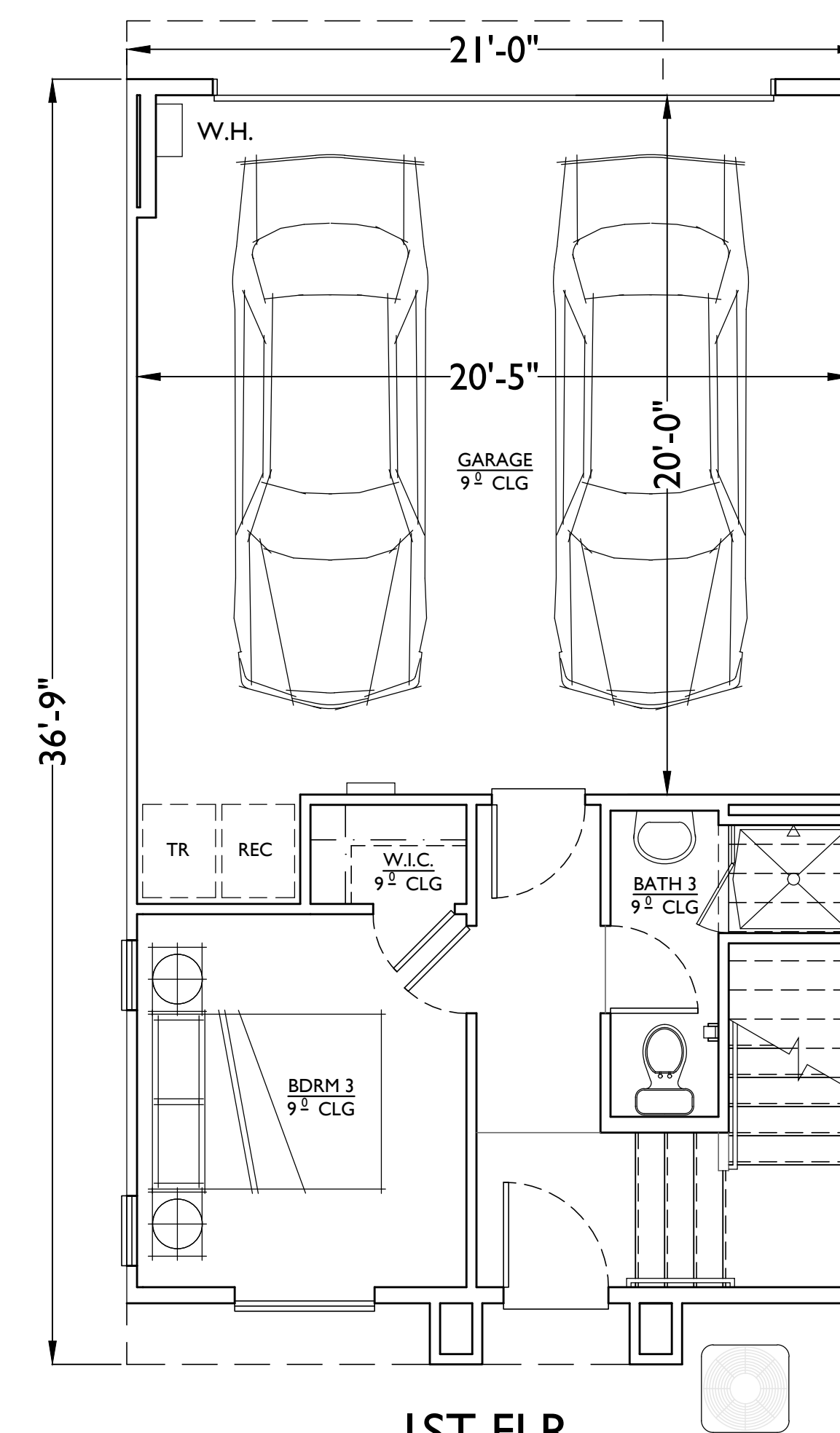
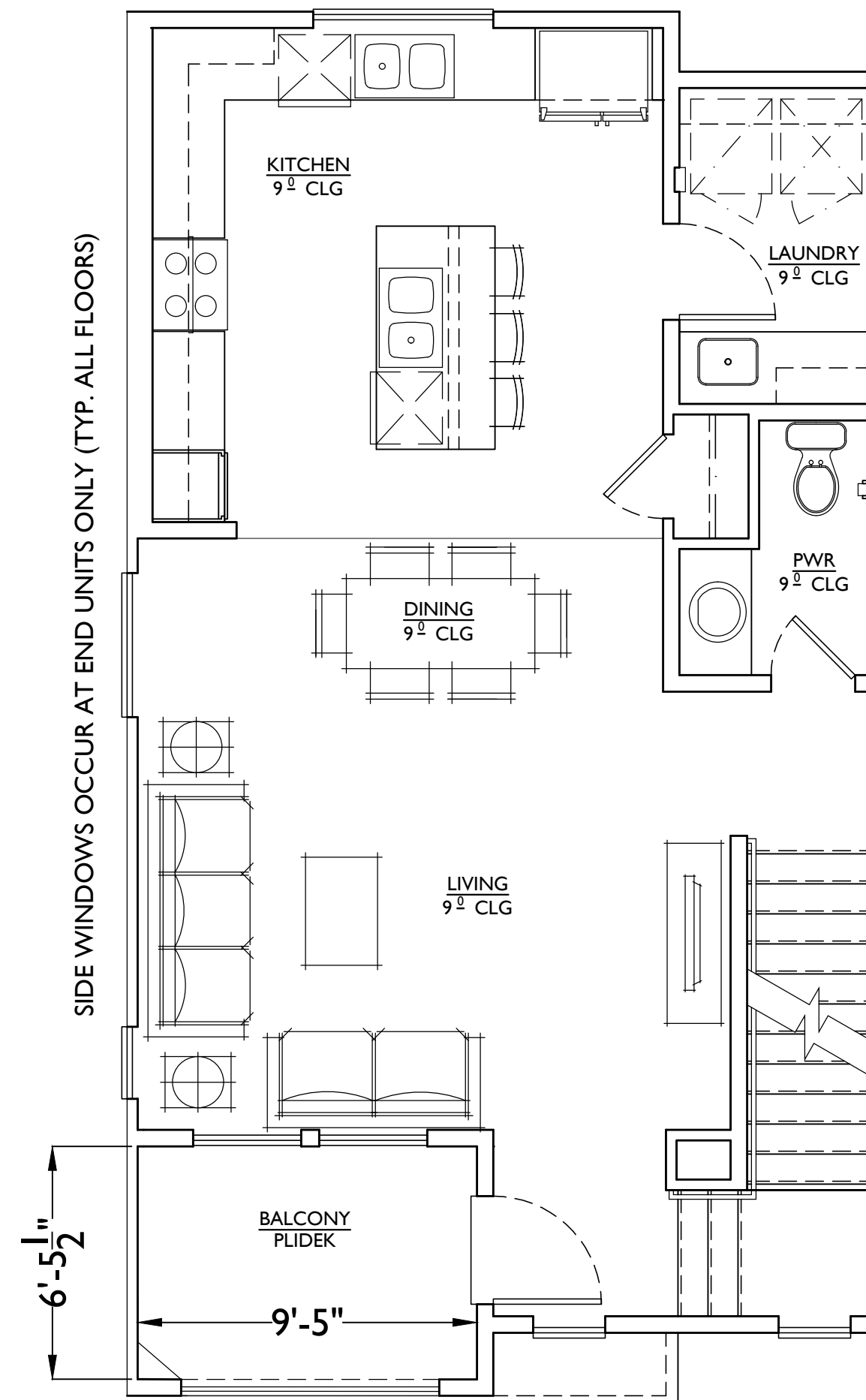
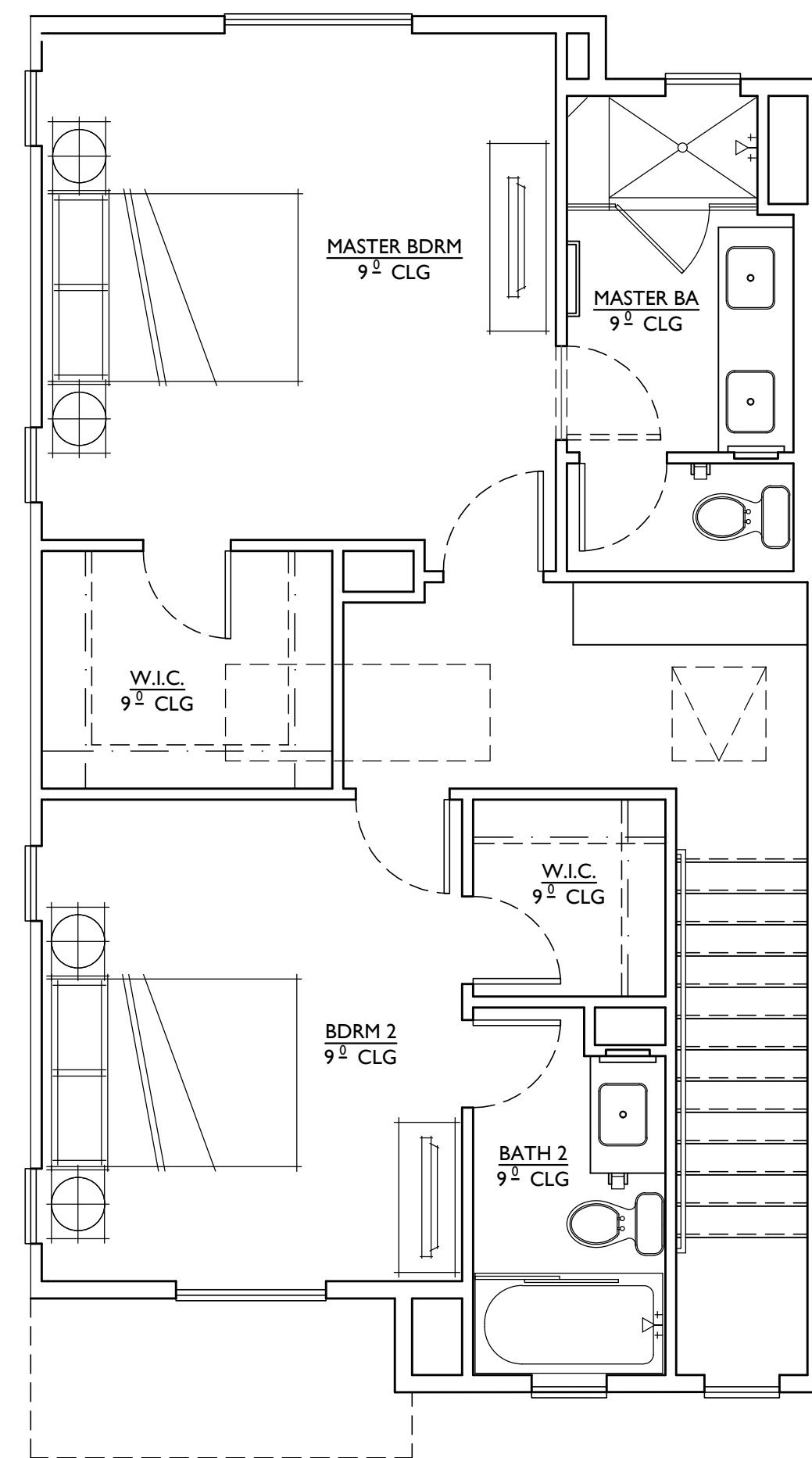


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A-2



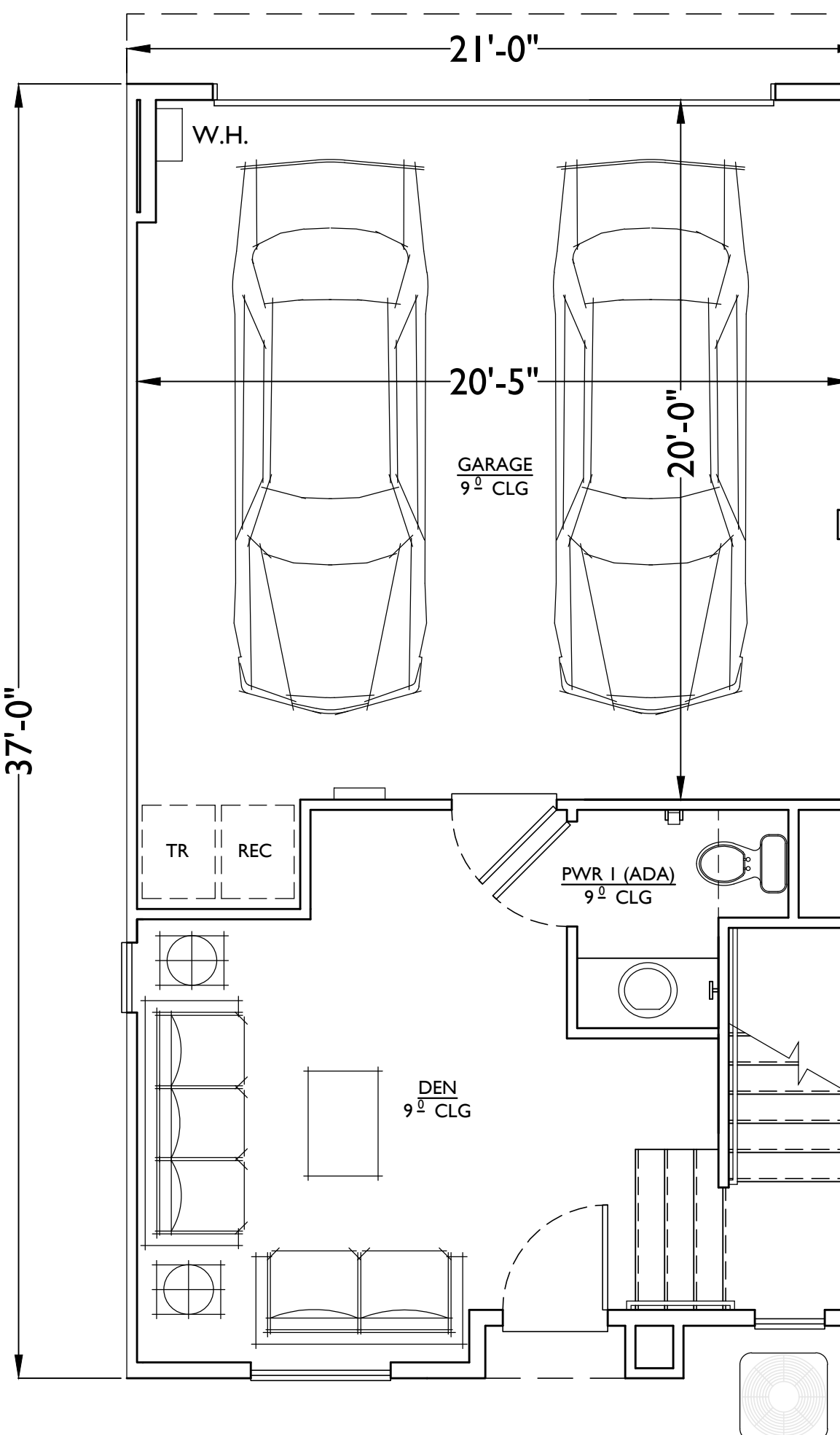
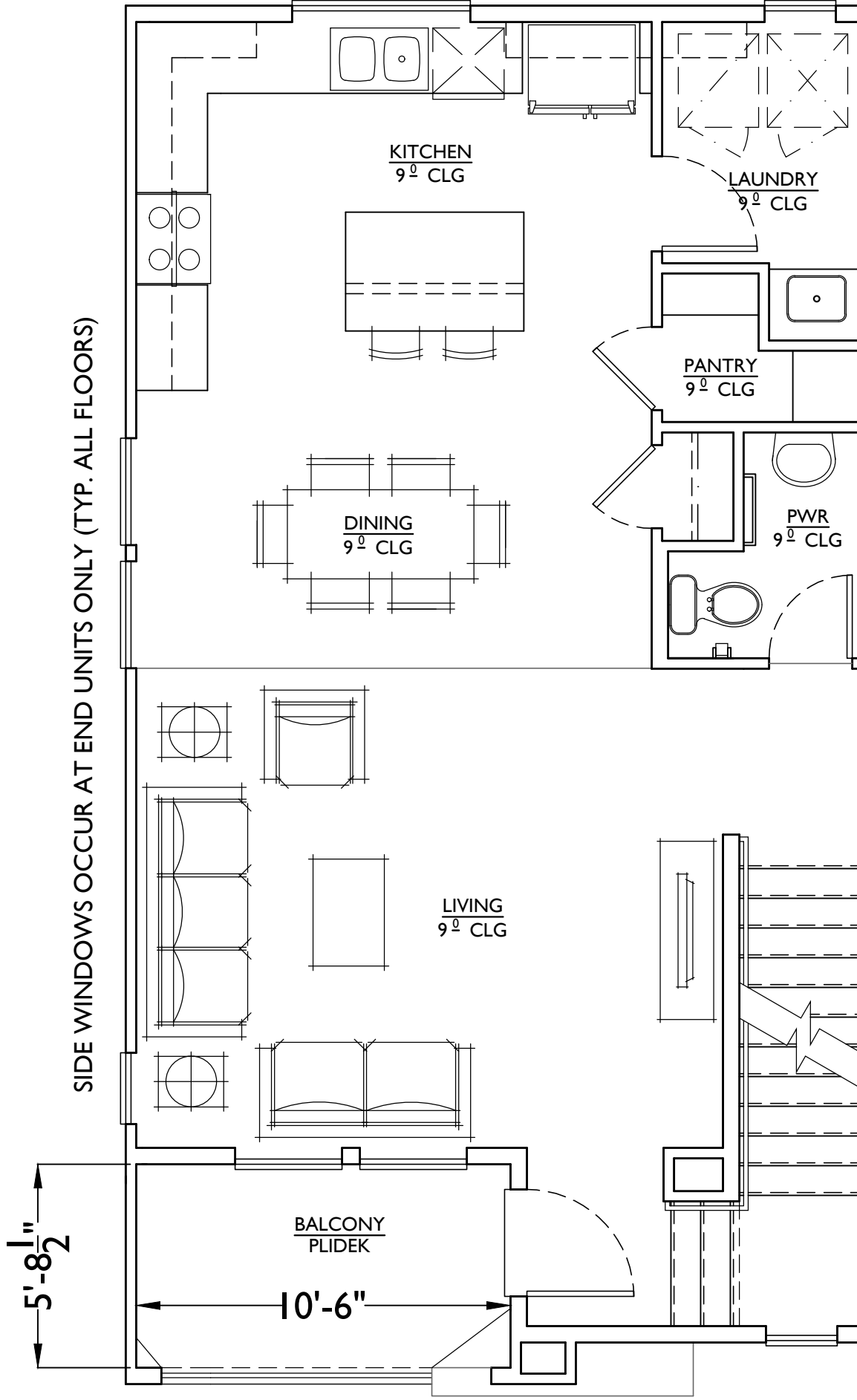
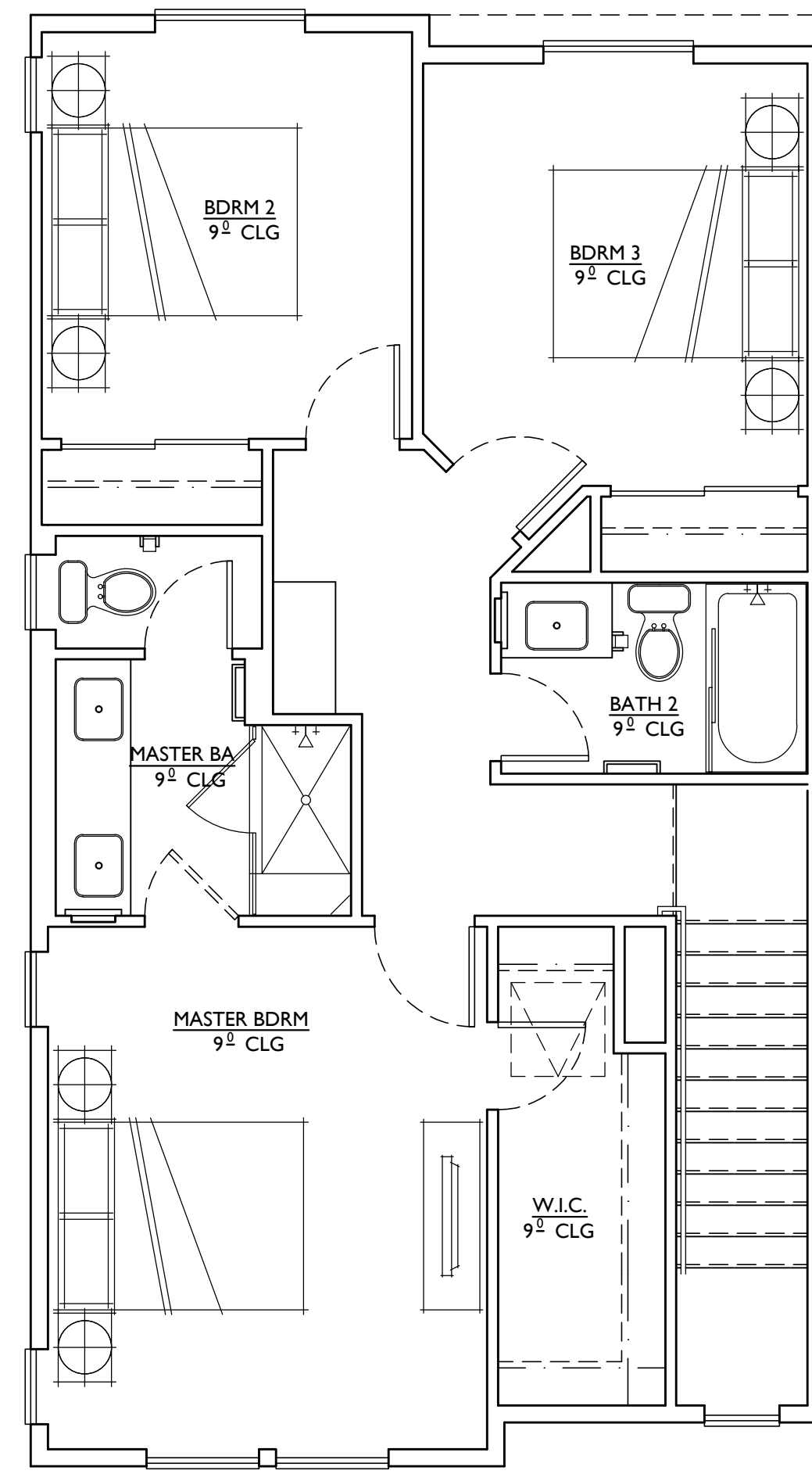
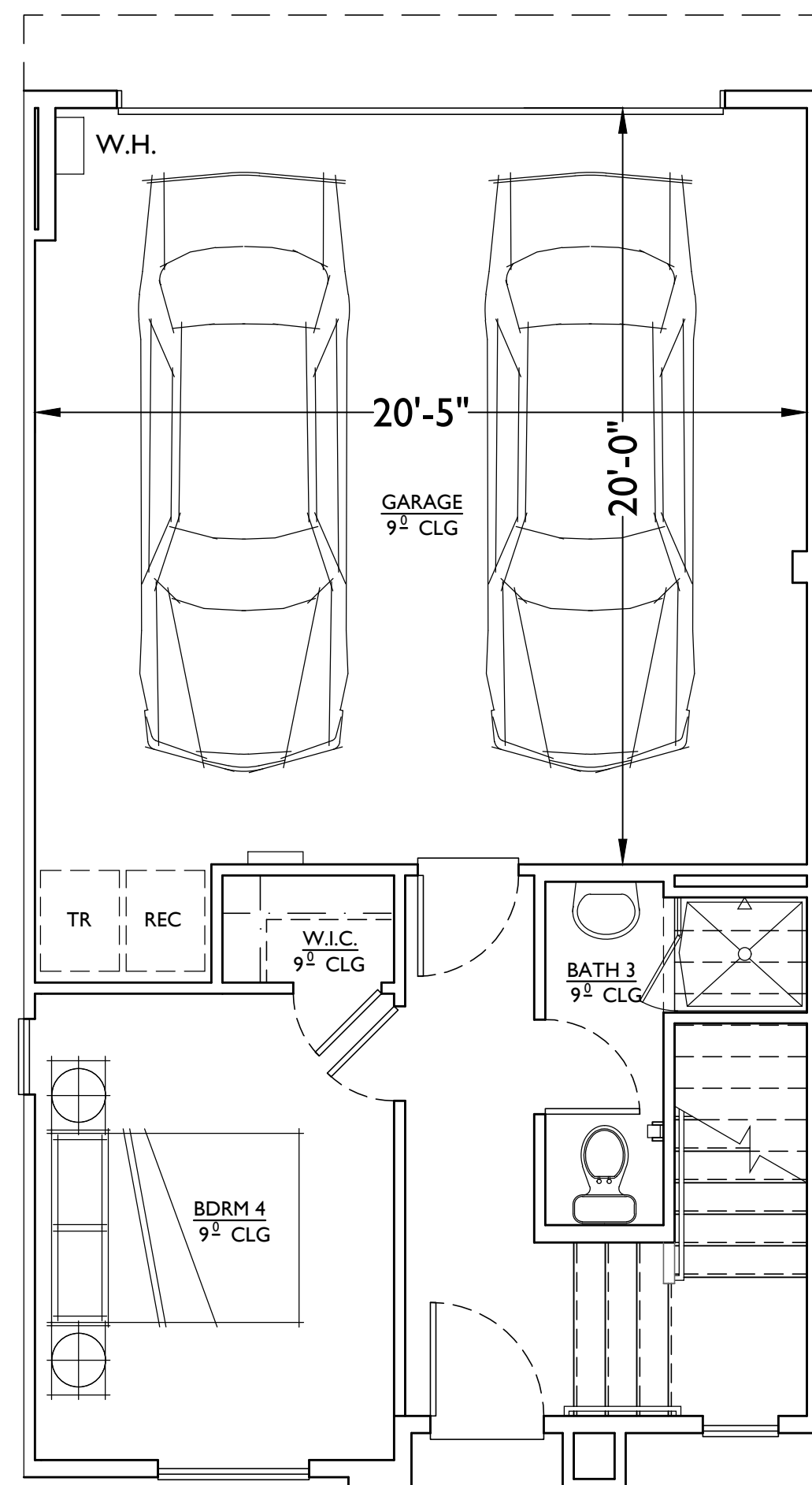
PLAN 3	3BED/3.5BA
1ST FL -	295
2ND FL -	710
3RD FL -	697
TOTAL LIVABLE -	1,702 S.F.
BALCONY -	64 S.F.
GARAGE -	445 S.F.

OPTIONAL 1ST FLR

3RD FLR

2ND FLR

1ST FLR



PLAN 4	3BED/2.5BA
1ST FL -	315
2ND FL -	736
3RD FL -	744
TOTAL LIVABLE -	1,795 S.F.
BALCONY -	63 S.F.
GARAGE -	445 S.F.
(OPTIONAL 4BED/3.5BA)	

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UNIT PLAN 3 AND 4

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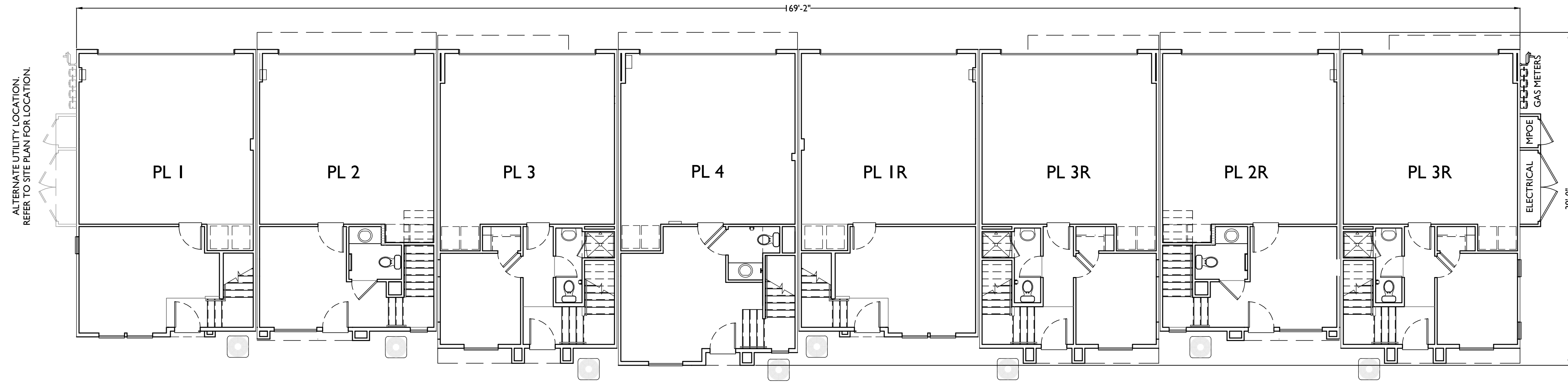


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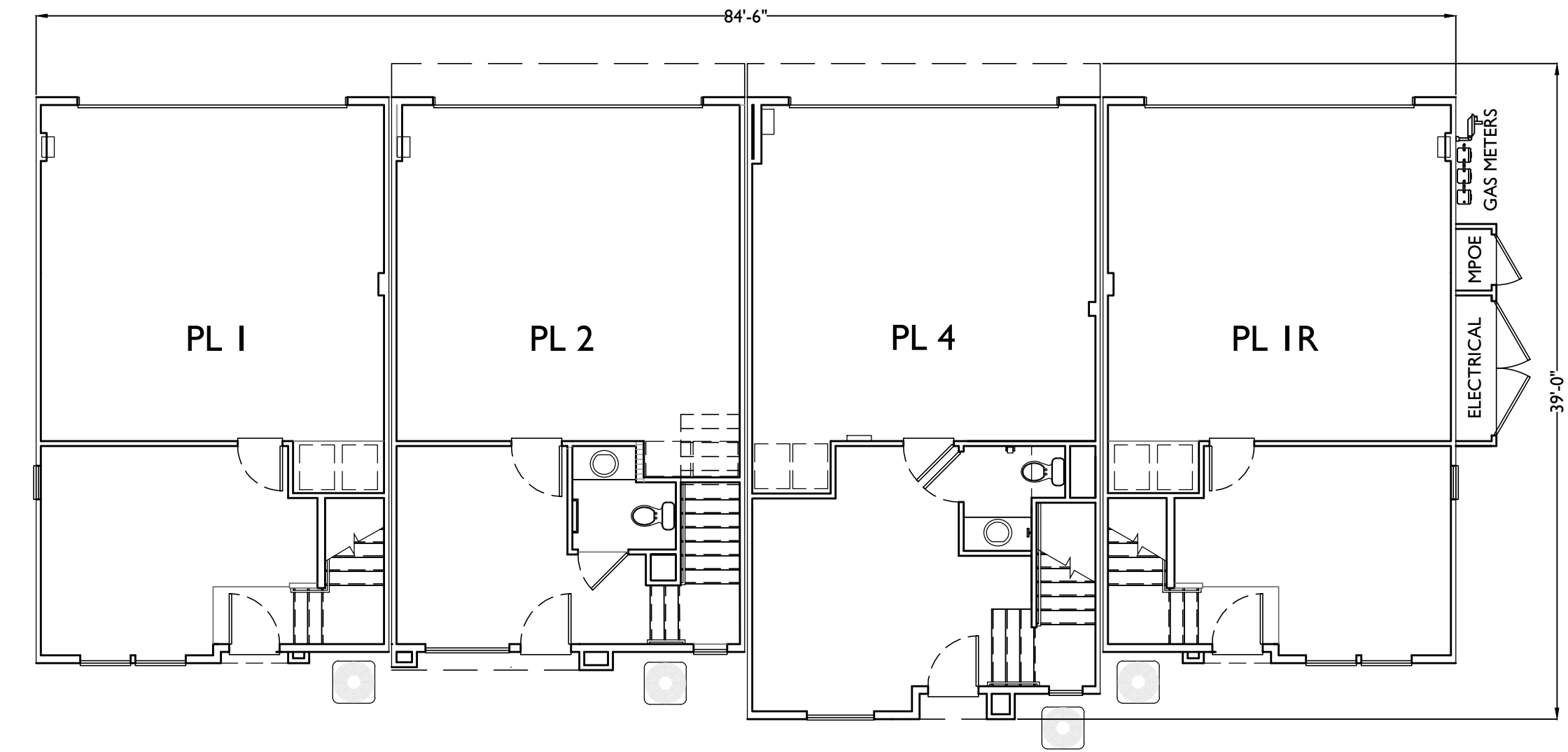
SUMMA
ARCHITECTURE

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760.724.1198

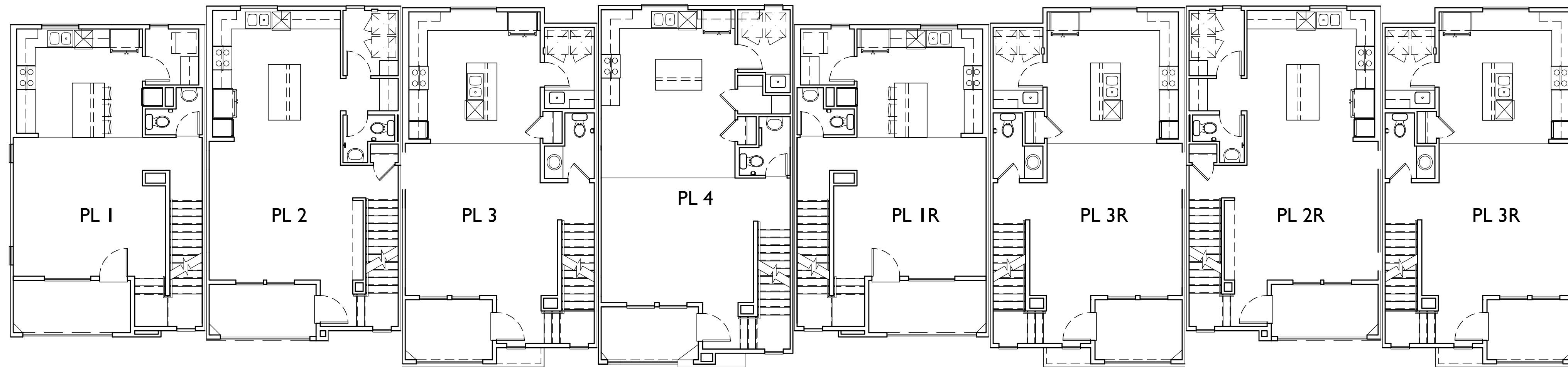
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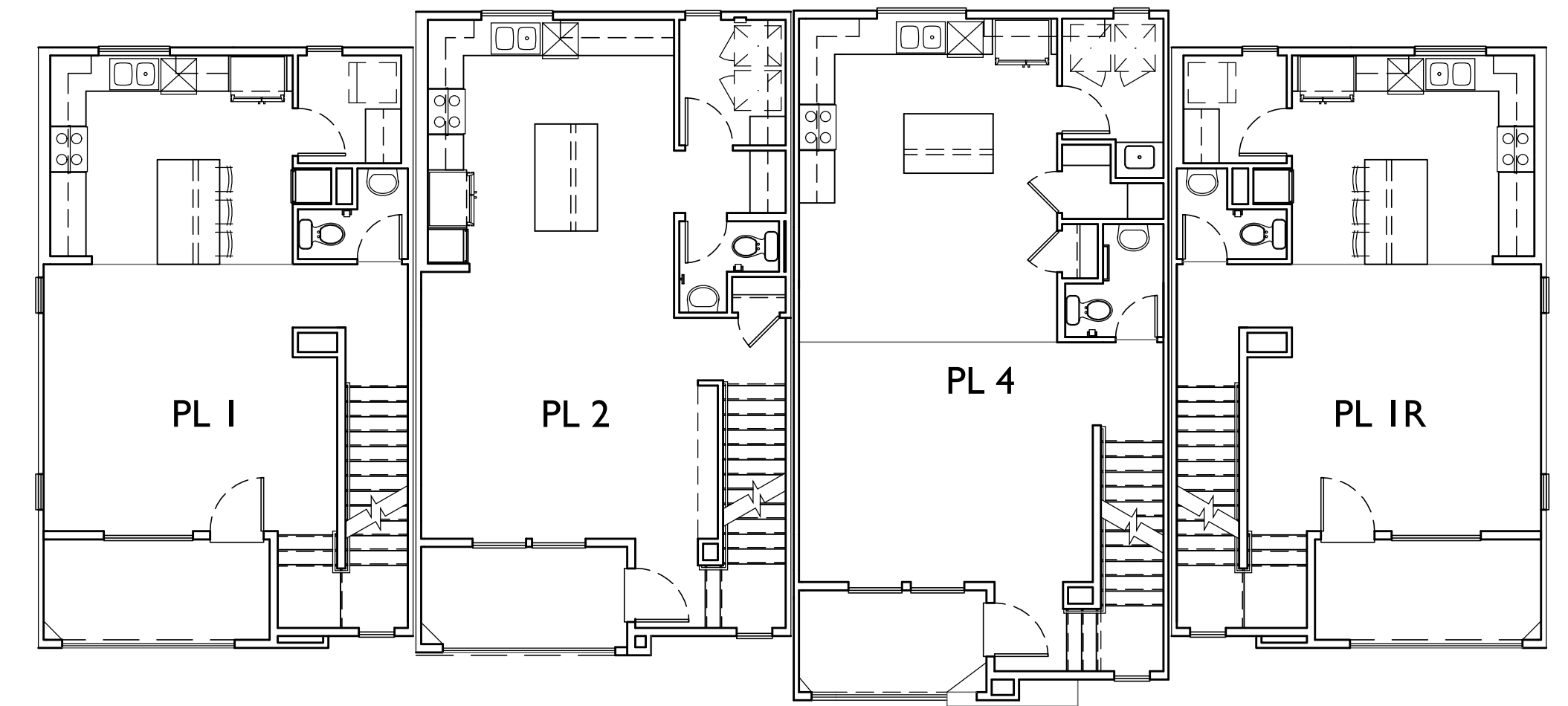
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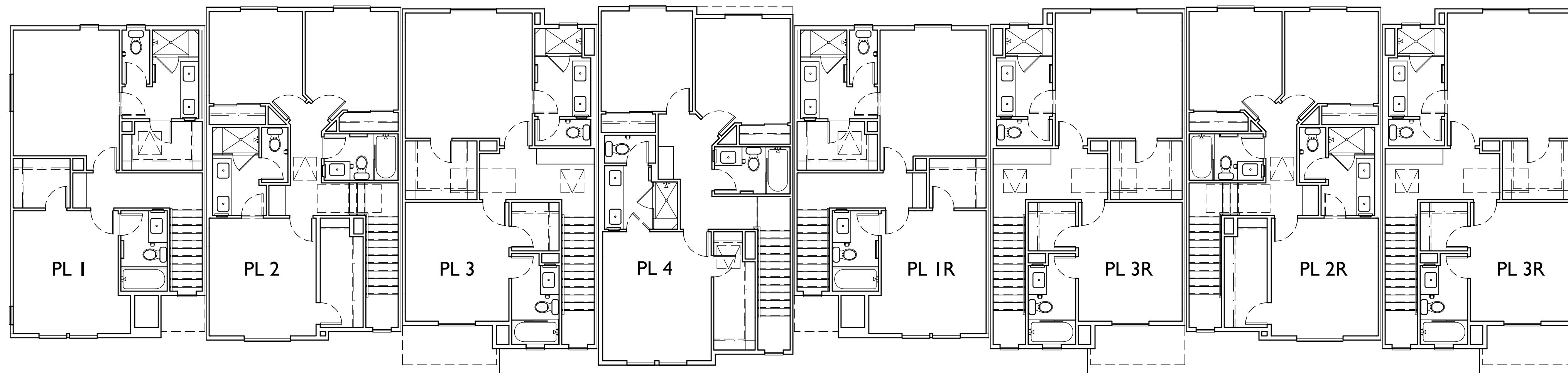
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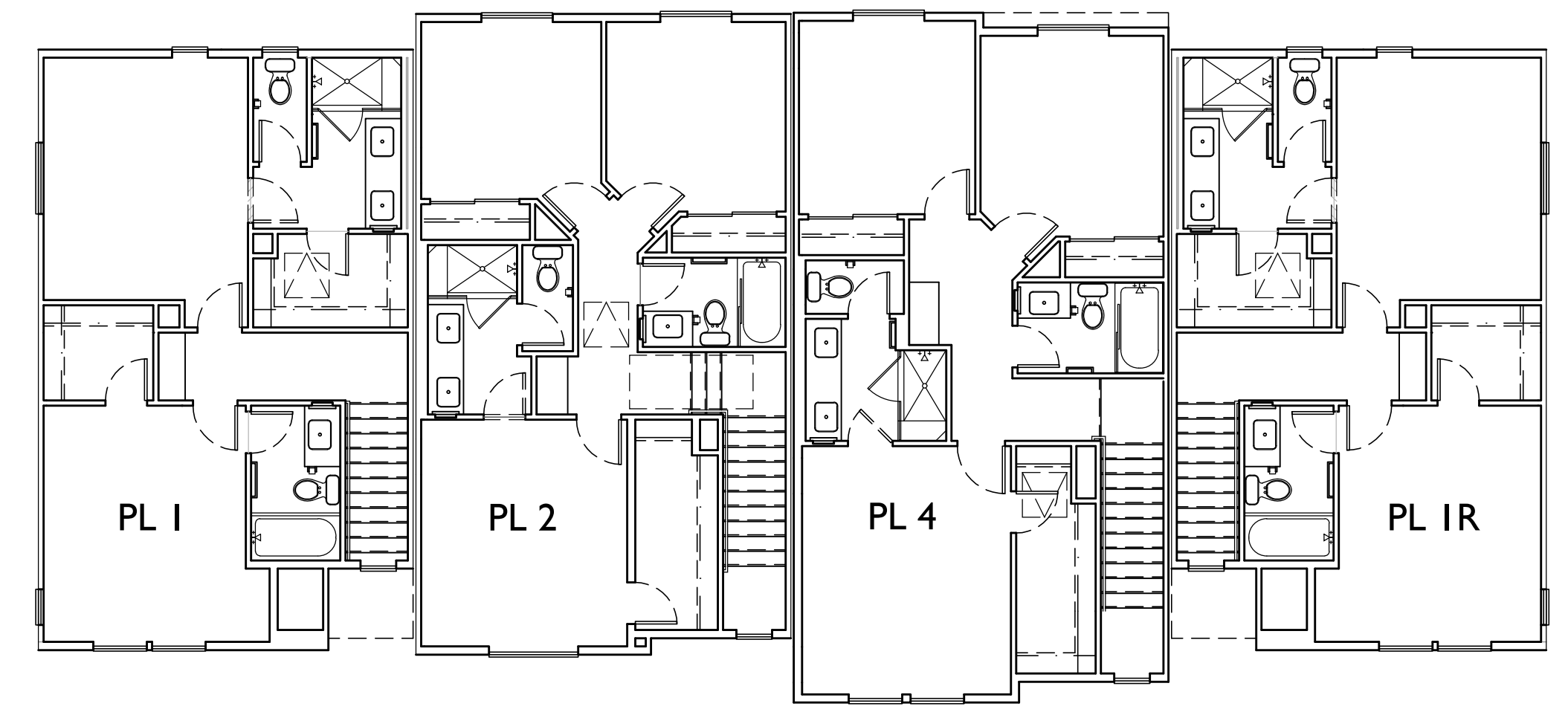
2ND FLR - BLDG D



2ND FLR - BLDG A



3RD FLR - BLDG D



3RD FLR - BLDG A

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BLDG TYPE A & D

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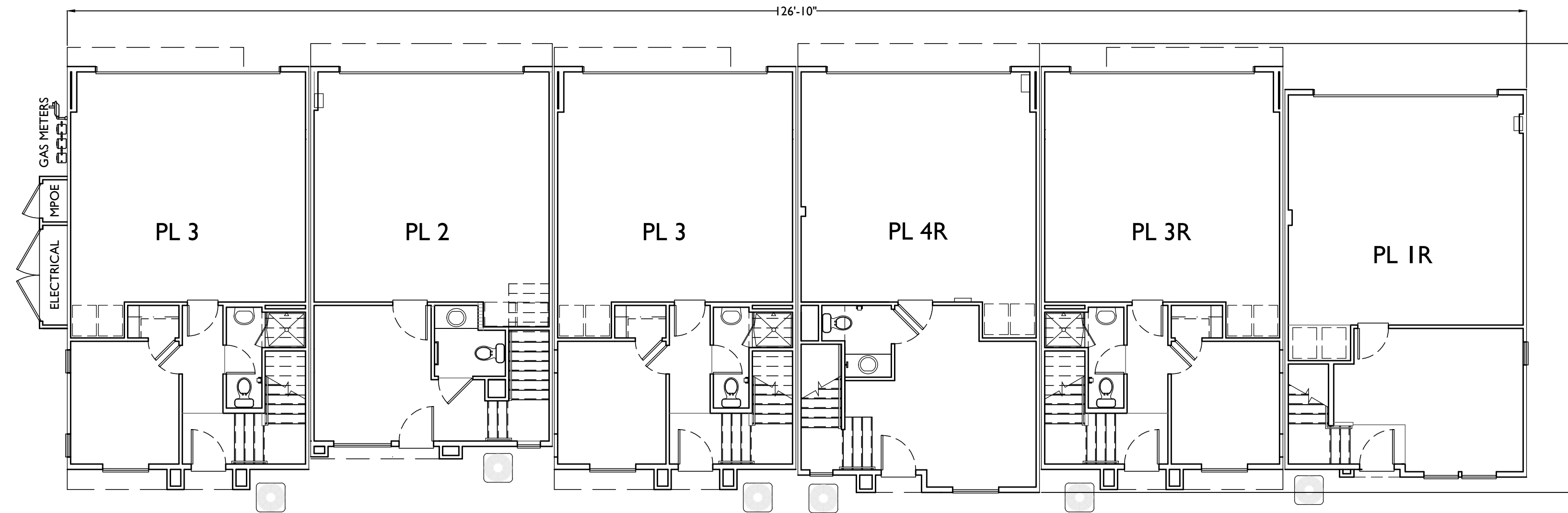
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APR. 1, 2021

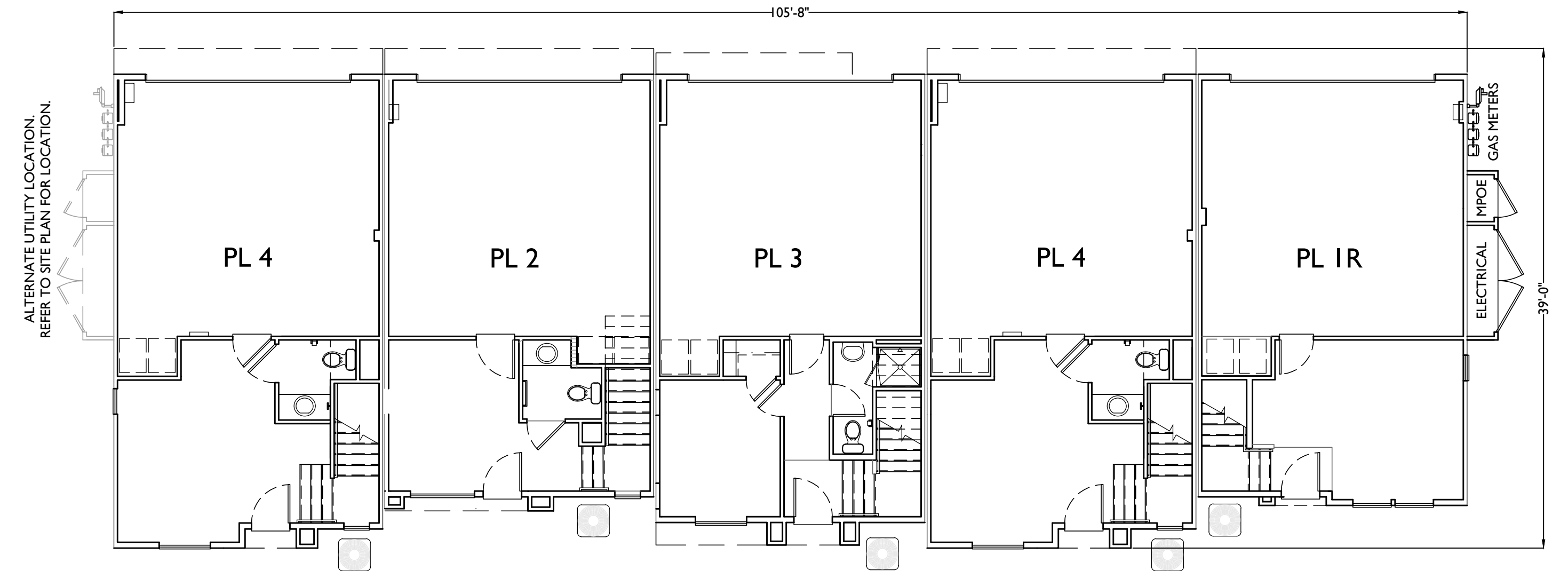
SUMMA
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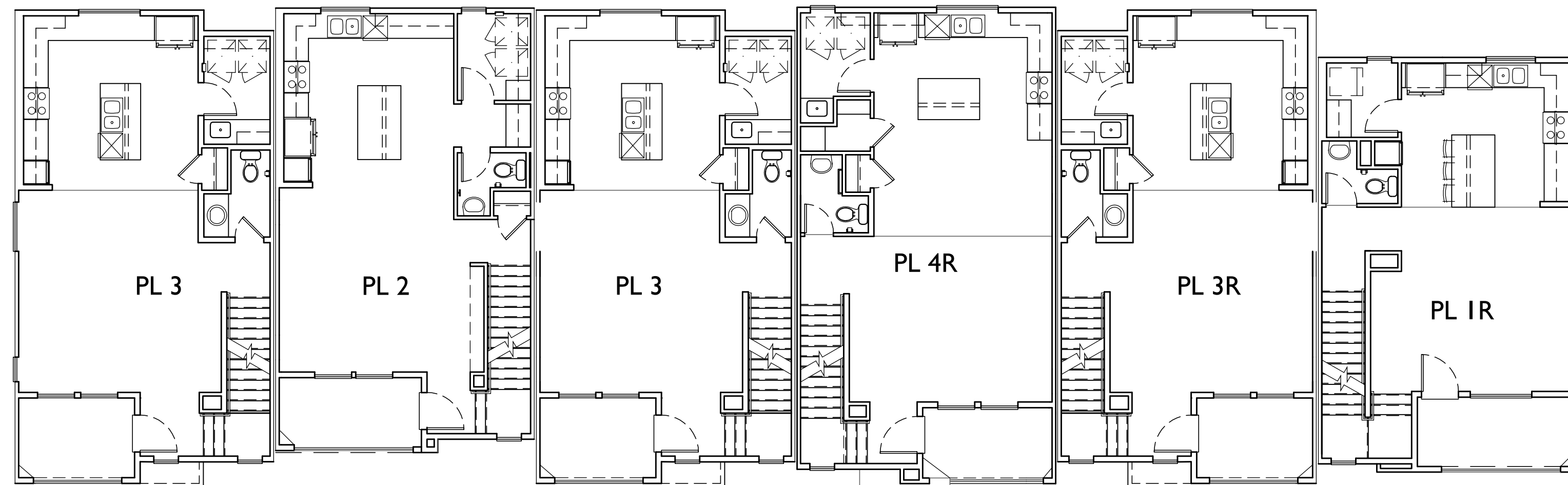
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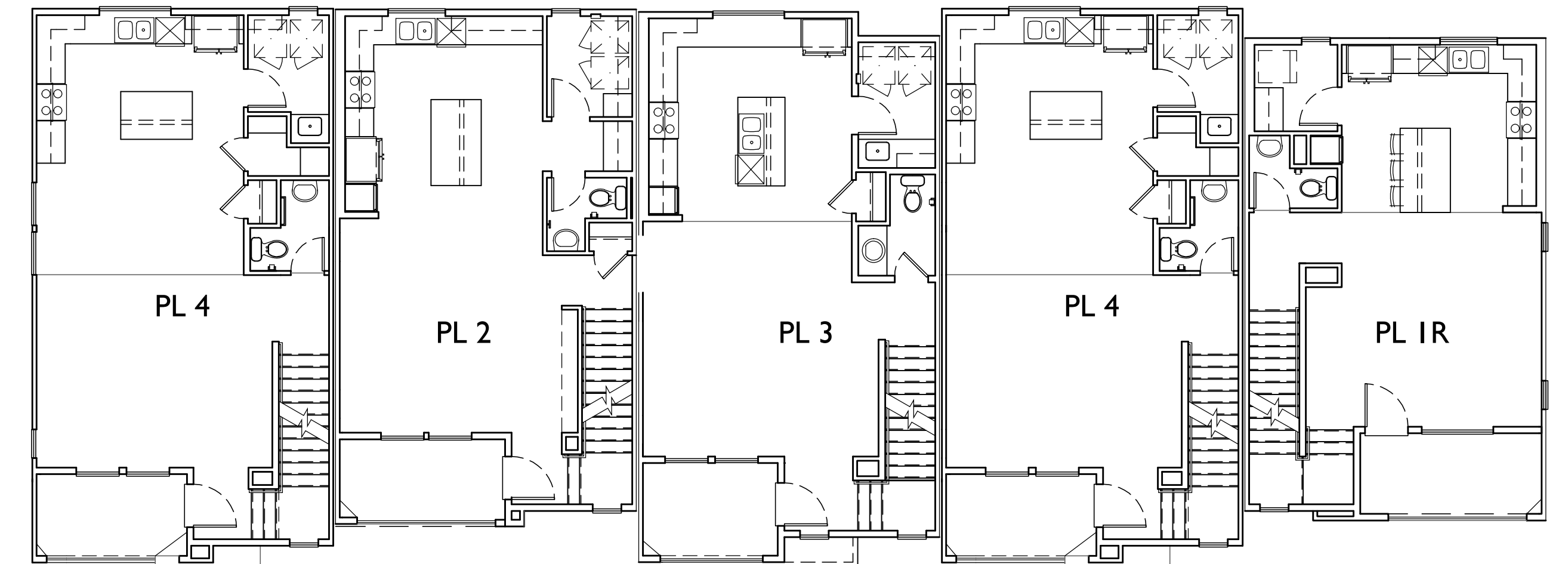
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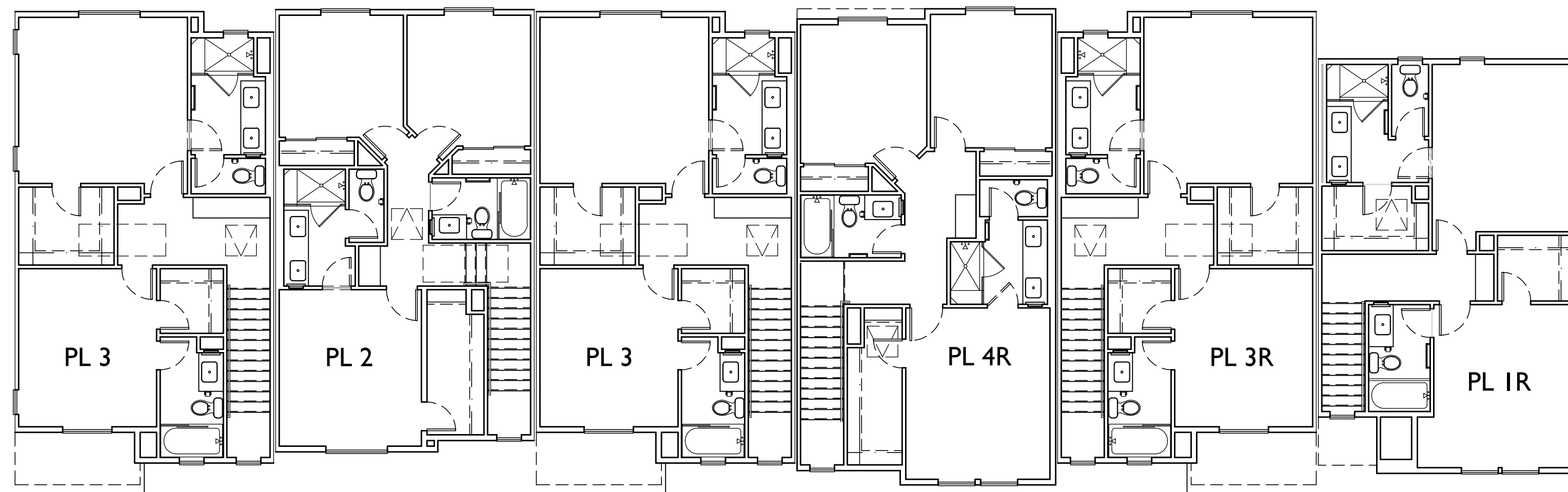
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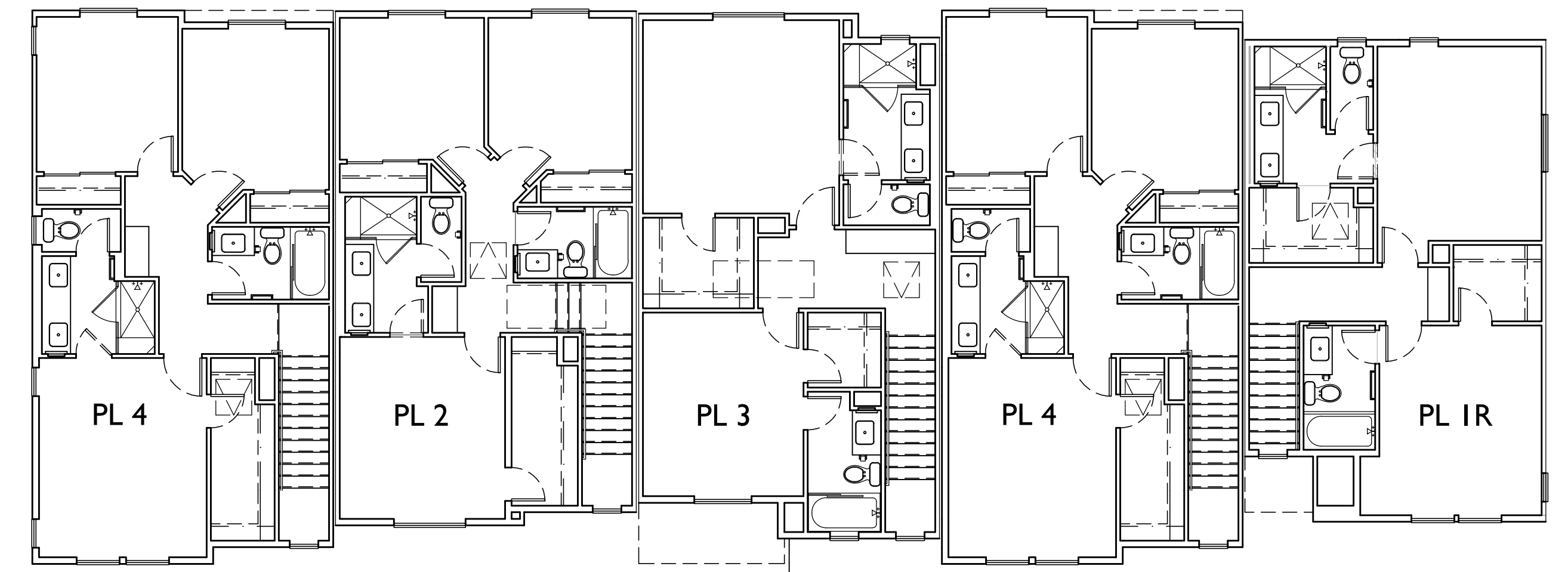
2ND FLR - BLDG C



2ND FLR - BLDG B



3RD FLR - BLDG C



3RD FLR - BLDG B

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BLDG TYPE B & C

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0 8 16 24
Scale

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A-5



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

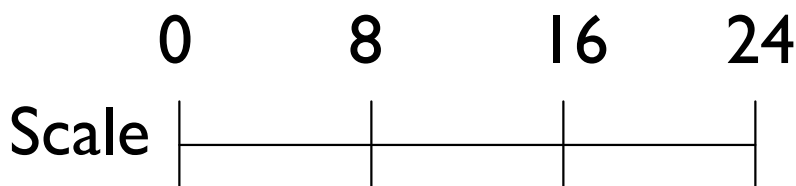
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- 3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
- 4. WALL - STONE VENEER
- 5. RAILING - VERTICAL METAL
- 6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 7. 2X STUCCO O/ E.P.S. TRIM
- 8. DECORATIVE OUTLOOKER
- 9. STUCCO REGLET
- 10. DECORATIVE LIGHT FIXTURE
- 11. DECORATIVE STUCCO O/ E.P.S. CORBEL
- 12. DECORATIVE METAL AWNING
- 13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA

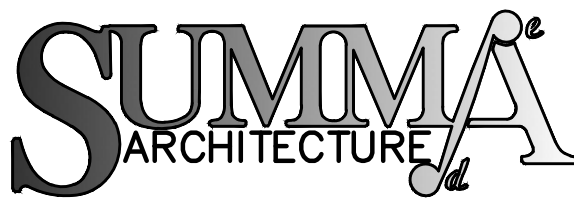
ASPIRE - 11733 FLORENCE AVENUE

BLDG A ELEVATIONS

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APR. 1, 2021



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

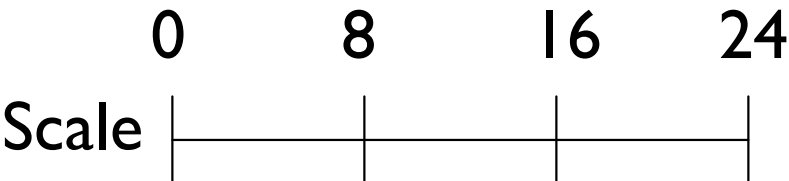
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- 3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
- 4. WALL - STONE VENEER
- 5. RAILING - VERTICAL METAL
- 6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 7. 2X STUCCO O/ E.P.S. TRIM
- 8. DECORATIVE OUTLOOKER
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- 10. DECORATIVE LIGHT FIXTURE
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- 12. DECORATIVE METAL AWNING
- 13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA

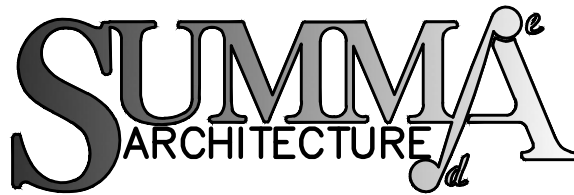
ASPIRE - 11733 FLORENCE AVENUE

BLDG B ELEVATIONS

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APR. 1, 2021



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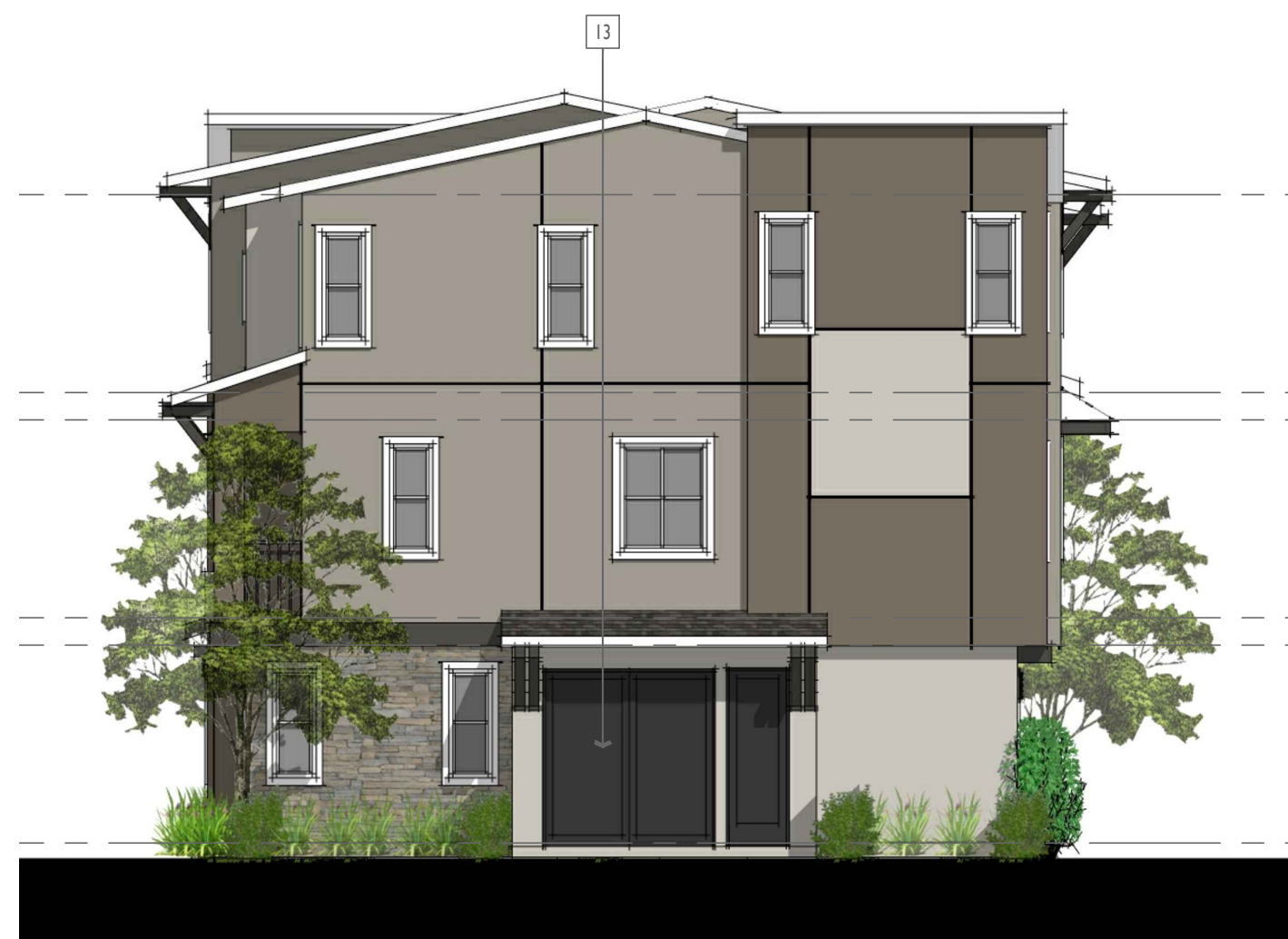
A-7



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

1. ROOF - COMPOSITE SHINGLE ROOFING
2. FASCIA - 2x6 RESAWN WOOD
3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
4. WALL - STONE VENEER
5. RAILING - VERTICAL METAL
6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
7. 2X STUCCO O/ E.P.S. TRIM
8. DECORATIVE OUTLOOKER
9. STUCCO REGLET
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE STUCCO O/ E.P.S. CORBEL
12. DECORATIVE METAL AWNING
13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

BLDG C ELEVATIONS

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(949) 759-4367

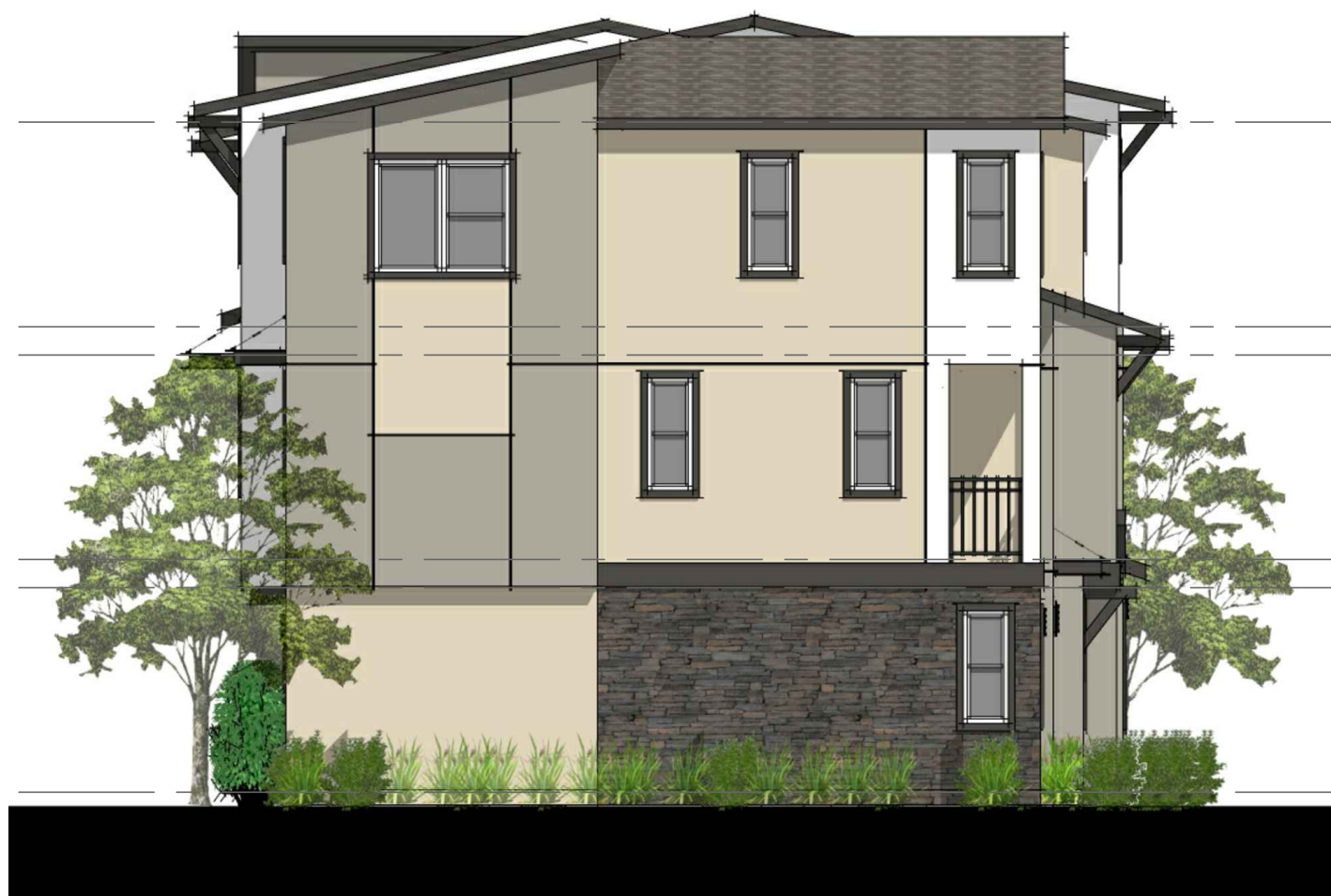
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APR. 1, 2021

SUMMA
ARCHITECTURE

5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-8



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

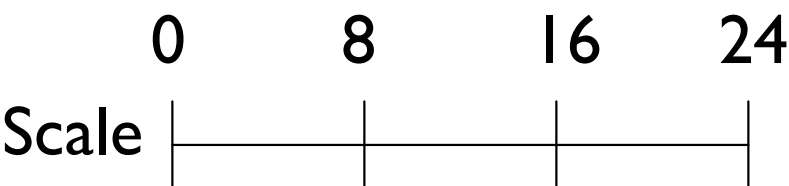
- MATERIAL SCHEDULE**
- 1. ROOF - COMPOSITE SHINGLE ROOFING
 - 2. FASCIA - 2x6 RESAWN WOOD
 - 3. WALL - EXTERIOR 16/20 SAND FINISH STUCCO
 - 4. WALL - STONE VENEER
 - 5. RAILING - VERTICAL METAL
 - 6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
 - 7. 2X STUCCO O/ E.P.S. TRIM
 - 8. DECORATIVE OUTLOOKER
 - 9. STUCCO REGLET
 - 10. DECORATIVE LIGHT FIXTURE
 - 11. DECORATIVE STUCCO O/ E.P.S. CORBEL
 - 12. DECORATIVE METAL AWNING
 - 13. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA

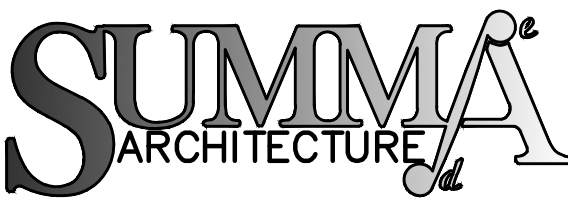
ASPIRE - 11733 FLORENCE AVENUE

BLDG D ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



APR. 1, 2021



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-9



FLORENCE AVE. ENTRY PERSPECTIVE



FLORENCE AVE. PERSPECTIVE

SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

SITE ENTRY PERSPECTIVES

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

N.T.S
Scale |—————|

APR. 1, 2021

SUMMA
ARCHITECTURE

5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-10

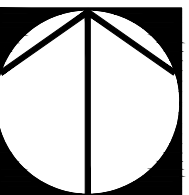
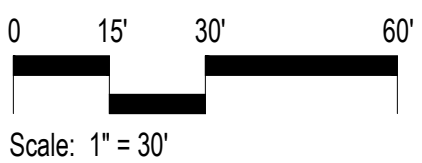


*Conceptual images (provided herein are conceptual and subject to change)



LEGEND

1. Central community open space area with shade structure, picnic tables, trash receptacle, and integral colored concrete for small social events and group gatherings.
2. Tot-lot play area with curved seat wall, specimen tree, and canopy trees for shade.
3. Turf area for passive and active play and bench seating.
4. Four community cluster mailboxes and two parcel lockers, per USPS review and approval.
5. Proposed wall, pilaster, or gate, per Wall & Fence Plan.
6. Enhanced paving at main project entry.
7. Proposed tree, per Planting Plan.
8. 6' wide pedestrian esplanade, natural colored concrete, with light top-cast finish and saw-cut joints.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest / Residential parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Common area landscape, builder installed and HOA maintained.
14. Community dog bag station (black in color), for pet owners.
15. Property line.
16. Public street R.O.W.
17. Proposed meandering public street sidewalk.
18. Transformer to be screened with landscape, quantity and final locations to be determined.
19. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
20. Integral colored concrete paving nodes, with light top-cast finish and saw-cut joints.
21. Entry wall sign at main project entry.



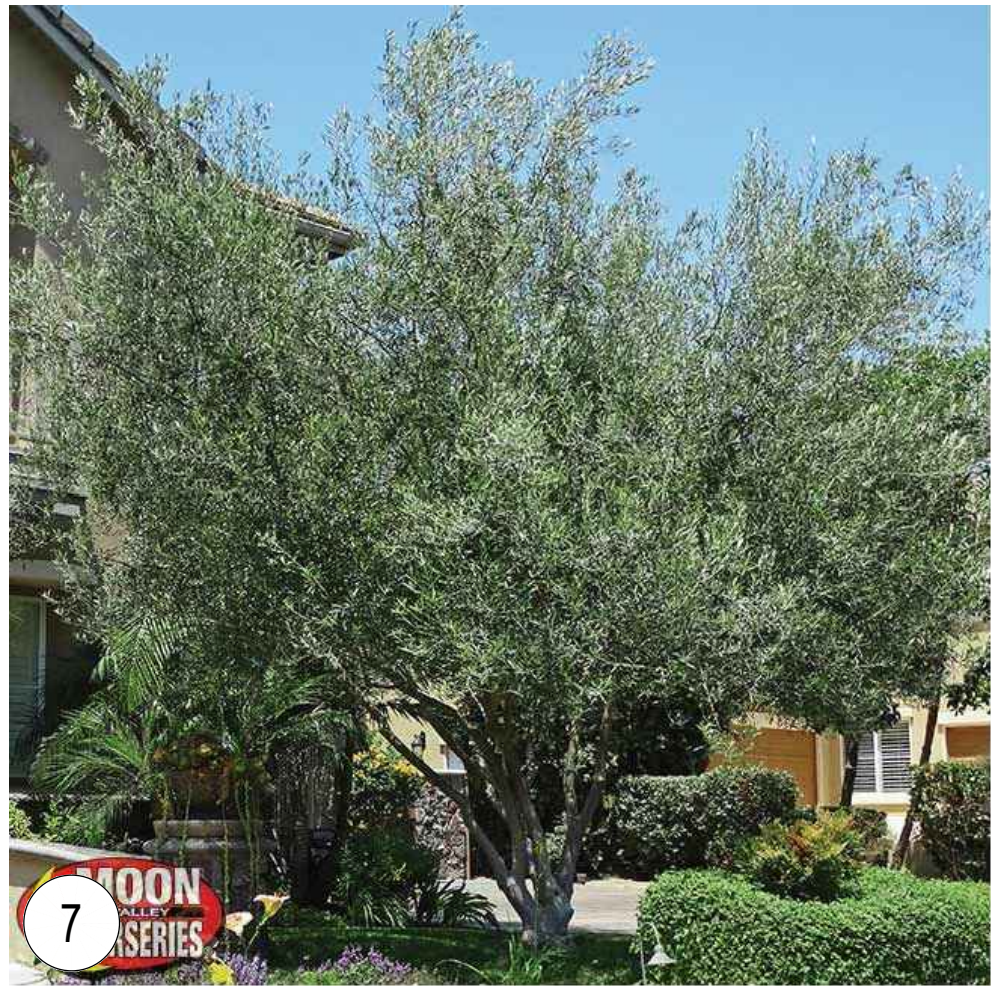
Melia Homes

Schematic Landscape Plan

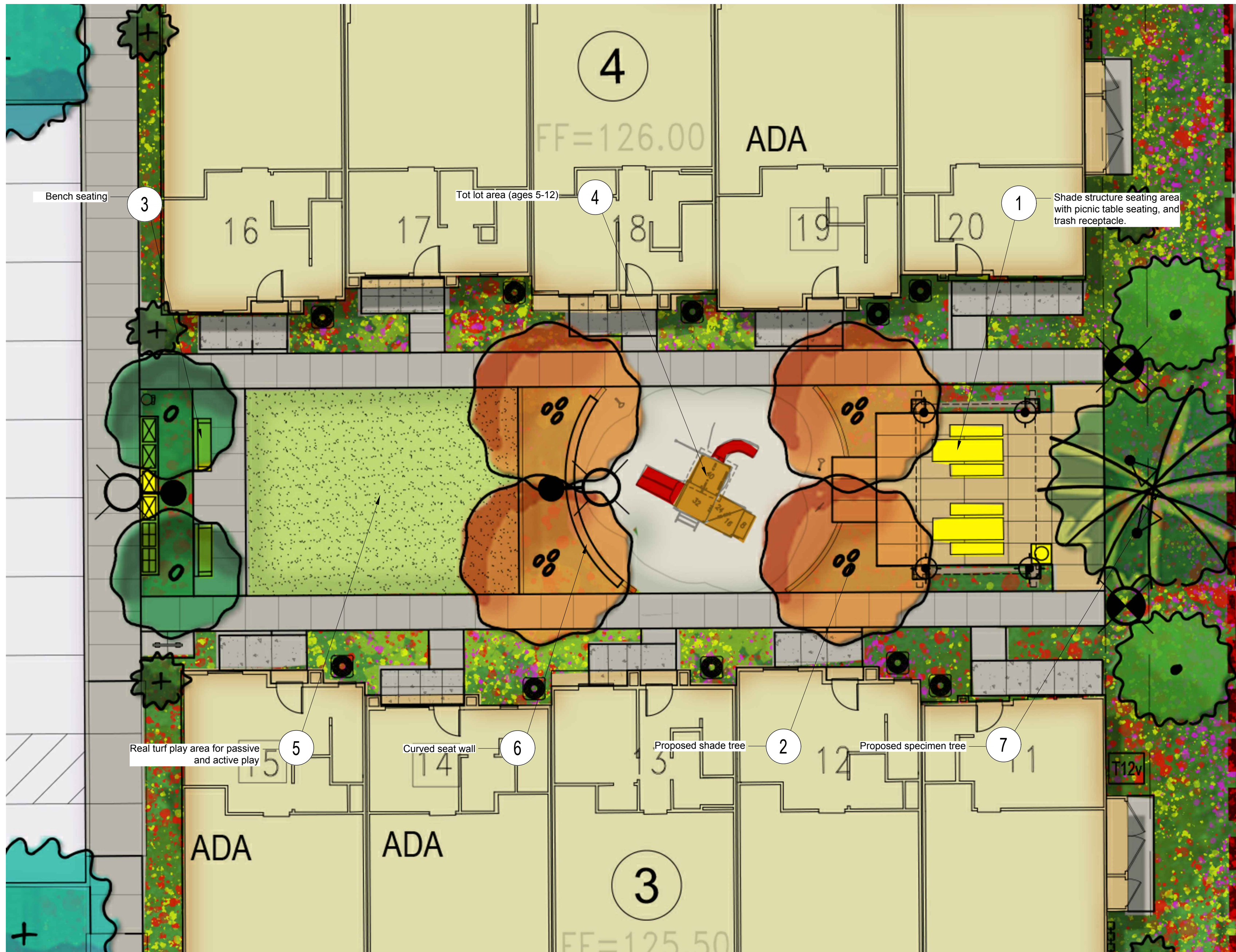
ASPIRE - Florence Ave. / Santa Fe Springs, CA

2nd City Submittal

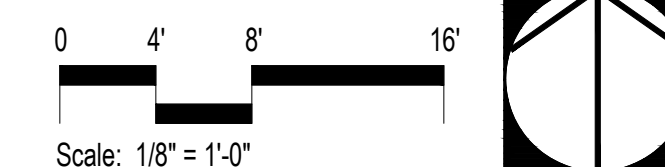
Project No.: MH10
Date: April. 01, 2021



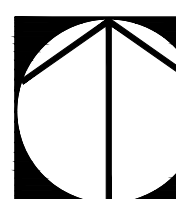
*Conceptual images (provided herein are conceptual and subject to change)



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Enlargement Plan - Community Open Space Area

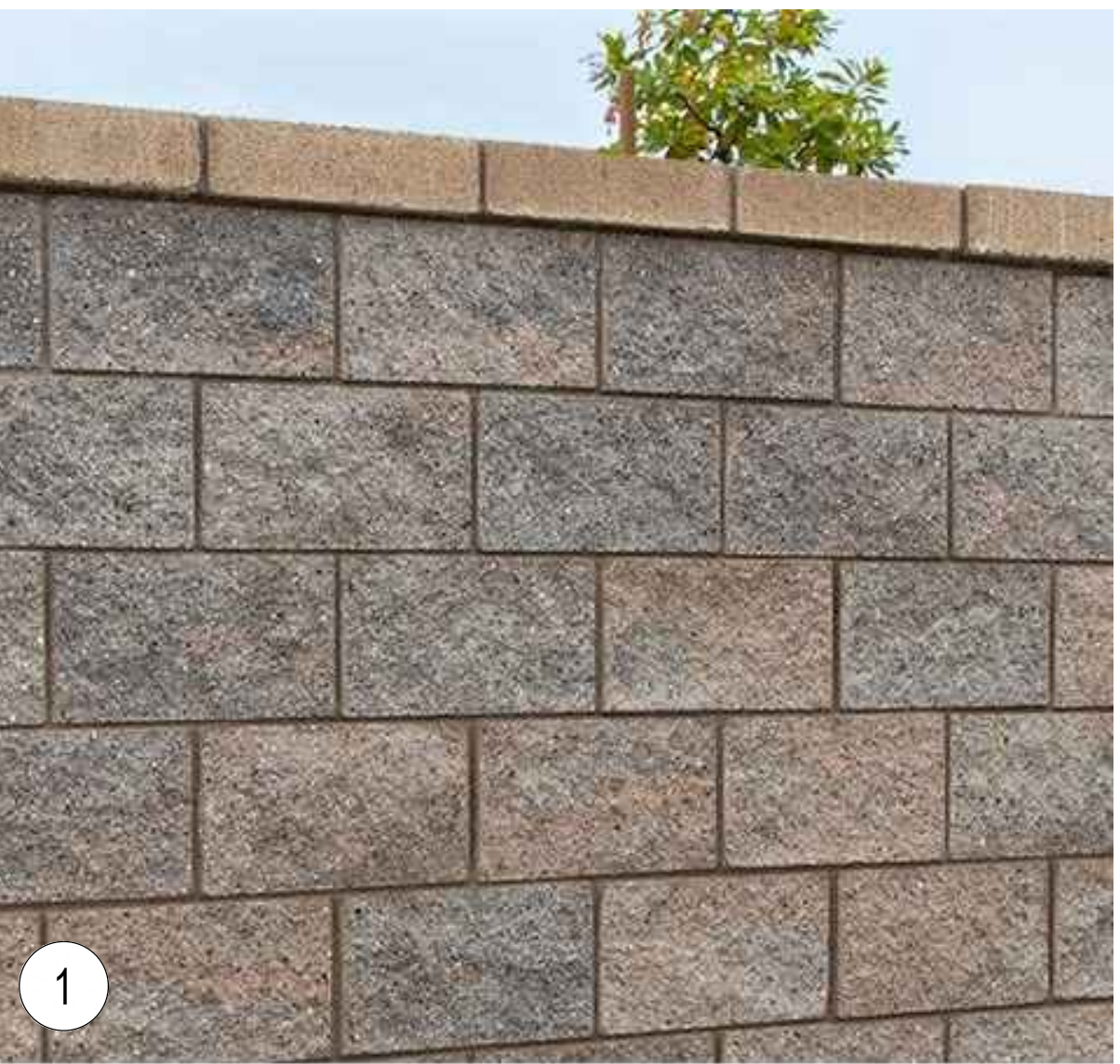
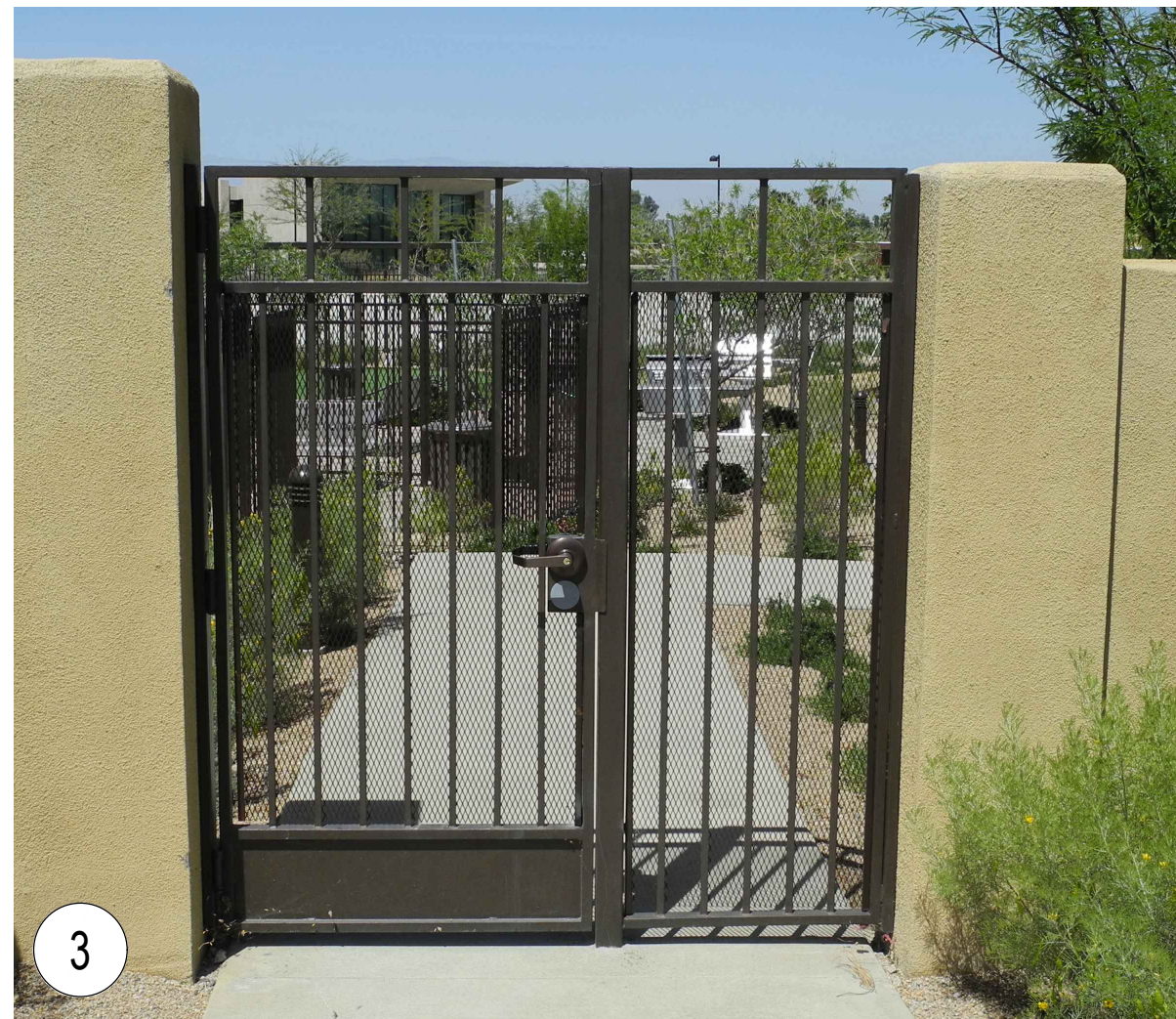


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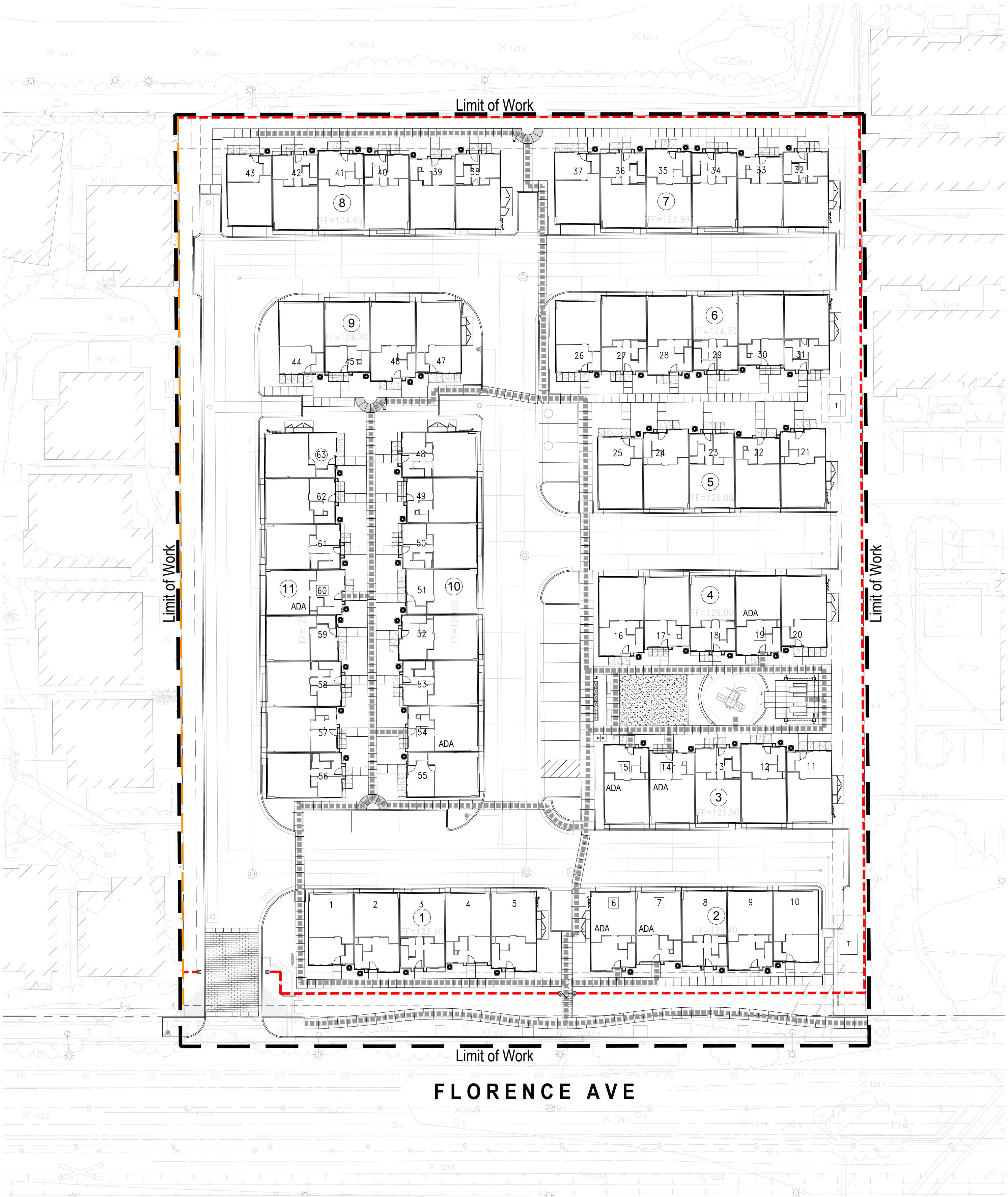
2nd City Submittal | Project No.: MH10
Date: April 01, 2021

ASPIRE - Florence Ave. / Santa Fe Springs, CA

L-2
studio
PAD
Landscape Architecture
23170 S. Pacific Coast Hwy. 1030
Laguna Hills, CA 92653 | www.studiopad.com

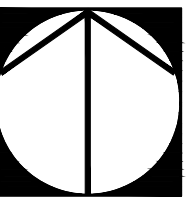
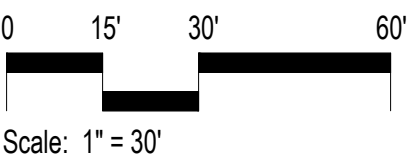


*Conceptual images (provided herein are conceptual and subject to change)



WALL LEGEND

- Existing +/- 6'-0" High property line wall, protect in place.
- 1 6'-0" High split-face CMU wall, with 2" high precision CMU cap (Borrego color).
- 2 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. split-face cap to match (Borrego color).
- 3 5'-6" High metal pedestrian gate (ADA accessible, non lockable).
- ADA Path of Travel



Melia Homes

2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

L-3

ASPIRE - Florence Ave. / Santa Fe Springs, CA



Anigozanthos	Kangaroo Paw
Agave sp.	Agave
Aloe sp.	Aloe
Bougainvillea sp.	Bougainvillea
Callistemon citrinus 'Little John'	Dwarf Bottlebrush
Carex divulsa	Berkeley Sedges
Carissa m. 'Green Carpet'	Dwarf Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cordyline 'Pink Passion'	Pink Passion Dracaena Palm
Dasylyrin longissimum	Mexican Grass Tree
Delosperma cooperi	Trailing Ice Plant
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily
Iris sp.	Iris
Kalanchoe thyrsiflora	Flapjack Paddle Plant
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender
Ligustrum japonicum "Texanum"	Japanese Privet
Nassella pulchra	Purple Needlegrass
Muhlenbergia rigens	Deer Grass
Rhaphiolepis indica "Clara"	India Hawthorn
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary
Streitizia reginae	Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Westringia sp.	Westringia
Xylosma congestum 'Compact'	Compact Xylosma
Yucca gloriosa	Spanish Dagger

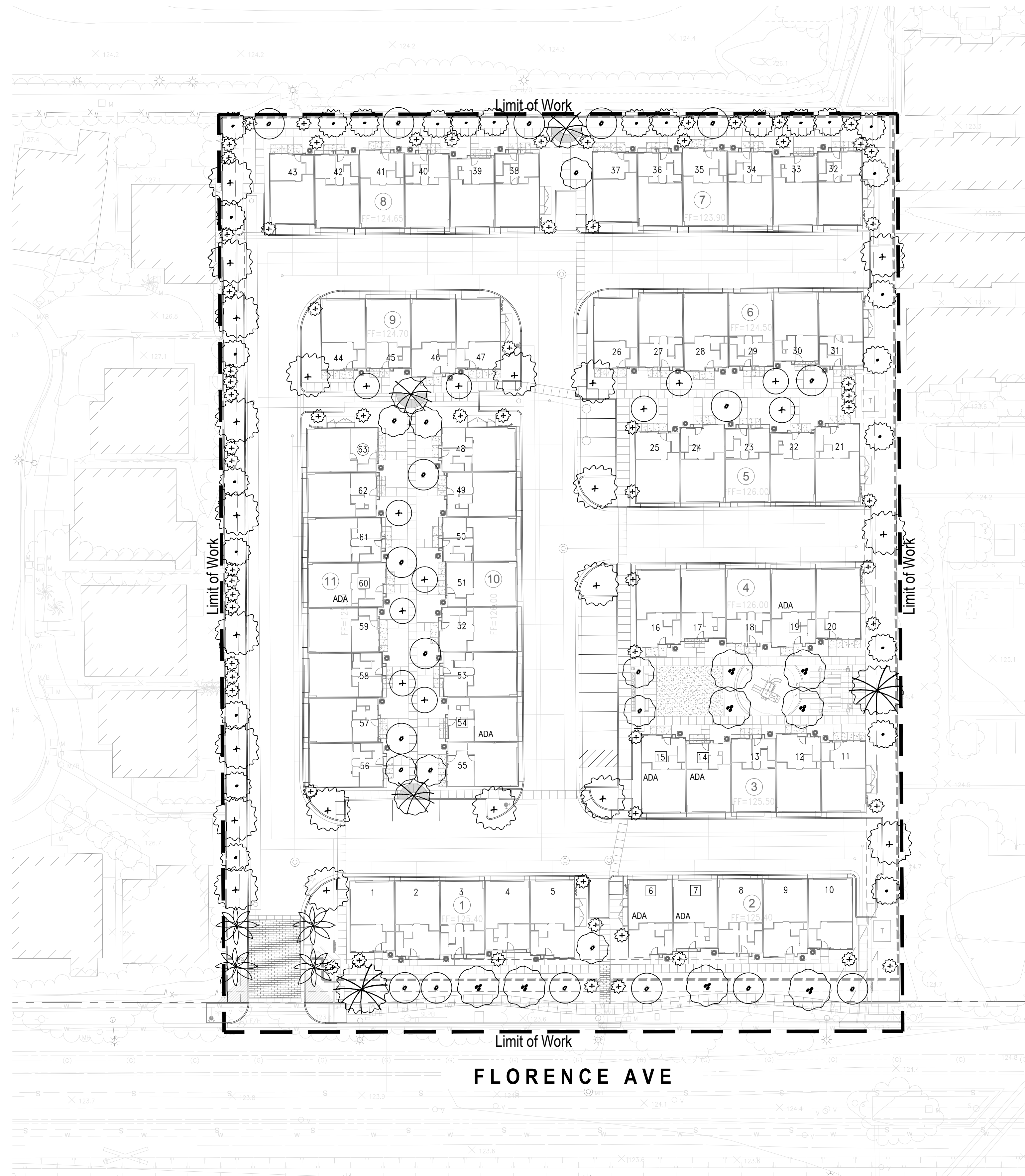
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Bougainvillea 'Monka'
(Oo-La-La® Bougainvillea)

Macfadyena unguis-cati

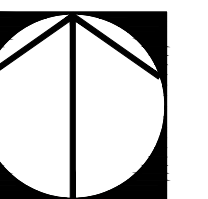
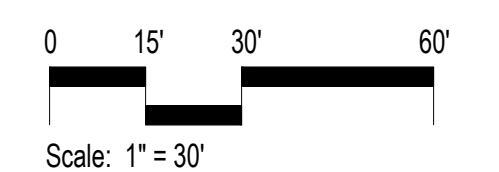
Pandorea jasminoides 'Lady Di'

Trachelospermum jasminoides



Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
		Botanical Name (Common Name)				
	PALMS					
	Vertical	Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Low	4
	TREES					
	Specimen	Olive olea 'Wilsonii' (Wilsonii Olive)	Multi	36" Box	Low	2
	Focal	Magnolia g. 'Little Gem' (L. Gem Magnolia)	Single	36" Box	Medium	3
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	8
	Street Buffer	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	21
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	8
	Deciduous Flowering	Lagerstroemia i.x f. 'Natchez' (Crape Myrtle)	Single	15 Gal	Medium	11
	Vertical Buffer	Melaleuca quinquenervia (Paperbark Melaleuca)	Multi	15 Gal	Medium	26
	Medium Evergreen	Geijera parviflora (Australian Willow) Rhus lancea (African Sumac)	Single	15 Gal	Low	17
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Yew Pine)	Columnar	15 Gal	Low Medium	67
					TOTAL = 167	

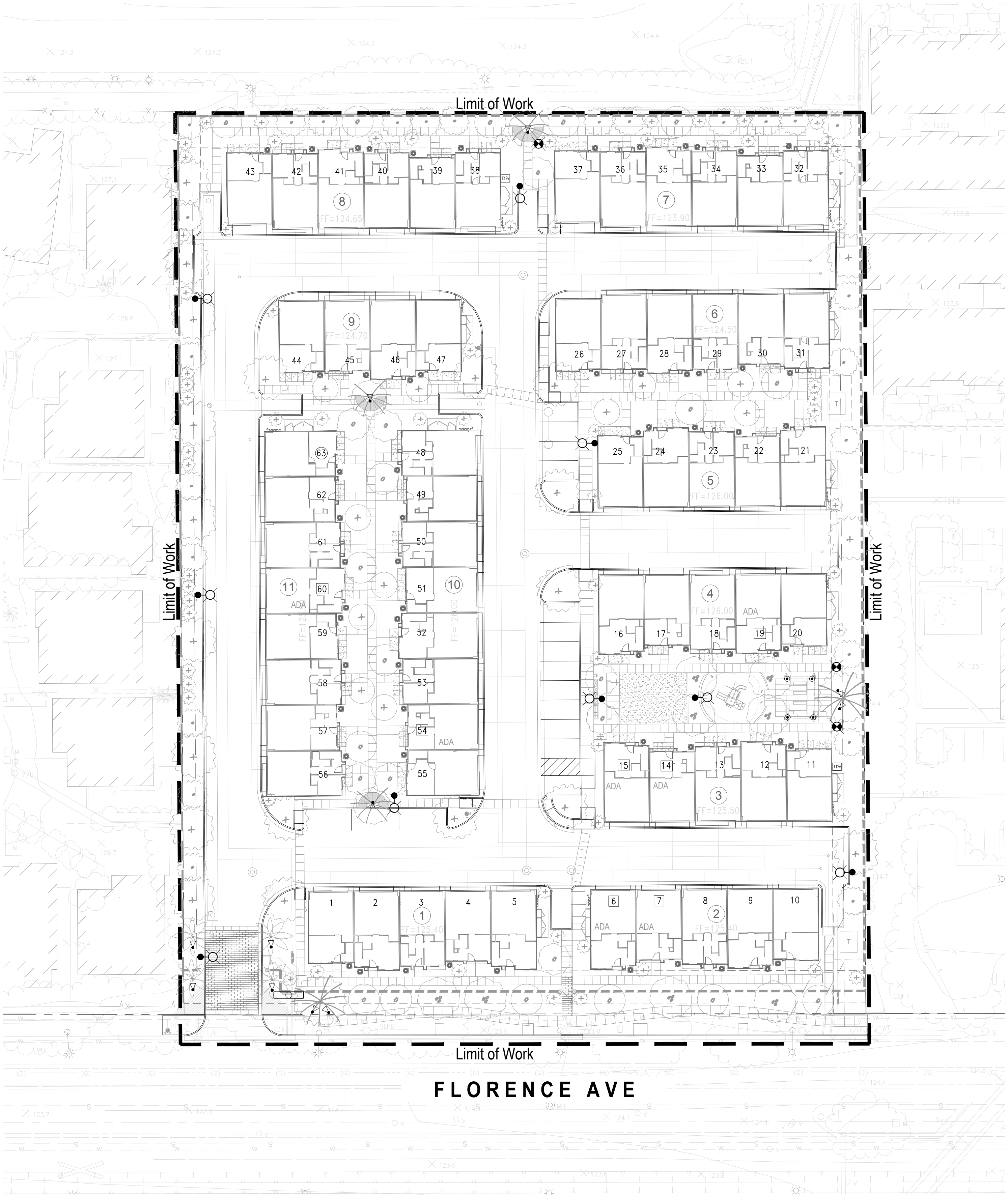
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.



MH10
01, 2021

L-4

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PAD
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23276 S. Pointe Drive (Site 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)



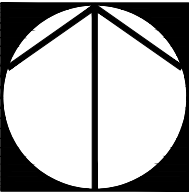
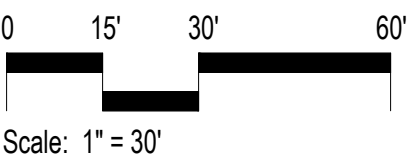
LIGHTING SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	LED Area Pole Light Pole light, quantities and specification per Electrical Eng. Refer to SWGroup's Electrical Plans. Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	9
	Bollard, Kichler Louvered 2800K LED Bollard AZT 16130AZT28 (Textured Architectural Bronze) Cast aluminum, Textured Architectural Bronze, Surface, with footing. Final location by Elec. Eng. Footing specs per Manufacturer. Lamp: LED, 3.5W, 5.67VA, 2700K Warm White	3
	Shade Structure Downlight - Kichler model #16017AZT27. Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White	4
	Tree uplight, Staked - Kichler model VLO #16018-16020. Order #16019AZT27 (35Flood) Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White	11
	Low-voltage transformer - Kichler model #15PR300 SS. Cast Aluminum, Stainless Steel, Wall 300W Accessories: Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K).	2
	Kichler-Flood Light VLO 12V LED Flood Variable Lumen AZT 16022AZT27 Brass, Textured Architectural Bronze, Surface Lamp: LED	1



*Conceptual images (provided herein are conceptual and subject to change)

- NOTES:
1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
 2. Light spill shall be confined to the limits of the property.

Schematic Lighting Plan



Melia Homes

2nd City Submittal | Project No.: MH10
Date: April. 01, 2021

ASPIRE - Florence Ave. / Santa Fe Springs, CA

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Attachment 3
Response to Comments on the Public Review IS/MND

2.0 Response to Comments on the Public Review IS/MND

This chapter of the Final Initial Study/Mitigated Negative Declaration (IS/MND) contains responses to the comments that the City of Santa Fe Springs (Lead Agency) received on the Public Review IS/MND (Chapter 1) for the Florence Avenue Townhome Project during the public review period, which began July 13, 2021 and closed August 12, 2021. This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document, together with the Public Review IS/MND, the Revisions to the Public Review IS/MND, and the Mitigation Monitoring and Reporting Program comprise the Final MND.

The following public comments were submitted to the City of Santa Fe Spring during the public review period:

1. County of Los Angeles Fire Department, Received August 10, 2021 (3 pages)
2. Los Angeles County Sanitation Districts, Received August 2, 2021 (2 pages)
3. Alejandro Huitron, Received August 12, 2021 (2 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision whether to approve the proposed project. Pursuant to State CEQA Guidelines Section 15074(b) *Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration*, none of the comments provide substantial evidence that the project will have significant environmental effects which would require preparation of an Environmental Impact Report. Further, none of the information in the letters or responses constitute the type of significant new information that requires recirculation of the Florence Avenue Townhome Project IS/MND for further public review under State CEQA Guidelines Section 15073.5 *Recirculation of a Negative Declaration Prior to Adoption*. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Florence Avenue Townhome Project IS/MND. Additionally, none of this information indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in State CEQA Guidelines Section 15073.5.

This Response to Comments includes revisions to the Public Review Draft MND based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. These revisions do not alter any impact significance conclusions as disclosed in the MND. Changes made to the MND are identified here in ~~strikeout~~ text to indicate deletions and in underlined text to signify additions. These revisions are also outlined in Chapter 3, Revisions to the Public Review IS/MND.

Although State CEQA Guidelines Section 15088 does not require a Lead Agency to prepare written responses to comments received, the City of Santa Fe Springs has elected to prepare the following written responses with the intent of providing a comprehensive and meaningful evaluation of the

proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (1 of 3 pages)

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

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SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

August 10, 2021

Jimmy Wong, Associate Planner
City of Santa Fe Springs
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Wong:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "FLORENCE AVENUE TOWNHOME PROJECT," WOULD DEMOLISH THE EXISTING CHURCH AND PARKING LOT TO REDEVELOP THE 3.02-ACRE PROJECT SITE WITH 63 ATTACHED FOR-SALE 3-STORY MULTI-FAMILY RESIDENTIAL TOWNHOMES AND OPEN SPACE RECREATIONAL AREAS, LOCATED AT 11733 FLORENCE AVE, SANTA FE SPRINGS, FFER 2021007626

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

The subject property is entirely within the City of Santa Fe Springs, which is not a part of the emergency response area of the Los Angeles County Fire Department (also known as the Consolidated Fire Protection District of Los Angeles County). Therefore, this project does not appear to have any impact on the emergency responsibilities of this Department.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

1.1

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRVINGDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (2 of 3 pages)

Jimmy Wong, Associate Planner
August 10, 2021
Page 2

LAND DEVELOPMENT UNIT:

This project is located entirely in the City of Santa Fe Springs; therefore, the City of Santa Fe Springs Fire Department has jurisdiction concerning this project and will be setting conditions.

This project is located in close proximity to the jurisdictional area of the County of Los Angeles Fire Department; however, this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the County of Los Angeles Fire Department.

1.1

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

1.2

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no jurisdiction in the City of Santa Fe Springs.

1.3

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (3 of 3 pages)

Jimmy Wong, Associate Planner
August 10, 2021
Page 3

Very truly yours,

A handwritten signature in black ink, appearing to read "Ronald M. Durbin", is written above the typed name.

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac

RESPONSE TO COMMENT LETTER 1: County of Los Angeles Fire Department

Comment 1.1: This comment states that the Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The letter states that the project site is not within the response area for the County Fire Department and that the Planning Division and Land Development Unit do not have concerns related to potential project impacts.

Response to Comment 1.1: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 1.2: This comment describes the Forestry Divisions authority related to erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed. The comment also details the Los Angeles County Oak Tree Ordinance.

Response to Comment 1.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. Potential impacts related to each of the issue areas have been evaluated within the IS/MND, which determined that impacts would be less than significant with implementation of existing regulations related to erosion control, vegetation, watershed management and mitigation measures related to archeological and cultural resources. The IS/MND determined that the site does not contain rare/endangered species, oak trees, and is not within a fire hazard area. No further response is needed or warranted.

Comment 1.3: This comment states that the Health Hazardous Materials Division has no jurisdiction in the City of Santa Fe Springs and provides Los Angeles County Fire Department contact information.

Response to Comment 1.3: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Letter 2: Los Angeles County Sanitation Districts, Received August 2, 2021 (1 of 2 pages)

**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

August 2, 2021

Ref. DOC 6252023

Mr. Jimmy Wong
City of Santa Fe Springs
Planning Department
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Wong:

**NOI Response for The Florence Avenue
Townhome Project at 11733 Florence Avenue**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on July 15, 2021. The proposed project is located within the jurisdictional boundary of District No. 18. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Florence Avenue Trunk Sewer, located in Florence Avenue west of Pioneer Boulevard. The Districts' 27-inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at engineeringcounter@lacsd.org or (562) 908-4288, extension 1205. **2.1**
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd. **2.2**
3. The expected increase in average wastewater flow from the project site, described in the document as 63 attached for-sale 3-story multi-family residential townhomes, is 11,443 gallons per day, after the structure on the project site is demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link. **2.3**
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more **2.4**

DOC 6266671.D18

Letter 2: Los Angeles County Sanitation Districts, Received August 2, 2021 (2 of 2 pages)

Mr. Jimmy Wong

2

August 2, 2021

specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. **2.4**

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities. **2.5**

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsdsd.org.

Very truly yours,



Adriana Raza
Real Property Agent
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard

DOC 6266671.1D18

RESPONSE TO COMMENT LETTER 2: Los Angeles County Sanitation Districts

Comment 2.1: This comment introduces the comment letter, and describes that wastewater flows from the project would discharge into the existing 27-inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. The comment also states that a connection to the trunk sewer requires a permit from the Sanitation Districts.

Response to Comment 2.1: The IS/MND describes that the project would install onsite sewer lines that would connect to the existing 27-inch sewer line in Florence Avenue, which would be completed pursuant to permits and approvals from the Sanitation Districts. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.2: This comment states that the wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd.

Response to Comment 2.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.3: This comment states that the increase in wastewater flow from the project is 11,443 gallons per day based on the Districts' average wastewater generation factors, as detailed at www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

Response to Comment 2.2: Page 125 of the public review draft IS/MND describes that the Los Angeles County Sanitation District wastewater generation factors (LACSD 2021) estimate that townhome residences generate 156 gallons of wastewater per day. Therefore, the 63 proposed townhome residences would generate approximately 9,828 gallons of wastewater per day. This generation factor is consistent with the District's Table 1, Loadings for Each Class of Land Use link that is listed on the Districts' website. Pursuant to Comment 2.2, wastewater from the site would be treated at the Joint Water Pollution Control Plant that has excess capacity. The 9,828 gallons of wastewater per day would be 0.00007 percent of the existing available capacity of the Joint Water Pollution Control Plant. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.4: This comment describes the connection fees that the Sanitation Districts collect to maintain and upgrade wastewater facilities.

Response to Comment 2.4: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.5: This comment states that the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG) and that all expansions of facilities must be sized and service phased in a manner that will be

consistent with the SCAG regional growth forecast and air quality management plans. The comment also states that the Districts intend to provide service up to the levels that are legally permitted.

Response to Comment 2.5: The IS/MND describes in Section 14, *Population and Housing*, that the 63 new residences would result in a 1.1 percent increase in residential units within the City that would not exceed growth projections and would be consistent with the assumptions in the SCAQMD Air Quality Management Plan. In addition, IS/MND Section 3, *Air Quality*, details that emissions generated by construction and operation of the proposed project would not exceed thresholds. This comment does not specifically identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Letter 3: Alejandro Huitron, Received August 12, 2021 (1 of 2 pages)

From: Alejandro Huitron <alxhuitron@aol.com>
Sent: Thursday, August 12, 2021 10:26 PM
To: Jimmy Wong
Cc: Irma Huitron
Subject: Comments - Notice of Intent to Adopt a Mitigated Negative Declaration "11733 Florence Townhomes Project"

August 12, 2021

To: City of Santa Fe Springs:

We are residents of Lake Center Park Lane and offer the following comments on the Notice of Intent to Adopt a Mitigated Negative Declaration prepared for the "11733 Florence Townhomes Project".

Concerns

3.1

- * Zone Change
- * General Plan Amendment
- * Number of Units
- * Number of Stories
- * Parking concerns
- * Construction hours

Sensitive Receptor

3.2

- * Document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site.
- * The track field is used as an athletic facility and is used for school physical education classes during school hours.
- * The track and field is a sensitive receptor which shares the property line with the project site.
- * Study describes the project to include a park facility which actually serves as private open space not a park.

Traffic/Noise

3.3

- * Document refers to traffic counts and data taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic".

Letter 3: Alejandro Huitron, Received August 12, 2021 (2 of 2 pages)

* These traffic counts should be taken again to reflect “normal” traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume. 3.3

* Mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards.

* Instead a 10-foot high wall or taller should be required for noise mitigation.

* Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. 3.4

* A construction sound wall should be required next to all homes.

Landscaping

* The project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place. 3.5

Sincerely,

Alejandro Huitron
10726 Lake Center Park Lane

RESPONSE TO COMMENT LETTER 3: Alejandro Huitron

Comment 3.1: This comment states that the letter is from residents of Lake Center Park Lane and lists concerns including the zone change, General Plan Amendment, number of units, number of stories, parking, and construction hours. The comment does not provide specific concerns related to these issues and does not question the content or conclusions of the IS/MND.

Response to Comment 3.1: Pages 36 through 38 of the IS/MND details the project's consistency with the proposed General Plan and zoning designations. As described the proposed Multiple Family Residential land use designation allows up to 21.8 dwelling units per acre, and the project includes 21 units per acre. In addition, the project meets or exceeds the proposed R-3 zone required setbacks, height, and lot coverage standards. Section 3.0, *Project Description*, describes that the project includes 2 garage parking spots per unit, which equals 126 parking spots and 22 guest parking spots that equates to 2.35 parking spots per residential unit, which is more than the City's requirement of 2.0 parking spaces per unit. In regard to construction hours, the IS/MND details in Section 3.0, *Project Description* and Section 13, *Noise* that Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

Comment 3.2: This comment states that the document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site, that the track field is used as an athletic facility and is used for school physical education classes during school hours, and that the track and field is a sensitive receptor which shares the property line with the project site. The comment also states that the study describes the project to include a park facility which actually serves as private open space not a park.

Response to Comment 3.2: As described on page 4 and shown on Figure 2 and Figure 5 of the IS/MND, the Lake Center Athletic Park is located to the north of the site. The Lake Center Middle School is located further north past the park. The Lake Center Athletic Park includes a running track that is used by the adjacent school. The location of the running tract is identified on pages 77, 86, and 92; and the location of the school facility is identified throughout the IS/MND on pages 4, 46, 77, and 131. Page 49 of the IS/MND describes that sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. As shown on Tables AQ-4 and AQ-5, air quality modeling identified that localized emissions impacts related to sensitive receptors adjacent to the project site would be less than significant. The noise analysis describes both the existing noise conditions and the potential noise impacts at the park facility, which is identified by noise measurement B (shown on IS/MND Figure 13). The construction noise analysis identifies that existing noise sensitive receptors are as close as three feet from the project site boundary and that construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, construction noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature and would be required to comply with construction noise regulations in Municipal Code Chapter 155.425 as part of project permitting.

The IS/MND does not state that the project includes a park facility. Page 17 of the IS/MND, under the header of Recreation and Open Space, describes that the project includes approximately 27,800 SF (441 SF/Unit) of common open space that would be provided in an open space recreational area on the site. This would be private open space and recreation facilities to be used for site residents.

Comment 3.3: This comment states that the traffic counts conducted for the project were taken during April and June 2021 when schools were operating virtually and not operating under “normal” pre-Covid conditions and therefore does not take into consideration “normal traffic”. The comment states that traffic counts should be taken again to reflect “normal” traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.

Response to Comment 3.3: Pages 114 and 115 of the IS/MND details that traffic counts were collected on Tuesday, April 20, 2021 at Pioneer Boulevard and Florence Avenue and on Thursday, June 3, 2021, at Orr and Day Street and Florence Avenue. The schools in the project vicinity were operating on a regular schedule on both of the days when traffic counts were conducted. The Little Lake School District started in-person learning on April 12, 2021¹ and the Whittier Union High School District started in-person learning on April 6, 2021². Also, to provide for a conservative assumption of potential impacts, the traffic analysis for the opening year added a 2 percent per year growth rate to the traffic counts and added trips generated by the other development project in the area. Therefore, the existing and project opening year traffic conditions that are identified in the IS/MND are reflective of an appropriate baseline condition and provide for a conservative estimate of traffic in the opening year of the project.

However, in response to the comment and due to the traffic variation related to distance learning options available in the 2020-2021 school year, additional traffic counts were taken at both intersections on Thursday, August 26, 2021. Full time in-person instruction for the 2021-2022 school year began on Wednesday, August 18, 2021 for the Little Lake City School District and began on Thursday, August 12, 2021 for the Whittier Union High School District. Schools serving the project area were in operation during all of traffic counts. The additional traffic counts are provided in Attachment A. The traffic generated from the proposed project was combined with the new traffic count data and is provided in Table 1.

Table 1: Opening Year Plus Project Level of Service with Additional Traffic Counts

	Opening Year				Opening Year plus Project				Impact?
Intersection	AM Peak		PM Peak		AM Peak		PM Peak		
	Delay	LOS ¹	Delay	LOS ¹	Delay	LOS ¹	Delay	LOS ¹	
1. Project Driveway/Florence Ave ²	0.00	A	0.00	A	15.97	B	13.44	B	
2. Pioneer Blvd/Florence Ave	38.45	D	28.79	C	38.49	D	28.82	D	
3. Orr and Day St/Florence Ave	93.18	F	60.78	E	94.17	F	61.23	E	

¹ Level of Service

² Delay on Public Right of Way

As shown in Table 1, utilizing the additional traffic counts, both Florence Avenue at the project driveway and the intersection of Pioneer Boulevard/Florence Avenue would continue to operate at an acceptable LOS D, which would not exceed the City’s threshold. The Orr and Day Street and Florence Avenue intersection would operate below LOS D both with and without the project. Consistent with the conclusions of the Public Review Draft IS/MND, the addition of project traffic would increase the delay at this intersection by less than 1 second, which is a less than significant impact. Therefore, the project would result in a less than significant impact under both traffic count scenarios.

¹ <https://4.files.edl.io/d057/03/30/21/225038-28816d31-bd9c-46af-834c-0efa1ecc3a9b.pdf> and

<https://www.whittierdailynews.com/2021/03/18/coronavirus-little-lake-school-board-votes-to-return-for-in-person-instruction-on-april-12/>

² <https://www.wuhd.org/>

Comment 3.4: This comment states that mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards and that a 10-foot-high wall or taller should be required for noise mitigation. The comment also states that Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The comment asserts that homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. The comment further states that a construction sound wall should be required next to all homes.

Response to Comment 3.4: The comment related to the 1972 HUD Noise/Land Use Compatibility Matrix and General Plan regulations is inaccurate. The Noise Impact Analysis (IS/MND Appendix F) details that the current General Plan Noise Element identifies an exterior noise standard of 65 dBA CNEL and an interior noise standard of 65 dBA CNEL at residential properties, which are typical noise standards for residential uses within an urban area of southern California. In addition, the existing Noise Ordinance (Municipal Code Section 155.424 (E)) provides noise standards based on the cumulative duration of noise in any 1-hour period. These current standards are used to identify potential impacts related to noise and land use compatibility, as describes on pages 90 and 91 of the IS/MND. As detailed on page 99 (and on Table N-6), with the proposed 6-foot-high CMU walls along the south and east sides of the project site and Mitigation Measure NOI-1 that requires a 3.5-foot-high solid noise barrier (to be constructed of either a minimum 3/8-inch thick glass [tempered or laminate], 3/4-inch wood, or plaster or stucco) on the second-floor balconies of units 3, 8, and 18, the noise levels would be below the City's 65 dBA CNEL residential exterior noise standard and a 10-foot-high wall is not required for noise mitigation.

To identify the existing ambient noise and traffic levels on the site adjacent to Florence Avenue 24-hour noise level measurements were taken approximately 100 feet north of the Florence Avenue centerline beginning on March 31, 2021. These measurements captured existing noise from operation of Florence Avenue and the Southern Pacific Railroad line. In addition, traffic counts were taken (as detailed in Response to Comment 3.3) that identified existing traffic along Florence Avenue. As described in the Caltrans Transportation and Construction Vibration Guidance Manual, 2020³ vibration related damage to modern residential structures could occur at 1.0 PPV in/sec for transient sources such as roadway related vibration. As shown on IS/MND Table N-9, a large bulldozer would create a vibration level of 0.089 inch-per-second PPV at 25 feet, and as detailed on IS/MND page 104, Mitigation Measure NOI-1 restricts operation of large bulldozers within 20 feet of any offsite residence. Thus, potentially significant vibration impacts from the project would not occur. Existing ambient vibration from roadway and train operations would be accommodated by structural engineering that is required by the California Building Code, which is included in the City's Municipal Code Section 150.001 and verified during the City's construction permitting process.

Regarding construction noise, as detailed in Response 3.1, construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425. Also, as detailed in the IS/MND on pages 97-98 construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day and the location of construction activities would vary throughout the site. Thus, impacts related to construction noise were determined to be less than significant in the IS/MND; and a construction sound wall would not be required.

³ <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf>

Comment 3.5: This comment states that the project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

Response to Comment 3.5: There are no City designated heritage trees along Florence Avenue. However, non-native ornamental trees exist on the project site and along the Florence Avenue right-of way that is adjacent to the project site. As described in the IS/MND on pages 18 and 55, the project may install new trees along Florence Avenue, which would be new public street trees. Installation and/or removal of any new public street trees would be completed in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the “Tree Ordinance”. The comment does not question the content or conclusions of the IS/MND, and no further response is warranted.

Attachment 4 Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF HEARING FOR
TENTATIVE TRACT MAP (TTM) 83383
GENERAL PLAN AMENDMENT (GPA) CASE NO. 31
ZONE CHANGE (ZC) CASE NO. 140
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982
MODIFICATION PERMIT (MOD) CASE NO. 1340**

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

Tentative Tract Map (TTM) 83383: A request for Tentative Tract Map to subdivide the air space of a 3-acre parcel (APN: 8008-017-014) into 63 condominium units.

General Plan Amendment (GPA) Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential.

Zone Change (ZC) Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone.

Development Plan Approval (DPA) Case No. 982: A request for approval to allow the construction of a new 63-unit townhome development and appurtenant improvement on the subject property.

Modification Permit (MOD) Case No. 1340: A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

PROJECT SITE: The project site is located at 11733 Florence Avenue (APN: 8008-017-014), within the proposed R-3, Multiple Family Residential, Zone.

APPLICANT: Melia Home

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, September 13, 2021 at 6:00 p.m.**

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

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solution Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on July 15, 2021. 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 attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

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

Attachment 4 Public Hearing Notice

CITY OF SANTA FE SPRINGS NOTICE OF HEARING FOR TENTATIVE TRACT MAP (TTM) 83383 GENERAL PLAN AMENDMENT (GPA) CASE NO. 31 ZONE CHANGE (ZC) CASE NO. 140 DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982 MODIFICATION PERMIT (MOD) CASE NO. 1340

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PROJECT SITE: The project site is located at 11733 Florence Avenue (APN: 8008-017-014), within the proposed R-3, Multiple Family Residential, Zone.

APPLICANT: Melia Home

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, September 13, 2021 at 6:00 p.m.

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solution Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on July 15, 2021. 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.

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FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#11484476

Published: September 1, 2021

Whittier Daily News

Attachment 5
Comment Letters to the Notice

Oppose Florence Ave Townhome Project

1 message

Norma Hernandez <hernandez_norma@icloud.com>

Sun, Sep 5, 2021 at 1:53 AM

To: Teresa Cavallo <teresacavallo@santafesprings.org>, cityclerk@santafesprings.org

Cc: SFSTake Action <sfstakesaction@gmail.com>

Dear City of Santa Fe Springs City Council and Planning Commissioner:

I am writing to express my strong opposition of the proposed rezoning for the Florence Avenue Townhome Project at [11733 Florence Avenue](#). The rezoning would allow a whopping 63 units, sitting at 3 stories tall, gated and surrounded by a 6 foot wall with no curbside or driveway parking.

Formerly having lived at the Placita Park Apartments on Pioneer I have experienced lack of parking, nowhere to leave my vehicle on street sweeping days, car theft after having left my car blocks away and rushing home hoping I'd be lucky enough to find a nearby parking spot so I wouldn't have to walk blocks with a baby and groceries in tow. Fast forward to my current residence, in the past 8 years we've slowly lost parking due to nearby apartments, multiple families in one home due to high mortgages and rents, and consistent park activities at Lake Center Athletic Park. The traffic in this area and demand for parking is already on the rise. I urge you to stop the development of 63 units until a more suitable plan is reached in which we provide parking for the new residents, while respecting the already established neighborhoods.

The traffic safety on Florence is of utmost concern particularly on the weekdays. The traffic bottlenecks beginning from Pioneer to Studebaker leading to 4 freeways entrances. There is a railroad track within a one minute walk of the proposed project causing bouts of road rage and frustration. The intersection as I leave my neighborhood at the signal light on Ringwood on to Florence is routinely blocked from backflow of vehicles trying to make it across the intersection only to have the light turn red. I must then wait for the light to turn green again in hopes the pattern doesn't repeat itself. The same happens if I leave Roseton and Florence. One can only hope a single file line of big rigs doesn't form. As I sit at the light, I witness parents drop off their children for St. Pius School or Lake Center. One block over is Foursquare Children's School. Directly across the proposed site is a large two story apartment building at [11730 Florence Ave](#). Resident's there constantly fear accident's as several of them have gotten into fender bender's attempting to cross traffic. It's truly a nightmare.

After speaking with other residents I know we share the same concerns. We are also disappointed that we found out about this project just a few days ago from a neighbor. Only 19 notices were given. I searched online for the Public Hearing Notice or any notice and found myself in a

scavenger hunt whilst on the city website. This is unacceptable, especially in times of pandemic. I resorted to notifying my neighbors by text and social media. After having realized there was inadequate notice or online posting I requested for the notices to be on social media to no avail.

I ask that this letter not fall on deaf ears. Do not approve this project. As our elected and appointed leaders I ask that you truly listen and address our concerns. This is our home and we ask that you make your decision based on the concerns of the residents, not the recommendation of the Planning Department or pressure by the vested developer Melia Homes.

Sincerely,

Norma Hernandez

(562) 652-8605

September 7, 2021

ATTENTION: Mayor, Mayor Pro Tem and City Council, Planning Commission, and Staff:

Re: **TTM 83383, GPA NO. 31, ZC NO. 140, DPA NO. 982, MOD NO. 1340**
OPPOSITION LETTER - FLORENCE AVENUE TOWNHOMES PROJECT

Dear City Leaders:

I am **OPPOSED** the Florence Avenue Townhomes project at 11733 Florence Avenue.

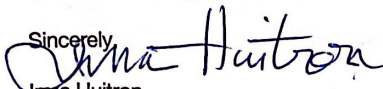
I ask that you DENY THE GENERAL PLAN LAND USE DESIGNATION CHANGE FROM PUBLIC FACILITIES TO MULTIPLE FAMILY, REZONE AND OTHER REQUESTED ENTITLEMENTS.

- VOTE NO to a development that is a towering 3 stories (35 feet) tall.
- VOTE NO to a project that will not fit in within the nearby neighborhoods of predominantly single-family homes and buildings that are no taller than two-stories.
- VOTE NO to a development that provides no parking on curbside, no public street, no driveway parking.
- VOTE NO to a project that is gated and wrapped by a 6.5-foot high wall.
- VOTE NO. This project will NOT enhance or improve the quality of life of the existing Santa Fe Springs community.

PROBLEMS:

- This project will add to the traffic congestion – it would be within a few feet of a train tracks and school drop off zones for 3 schools and a major intersection at Florence and Pioneer Avenues that is operating a Level of Service of D! This is unacceptable.
- Anyone that doesn't park in the garage would be parking in the local neighborhoods which are already experiencing parking overflow from an apartment building and a park that has consistent sporting events.
- Residents that live in the "triangle" have so many extra cars on Ringwood, Fallon, and along Florence. The proposal will exacerbate the situation.
- Parking and traffic is a nightmare for Lake Center Park Lane residents, with the athletic center and community center next door. Our neighborhood is overflowed with folks attending the events at the parking. And when traffic backs up on Florence, cars enter the street to turnaround.
- This area is already a traffic bottleneck right before the 5 and 605 freeway and Florence/Orr and Day bridge.
- This project will NOT enhance or improve the quality of life of the existing Santa Fe Springs community.

I OPPOSE THIS PROJECT AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL DENY THE PROPOSAL.

Sincerely,

Irma Huitron
10726 Lake Center Park Lane

September 6, 2021

City of Santa Fe Springs
Attn: City Council/Planning Commission
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:

cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFS TakesAction@gmail.com

Dear **City Council and Planning Commissioner**,

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have to be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounded by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

Respectfully,

Name: Marla Velasquez

Address:
10730 Lake Center Park Lane

Santa Fe Spring, CA 90670

Proposed 63 Unit Florence Avenue Townhomes Project

1 message

Ingrid Varela <iv@dallasavionics.com>

Tue, Sep 7, 2021 at 10:28 AM

To: cityclerk@santefesprings.org, waynemorrell@santafesprings.org, jimmywong@santafesprings.org,

teresacavallo@santafesprings.org

Cc: SFSTakesAction@gmail.com

Please see attached letter asking you to NOT SUPPORT the building of these units or any other Condominiums or Apartments at this location.

Regards,

Roger and Ingrid Varela

Residence of Lake Center Park Lane



20210907.pdf

341K

September 3, 2021

City of Santa Fe Springs
Attn: City Council/Planning Commission
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:

cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSakesAction@gmail.com

Dear **City Council and Planning Commissioner**,

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

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Respectfully,

Name: *Roger + Ingrid Varela*

Address: *10714 Lake Center Park Lane*

Santa Fe Spring, CA 90670

September 6, 2021

**Re: OPPOSITION TO FLORENCE AVENUE TOWNHOMES PROJECT
(TTM 83383, GPA NO. 31, ZC NO. 140, DPA NO. 982, MOD NO. 1340)**

Dear Mayor, Mayor Pro Tem and City Council, Planning Commission, and Staff:

- **I OPPOSE** the Florence Avenue townhomes project at 11733 Florence Avenue.
- I have been a SFS resident for 41 years.
- I have lived at my home on Lake Center Park Lane for 25 years.
- I was one of the original homeowners of the Lake Center Park Lane neighborhood.
- **I OPPOSE THE GENERAL PLAN LAND USE DESIGNATION CHANGE FROM PUBLIC FACILITIES TO MULTIPLE FAMILY AND THE REZONE AND OTHER REQUESTED ENTITLEMENTS.**
- **THE PROPOSED CHANGE IS NOT CONSISTENT WITH THE CITY ADOPTED GENERAL PLAN GOALS:**

GOAL 1: Provide for attractive, efficient and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, preserve the single family nature of the community, maintain a high quality of life, and create an efficient yet pleasing environment.

Residential Community Goals

GOAL 15: Maintain and improve the residential community of Santa Fe Springs as an area of safe, quiet, pleasant neighborhoods, conveniently served by shopping, schools, parks, churches and other community facilities. The single family nature of the community should be preserved and enhanced.

- **The proposed townhome project at three-stories tall surrounded by a 6.5-foot block wall will be out of character with the surrounding predominantly single-family neighborhoods.**
 - The surrounding residential neighborhoods are overwhelmingly single-family neighborhoods and there are no residential building over two-stories tall.
- **The proposed development will cause adverse effects to the surrounding neighborhoods.**
 - The surrounding residential neighborhoods are developed with curbside public parking, with driveway parking and no more than two-stories. The proposed project is not with any of these characteristics.
 - The proposed Land Use Designation change and zone change are not consistent with the City's Adopted General Plan Goals.
- Please listen to the collective voices of all of us residents of Santa Fe Springs.
- **I ask that the PLANNING COMMISSION AND CITY COUNCIL DENY the proposal.**

Sincerely,



Alejandro Huitron
10726 Lake Center Park Lane

**Attachment 6
Signed Petition**

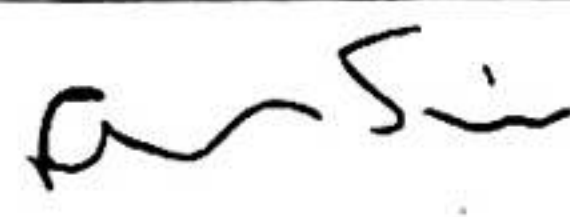
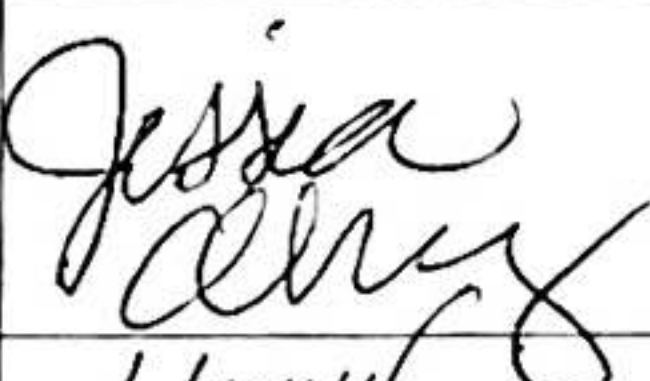
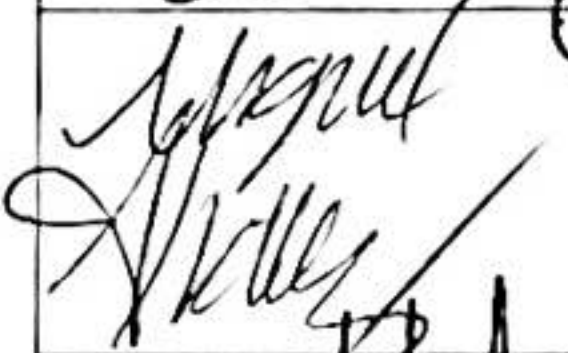
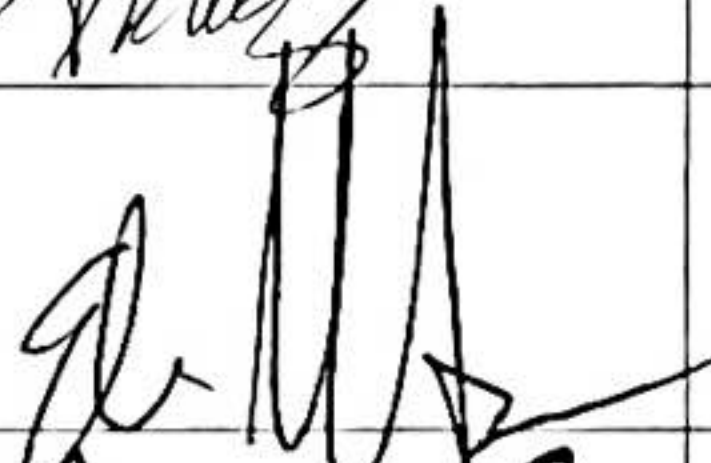
City of Santa Fe Springs
Attn: City Council/Planning Commission
 11710 E. Telegraph Road
 Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFTakesAction@gmail.com

Dear Mayor, Mayor Pro Tem, City Council, Planning Commission, and Traffic Commission, and Staff,

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. This project does not fit into our neighborhoods.

Signature	Name	Address Below Santa Fe Springs, CA 90670	Date
	JANINE BROWN	11649 CLARKMAN ST. Santa Fe Springs, CA 90670	9/4/21
	RICHARD BROWN	11649 CLARKMAN ST. Santa Fe Springs, CA 90670	9/4/21
	Andrew Tejeda	11649 Clarkman St Santa Fe Springs, CA 90670	9-4-21
	Jessica Alvarez	11121 Idalene St Santa Fe Springs, CA 90670	9-4-2021
	Miguel Alvarez	11121 Idalene St Santa Fe Springs, CA 90670	9-4-2021
	Elia Munro	Santa Fe Springs, CA 90670	9/4/21
	Araceli Leyva	10829 FALLON AVE Santa Fe Springs, CA 90670	9/6/21
		Santa Fe Springs, CA 90670	

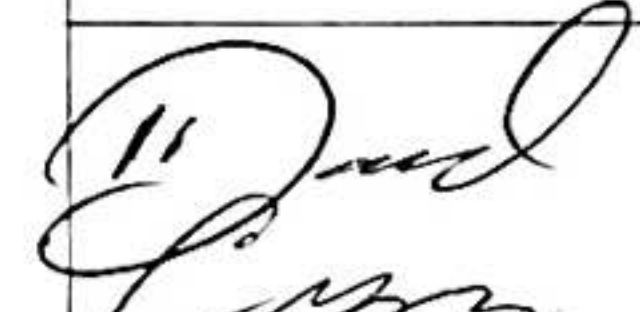
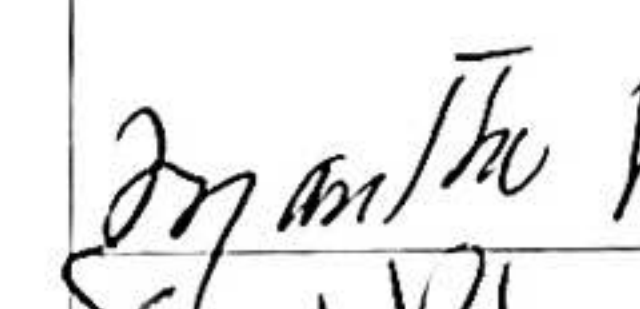
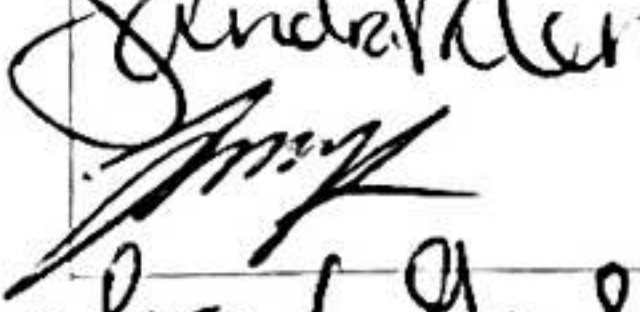
City of Santa Fe Springs
 Attn: City Council/Planning Commission
 11710 E. Telegraph Road
 Santa Fe Springs, CA 90670

Email to:
cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFTakesAction@gmail.com

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Signature	Name	Address Below Santa Fe Springs, CA 90670	Date
	José Colón	10816 Fallon Ave Santa Fe Springs, CA 90670	9/4/2021
	Rosaura Colon	10816 Fallon Ave Santa Fe Springs, CA 90670	9/4/2021
	Blanca Cisneros	10905 Ringwood Ave Santa Fe Springs, CA 90670	9/5/2021
	DAVID A CISNEROS	10905 Ringwood Ave Santa Fe Springs, CA 90670	09/06/2021
	David Cisneros Jr	10905 Ringwood Ave Santa Fe Springs, CA 90670	9/6/2021
Joseph Cisneros	joseph Cisneros	10905 Ringwood Ave Santa Fe Springs, CA 90670	9/6/2021
	Sandra Valencia Jimmy Torres	10906 Ringwood Ave Santa Fe Springs, CA 90670	9-6-21
	Sandra Valencia Jimmy Torres	10841 Ringwood Ave Santa Fe Springs, CA 90670	9/06/2021
	Joyanah Gonzalez Kady Yzquierdo	10843 Fallon Ave Santa Fe Springs, CA 90670	9/6/2021

John Linda Poirier

Murina B Perez

Marco Montano

MARCO MONTANO

10843 FALLON AVE 7/6/202,
1109 RINGWOOD AVE SANTA

10846 RINGWOOD AVE

PETITION TO OPPOSE:

63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue

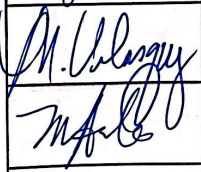
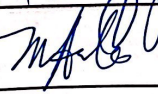
City of Santa Fe Springs
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jimmywong@santafesprings.org
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Signature	Name	Address Below Santa Fe Springs, CA 90670	Date
	Raylene Botello	10730 Lk Ctr Pk Ln Santa Fe Springs, CA 90670	9/3/2021
	Christian Correa	10730 Lake Ctr Pk Ln. Santa Fe Springs, CA 90670	9/3/2021
	Maria Velazquez	10730 Lake Ctr Pk Ln. Santa Fe Springs, CA 90670	9/5/2021
	Melody Andrade	10728 Lake Ctr Pk Lane Santa Fe Springs, CA 90670	9-5-21
		Santa Fe Springs, CA 90670	
		Santa Fe Springs, CA 90670	
		Santa Fe Springs, CA 90670	
		Santa Fe Springs, CA 90670	

**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT
SIGNED PETITION**

**“Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City” -
<https://www.change.org/SFSOppose63Units>
143 PETITION SIGNATURES OPPOSING THIS PROJECT**

Dear Santa Fe Springs City Council and Planning Commissioner,

I am writing to let you know that **I DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you DO NOT approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

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Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

<https://www.change.org/SFSOppose63Units>



**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT
SIGNED PETITION**
“Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City” -
<https://www.change.org/SFSOppose63Units>
143 PETITION SIGNATURES OPPOSING THIS PROJECT



Marla Velasquez · 3 days ago

I disagree on this development that is supposed to take place. Our city (planning department) is thinking more about the money rather than the good for our community. So many downsides to this.

♥ 2 · [f Share](#) · [t Tweet](#)



Norma Hernandez · 4 days ago

I oppose this 63 unit project. In a city where there are no grocery stores or attractions and a vehicle is necessary for all adults to go outside the city for necessities. The idea of no parking, a tall towering 3 story building towering over homes next to a train track on a grossly busy part of Florence near a freeway entrance and a school drop off zone ... [Read more](#)

♥ 2 · [f Share](#) · [t Tweet](#)



William Raff · 2 days ago

I live on Ringwood across from this proposed disaster. We all ready have overflow parking from sporting events and the apartments. These unit offer 9 parking spots for visitors. HA! A townhouse with 4 bedrooms will eventually have kids that drive cars. Then What? Where are there friends and family going to park when they have birthdays and holiday celebrations. This particular corner of SFS can't handle any more cars period, especially the parked kind! Most of my neighbors have 3-5 cars already sticking out of their driveways and parked on lawns, some have paved over their lawns to park extra cars. Nope, not a sound idea at all, Hope the planning department is smart enough to know this.

♥ 1 · [f Share](#) · [t Tweet](#)



**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT
SIGNED PETITION**
“Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City” -
<https://www.change.org/SFSOppose63Units>
143 PETITION SIGNATURES OPPOSING THIS PROJECT



Christian B · 3 days ago

I agree with this petition.

♥ 1 · Share · Tweet



Judy Argueta-Cardenas · 3 days ago

I do not agree with the addition of towering buildings when we do not have grocery store or entertainment.

♥ 1 · Share · Tweet



SFS Takes Action · 2 minutes ago



The project will cause adverse effects to the surrounding community and the proposal is inconsistent with the City's adopted General Plan. The land use designation change from Public Facilities to Multiple Family Residential, the zone change request from Public Facilities to R-3 to allow the Townhomes is not consistent with the ... [Read more](#)

♥ 0



Ceci Barajas · 2 days ago

My family owns a home on Florence Avenue, and Maidstone Avenue. The traffic on Florence Avenue is already horrible. This is a ridiculous!

♥ 0 · [Report](#)



Mallorie Evans · 2 days ago

There is already far too much congestion in this area, and adding a multi-unit residential building here will further exacerbate an already dangerous situation.

**PUBLIC COMMENT: FLORENCE AVE. TOWNHOMES – OPPOSE PROJECT
SIGNED PETITION
“Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City” -
<https://www.change.org/SFSOppose63Units>
143 PETITION SIGNATURES OPPOSING THIS PROJECT**

ONLINE PETITION
Signed by 143 INDIVIDUALS
(SEE ATTACHED LIST)

**Go to
<https://www.change.org/SFSOppose63Units>
to view the online petition and comments or simply SCAN QR CODE**



Name	Signed On
1 Florence Avenue	9/3/21
2 Melanie Nelson	9/3/21
3 Norma Hernandez	9/3/21
4 Berenice Valdez	9/3/21
5 Kady Yzquierdo	9/3/21
6 Christopher Munoz	9/3/21
7 Araceli Leyva	9/3/21
8 Archi Duenas	9/3/21
9 Lucia Najera	9/3/21
10 Blanca Cisneros	9/3/21
11 Londa Poirier	9/3/21
12 Elizabeth Rosales	9/3/21
13 Raylene Botello	9/3/21
14 Jacqueline garcia	9/3/21
15 Marla Velasquez	9/3/21
16 Melissa Garcia	9/3/21
17 Thelma Rojas	9/3/21
18 Kristina Underhill	9/3/21
19 Erma Escalona	9/3/21
20 Cayden Harmon	9/3/21
21 Alicia Moreno	9/3/21
22 Mirza Gallegos	9/3/21
23 Anthony Gallegos	9/3/21
24 Christina Colon	9/3/21
25 Muir Paterson	9/3/21
26 Nemesio Aguilar	9/3/21
27 Chris Marangakis	9/3/21
28 Maria Vargas	9/4/21
29 Luis Sahagun	9/4/21
30 Ignacio Avila	9/4/21
31 Lisa Diaz	9/4/21
32 Lucy Puente-Reveles	9/4/21
33 Vicki Goodwin	9/4/21
34 Judy Argueta-Cardenas	9/4/21
35 Sonia Chavez	9/4/21
36 Alice Medina	9/4/21
37 Kat Anguiano	9/4/21
38 Cristian Ayala	9/4/21
39 Paul Griffith	9/4/21
40 Leilani Martinez	9/4/21
41 Michelle Guzman	9/4/21
42 Elia Moreno	9/4/21

43	Carlos Chavez	9/4/21
44	America Chavez	9/4/21
45	Ricardo Guzman	9/4/21
46	Christian B	9/4/21
47	Rafael Acosta	9/4/21
48	Pamela Jimenez	9/4/21
49	Annie Lozano	9/4/21
50	Dana Olney	9/4/21
51	Karen Sandoval	9/4/21
52	Jacqueline Perez	9/4/21
53	Babba Nidel	9/4/21
54	Yvonne Murphy	9/4/21
55	Patty Avila	9/4/21
56	Yvette Bujanda	9/4/21
57	Mara Siqueiros	9/4/21
58	Jay Sarno	9/4/21
59	Sergio Ramirez	9/4/21
60	Christina Portillo	9/4/21
61	Veronica Martinez	9/4/21
62	Martha Esteves	9/4/21
63	Eric Ortiz	9/4/21
64	Angela Bauer	9/4/21
65	Jaime Andrade	9/4/21
66	Maria Lee	9/4/21
67	Jenny Miranda	9/4/21
68	Debra Quiroz	9/4/21
69	Jules VASQUEZ	9/4/21
70	Holly Cardoso	9/4/21
71	Melissa Ess-Haghabadi	9/4/21
72	Zayd Gallegos	9/4/21
73	Irene Patino	9/4/21
74	Virginia Serrano	9/4/21
75	Bonnie Cabrera	9/4/21
76	Natalie Kubes	9/4/21
77	Jamie Rivera	9/4/21
78	Miriam Sandoval	9/4/21
79	Henry Ramirez	9/4/21
80	Susan Colon	9/4/21
81	Elianna Gomez	9/4/21
82	Jessica Alvarez	9/4/21
83	Paul Olivas	9/4/21
84	Katherine Reid	9/4/21
85	Gerald Reid	9/4/21

86 Crystal Diaz	9/4/21
87 Ramiro Castro	9/5/21
88 William Raff	9/5/21
89 Maria Villalobos	9/5/21
90 Jovanah Gonzales	9/5/21
91 Dulce Cisneros	9/5/21
92 Laura Covington	9/5/21
93 David Kearns	9/5/21
94 Diana Armendariz	9/5/21
95 Salvador Limon	9/5/21
96 Tina Ray	9/5/21
97 Marta Gomez	9/5/21
98 Kerry Cobos	9/5/21
99 Omar Deleon	9/5/21
100 Teresa Deleon	9/5/21
101 Greg I forget	9/5/21
102 Brianne Gomez	9/5/21
103 Chanette Keb	9/5/21
104 Tianna Moreno	9/5/21
105 JoEllen Bazdar	9/5/21
106 Karter Gunnels	9/5/21
107 Shelise Deluna	9/5/21
108 Tiffany C	9/5/21
109 Michael Weltz	9/5/21
110 Mallorie Evans	9/5/21
111 Beth Raff	9/5/21
112 Hugo Castillo	9/5/21
113 Brooklyn DeGruson	9/5/21
114 Patty McCollim	9/5/21
115 Ceci Barajas	9/5/21
116 Shawn Wydra	9/5/21
117 Tadashi Yamaguchi	9/5/21
118 Abel Castaneda	9/6/21
119 Violet Cobos	9/6/21
120 Maria Garfiaz	9/6/21
121 Sarah Dominello	9/6/21
122 Margaret Palacios	9/6/21
123 Amanda Gonzalez	9/6/21
124 Armando Hoyos	9/6/21
125 Rita Jimenez	9/6/21
126 Gabriella Bernard	9/6/21
127 Mary Kollar	9/6/21
128 Jill crail	9/7/21

PETITION SIGNED ONLINE BY:

<https://www.change.org/SFSOppose63Units>

129	Carlos Calderon	9/7/21
130	Wendy Acosta	9/7/21
131	Kina Liera	9/7/21
132	Sandra Valencia	9/7/21
133	Jimmy Torres	9/7/21
134	Erasmus Martinez	9/7/21
135	Anna Martinez	9/7/21
136	Gary Polanco	9/7/21
137	Edwards Chavelas	9/7/21
138	Heather De Boer	9/7/21
139	Sara Franks	9/7/21
140	Larry Vargas	9/7/21
141	Sharon Byers	9/7/21
142	Erika Perez	9/7/21
143	Ana rangel	9/7/21

Attachment 8
Initial Study/Mitigated Negative Declaration

<https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15464>

**Attachment 9
Resolution**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 196-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
GENERAL PLAN AMENDMENT (GPA) CASE NO. 31
ZONE CHANGE (ZC) CASE NO. 140
TENTATIVE TRACT MAP (TTM) NO 83383
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982
MODIFICATION PERMIT (MOD) CASE NO. 1340**

WHEREAS, a request was filed for General Plan Amendment Case No. 31 to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple-Family Residential; and

WHEREAS, a request was filed for Zone Change Case No. 140 to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

WHEREAS, a request was filed for Tentative Tract Map 83383 to subdivide the air space of an approximately 3-acre parcel to create 63 condominium units; and

WHEREAS, a request was filed for Development Plan Approval Case No. 982 to allow the construction of a new 63-unit condominium development and appurtenant improvements; and

WHEREAS, a request was filed for Modification Permit Case No. 1340 to allow the modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue; and

WHEREAS, the subject property is located on the north side of Florence Avenue, with Accessor's Parcel Number of 8008-017-014, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Corp of the Presiding Bishop of the Church LDS, 50 East North Temple Street, 12th Floor, Salt Lake City, Utah, 84150; and

WHEREAS, the proposed General Plan Amendment Case No. 31, Zone Change Case No 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340 are 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, it was found and determined that the proposed project will not have a significant adverse effect on the environment following mitigation; therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on September 2, 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 August 26, 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 September 13, 2021, concerning General Plan Amendment Case No. 31, Zone Change Case No 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

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

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring and Reporting Program.

These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

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

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

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Pursuant to Section 65353-65356 of the State Planning, Zoning and Development, the Planning Commission has made the following findings:

(A) *That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.*

1. The current General Plan land use designation and Zoning designation for the entire +/-3-acre property are PF, Public Facilities. With the proposed TTM 83383, 63 condominium units will be created within 11 on-site buildings. The proposal does include an amendment to the General Plan land use designation of the subject property from Public Facilities to Multiple-Family Residential and also a change to the existing zoning designation from PF, Public Facilities to R-3, Multiple-Family Residential. With the proposed amendment, the subject property will be consistent with the adjacent residential land uses currently developed to the south, northeast, and west. In fact, multi-family developments currently exists at both the northeast and south of the subject site. The proposed change to the land use therefore will not result in or otherwise be constituted as spot zoning.
2. The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation; and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.

The table provided on the following page (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the goals and policies of the General Plan

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 21 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate the townhome development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed condominium development will be surrounded by various and compatible single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. A multi-family residential development is therefore compatible with the surrounding uses.

<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Each residential will also have private open space in the form of a 2 nd floor balcony.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed condominium development. There are no significant traffic impact.

(B) *That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.*

1. The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. As mentioned previously, the General Plan land use designation and zoning designation are proposed to be changed from Public Facilities to Multiple Family Residential and from PF, Public Facilities to R-3-, Multiple Family Residential.
2. The proposed General Plan designation and zoning for the subject property are consistent with the General Plan land use designation and zoning designation of existing properties immediately northeast and south of the subject property. These properties have a General Plan land use designation of Multiple Family Residential and are zoned R-3, Multiple Family Residential.. The proposed change to the land use therefore will not result in or otherwise be constituted as spot zoning

(C) *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor the community in general.*

Changing the land use designation and associated zone designation will not be detrimental to persons or properties in the surrounding area. In fact, the proposed condominium project will have the following positive impacts: (1) address the housing shortage in the City by adding 63 condominium units and expanding the variety of housing options within the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment; (4) the proposed condominium project will provide 63 market rate condominium units that will surely add to the existing property value for not only the subject property but for surrounding properties as well.

SECTION III. ZONE CHANGE FINDINGS

Section 155.829 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

(A) *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

1. There is a need in the community for additional housing in general. Santa Fe Springs is a predominantly industrial community with most of its residential neighborhoods built out in the 1950s. Approximately ten percent of the City's 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.
2. Based on SCAG's growth forecast, the City of Santa Fe Springs, along with the rest of the region, is expected to experience future growth in population and employment; thus residential uses are needed to accommodate said future growth. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing, and employment forecast for Santa Fe Springs..

Table 2
City of Santa Fe Springs
Population, Housing, and Employment Forecast

Year	Population	Housing Units	Employment
2019	17,630	5,200	49,600
2035	20,300	5,800	50,500

Source: SCAG 2012 RTP Growth Forecast, website:
<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>

As seen in the table, between 2019 and 2035, the population is projected to increase by 2,670 individuals, housing is projected to increase by 400 units, and employment is projected to increase by 900. With the projected increases in population and employment, combined with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City. The only way to facilitate such land uses in the City is to approve the zone change request.

(B) *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3, Multiple Family, Zone will be much

more suitable with the various residential uses that currently surround the subject property. It should be noted that, although the existing church facility has not operated for months, churches are known to have weddings, funerals services, and other events that have the potential to bring together large gatherings with the potential to have noise and parking related impacts. Therefore, the proposed zone change will allow the construction of more harmonious development, and thus, improve the appearance and attractiveness of the subject site.

- (C) *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor the community in general.*

The proposed Zone Change and associated General Plan Amendment will not be detrimental to persons or properties in the surrounding area. In fact, the proposed condominium project will have the following positive impacts: (1) address the housing shortage in the City by adding up to 63 condominium units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment; (4) the proposed condominium project will provide 63 market rate condominium units that will surely add to the existing property value for not only the subject property but for surrounding properties as well.

- (D) *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long-range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work, and frequent Santa Fe Springs.

The General Plan consists of six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will adversely affect the master plan of the city..

The following table (Table 3) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 3
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project</u>
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		Consistency/Comment
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 21 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate the townhome development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed condominium development will be surrounded by various and compatible single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. A multi-family residential development is therefore compatible with the surrounding uses.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a

		27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Each residential will also have private open space in the form of a 2 nd floor balcony.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed condominium development. There are no significant traffic impact.

SECTION IV. TENTATIVE TRACT MAP DETERMINATION

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it cannot make any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

- (A) *Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans.*

The proposed Tentative Tract Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Tentative Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 4" on the following page:

Table 4
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.

	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 21 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate the townhome development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed condominium development will be surrounded by various and compatible single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. A multi-family residential development is therefore compatible with the surrounding uses.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Each residential will also have private open space in the form of a 2nd floor balcony.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed condominium development. There are no significant traffic impact.

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

In addition to the proposed tract map, the applicant is concurrently seeking approval to allow for the existing zoning designation of PF, Public Facilities, to be changed to R-3, Multiple -Family Residential. The proposed zone change will allow the construction of a 63-unit condominium development and appurtenant improvements. Section 155.096 of the City's Municipal Code states that population density in the R-3 Zone shall be controlled by the requirement of 2,000 square feet of lot area for each dwelling unit. It should be noted that the subject property measures approximately 3 acres, which would allow a maximum of 65 units for an R-3 zoned property. As proposed, the condominium development is only for the construction of 63 new residential units; 2 units less than the allowable maximum in the R-3 zone.

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

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

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

As part of the process, any new easements for utility or roadways, will be provided before final map approval, if necessary. Moreover, no public easements are anticipated as a result of the proposed air space subdivision.

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

Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board. As such, the project will be required to submit an erosion control plan and also comply with the NPDES Best Management Practices during grading and construction.

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

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed condominium development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION IV. DEVELOPMENT PLAN APPROVAL FINDINGS

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

- (A) *That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).*

The proposed project, provided the proposed Zone Change and General Plan Amendment is approved, will be located within the R-3, Multiple Family Residential, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."

The proposed project is consistent with the purpose of the R-3 Zone in the following manner:

1. The land will be appropriate for multiple-family residential uses based on the proposed zoning designation, R-3, Multiple-Family Residential, and the proposed General Plan Land Use designation of Multiple-Family Residential.
2. The project involves the construction of a new attractive condominium development on a site that is currently developed with a non-operational religious use facility. The assessed value of the property will significantly

improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.

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

The applicant is proposing to construct 11 new condominium buildings, which results in 63 new residential units on the existing site. The proposed development will be a significant visual improvement and should be an overall enhancement to the subject site and area. The proposed buildings have been designed with variations in the provided setback, height, materials, and color. The result is an attractive project that is comparable to other high-quality residential projects that have been recently constructed in Santa Fe Springs and the surrounding areas.

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

Based on the proposed scale, considerations to the placement of buildings were made to ensure there will be sufficient setbacks to the adjacent properties. Additionally, the design of the buildings represents a high-quality contemporary architectural design. The architect used various design elements to break up the mass of the building and present an attractive and distinctive façade. Therefore, as designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The entire frontage, along Florence Avenue, will be provided with extensive landscaping and a new decorative block wall. The proposed six and one-half (6.5) foot tall block wall will help buffer the traffic noise from Florence Avenue and also act as an added security measure to protect future residents from unwanted trespassers. Additionally, the applicant is proposing to plant multiple 24" box trees along the west, north, and east property lines to create a landscaping buffer between the proposed development and the adjacent properties.

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

As stated previously, the proposed building is contemporary in design. The architect used multiple variations in height, setback, materials, and color. The style

and architecture of the proposed buildings are consistent with other high quality multi-family residential buildings that were recently constructed in the city and nearby areas.

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

The proposed residential project will be constructed on a site that is currently underutilized. The Planning Commission finds that the new condominium development is attractive, and thus, will be an enhancement to the overall area. The Planning Commission believes that proper attention has been given to the placement, scale, and design of the proposed condominium development.

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

The Planning Commission finds that the proposed project is not an affordable housing development; therefore, the requirements related to low-income units do not apply to this project.

SECTION V. MODIFICATION PERMIT – REQUIRED SHOWING

Pursuant to Section 155.695 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

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

The granting of the subject Modification Permit would not grant special privileges to the applicant since similar requests have been granted in the past. The chart below identifies just a few Modification Permits that were previously granted by the City's Planning Commission to allow a proposed fence and/or wall to exceed the minimum 42" height limitation within the front setback area.

Case No.	Site Address	Request	Date Approved
MOD 1313	12801 Excelsior Dr.	Wall Height	Oct 2019
MOD 1310	SE/C or Telegraph Rd & Bloomfield Av	Fence Height	Feb 2019
MOD 1270	12636 Los Nietos Rd	Fence & Wall Height	June 2017
MOD 1162	12624 Rosecrans Av	Fence Height	Sept 2004
MOD 1160	9640 Santa Fe Springs Rd	Fence & Wall Height	July 2004

- (B) *That the subject property cannot be used reasonably under the existing regulations.*

Although the proposed development could technically be developed without a wall within the setback area along Florence Avenue, not having a wall would expose the proposed residential development to both the noise and hazards associated with the adjacent major arterial. The alternative solution would be to construct a three and one half (3.5) foot high wall within the required setback area; however, said wall would not be as effective as a six and one-half (6.5) foot high block wall in reducing noise from Florence Avenue.

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

Most of the residential properties along Florence Avenue do not front directly onto the street. With the exception of the two apartment complexes on Florence Avenue, all of the single-family homes either has a collector street to help buffer them from Florence Avenue or otherwise back onto Florence Avenue. The unusual or otherwise unique circumstance related to the proposed project is the fact that the proposed development is a new multiple-family residential development that will be located along a major arterial. Therefore, the developer must provide extra measures to ensure the security of the residential development and also mitigate traffic noise created from Florence Avenue.

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

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The modification permit will allow a six and one-half (6.5) foot wall to mitigate traffic noise created from a major arterial. Additionally, the proposed wall is an added security measure to protect future residents from trespassers.

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

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

As mentioned previously, the unusual or otherwise unique circumstance related to the subject property is that the proposed new residential development will be located along a major arterial. Although the proposed development could technically be developed without the proposed six and one half (6.5) foot high wall

within the setback area, doing so would expose future residents to greater off-site traffic noise generated from a major arterial. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security to protect future residents from unwanted trespassers.

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

As mentioned previously, the purpose of the modification permit is to allow the applicant to provide better screening of the proposed residential development. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security from trespassers. Both measures will help protect future residents from the negative impacts associated with living adjacent to a major arterial. Mitigating such impacts will help enhance the overall quality of life for future residents.

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

As mentioned previously, the subject property is located along a major arterial. Although the proposed development could technically be developed without the proposed six and one half (6.5) foot high wall within the setback area, doing so would expose the street facing units to the off-site traffic noise from a major arterial. Another alternative is to shift the two southerly buildings (Building's 1 and 2) 10 feet to the north, however doing so will obstruct the required fire lane.

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

Most of the residential properties along Florence Avenue do not front directly onto the street. The single-family homes either has a collector street to help buffer them from Florence Avenue or otherwise back onto Florence Avenue. The only exceptions are the two multi-family developments, the apartment complex directly south of the subject property and the apartment complex west of Florence Avenue Foursquare Church. The two apartment complexes were developed in the 1971 and 1958, respectively. It should also be noted that the adjacent residential property to the west is current developed with a six and one half (6.5) foot high wall within the required setback area. Said wall, however, was allowed under the provisions of the planned development zone and thus was not required to obtain a Modification Permit. If any other residential property were to propose a similar wall, the Planning Commission would evaluate the specific site characteristics and consider the Modification Permit request based on the merits of each individual case.

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

The requested modification, if approved, will allow a decorative screen wall to be

located within the setback area to mitigate off-site traffic noise and provide added security from trespassers. Additionally, the applicant has made a noticeable effort to maximize the landscaping throughout the site. The front yard setback area will be fully landscaped. As such, allowing a deviation to the height regulations to allow the subject wall would not diminish property values in the neighborhood but rather it would result in a more attractive project that would be an enhancement to both the underutilized site and the overall area.

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

The proposed wall will not block existing or proposed traffic. As mentioned previously, the purpose of the modification permit is to allow for enhanced buffering from off-site traffic noise emanating from Florence Avenue. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security from trespassers. Therefore, the requested modification will not increase congestion or endanger public safety.

SECTION VI. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 196-2021 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP); and also approve GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone; TTM 83383: A request for Tentative Tract Map to subdivide the air space of an approximately 3-acre parcel to create 63 condominium units; DPA Case No. 982: A request for approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; MOD Case No. 1340: A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue for the subject property located at 11733 Florence Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of September, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CONDITIONS OF APPROVAL
Zone Change Case No. 140,
General Amendment Case No. 31
Tentative Tract Map Case No. 83383
Development Plan Approval Case No. 982
Modification Permit Case No. 1341
(11733 Florence Avenue - APN: 8008-017-014)

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

STREETS

1. That the applicant shall pay a flat fee of \$35,000 to reconstruct/resurface the existing street frontage to centerline for Florence Avenue.
2. That applicant shall remove and replace westerly most driveway approach, curb & gutter per City standard plan R-6.4C along Florence Avenue. The applicant shall remove and replace easterly most driveway approach, curb & gutter per City standard plan R-12 and R-2.
3. The applicant shall pay \$5,000, the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Florence Avenue and Ringwood Avenue/ Lake Center Park Lane as determined by the City Engineer and Fire Chief.
4. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard R-12 and dedicate an easement along the Florence Avenue street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$600 to install (3) new signs.
6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
7. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, power poles, pull boxes, etc.
8. The applicant and/or developer shall pay for the design, installation, and inspection of relocating the existing advanced westbound Florence/Ringwood traffic loop detectors to the west of the proposed driveway approach.

CITY UTILITIES

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

TRAFFIC

17. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of

additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

18. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

PARCEL MAPS

19. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City.
20. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

FEES

21. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee of \$22,132 determined by the City Engineer for off-site transportation improvements.
22. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
23. That the applicant shall pay the water trunkline connection fee of \$11,200 upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

24. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
25. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.

26. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
27. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).
28. Applicant/Developer shall contribute towards the cost of replacing the Union Pacific Railroad (UPRR) grade crossing preemption/control equipment and railroad warning signals & gates at Florence Avenue w/o Pioneer Boulevard and Pioneer Boulevard n/o Florence Avenue to allow for the placement of three lanes on Florence Avenue e/o & w/o Pioneer Boulevard. Applicant shall pay \$126,000 (12% Share of Total Cost) to the Department of Public Works prior to occupying the buildings.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

Construction Phase Conditions:

29. That the north access gate into the Lake Center Athletic Park track shall be removed and a permanent replacement fence shall be installed.
30. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
31. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or within the project entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards shall be removed after each building has been identified with their individual permanent number address.
32. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services.

The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Department of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.

33. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily bases.
34. That all contractors and sub-contractors shall apply dust control measures to prevent dust, sawdust, and the like from becoming airborne onto adjacent properties.
35. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.

On-Going Conditions:

36. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.
37. That the project management shall make themselves aware of the City's Property Maintenance Ordinance (a copy can be made available upon request) and notify their prospective tenants that they are subject to their compliance accordingly. The City encourages the owner/management to incorporate their own property maintenance guidelines into their Covenants, Conditions, and Restrictions (CC&Rs) to address occupant responsibilities for the daily upkeep of the development, parking restrictions, trash receptacle locations, noise, smoking, etc.
38. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.
39. That the Applicant and/or management shall not plant foliage that could overgrow onto the existing residential development to the west and/or cause damage to the existing block wall.
40. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.

41. 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 (Whittier Police Department (562) 567-9200). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to requesting a Certificate of Occupancy.
42. That the property, its 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.
43. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Whittier Police Department.
44. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.
45. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.
46. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.
47. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
48. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Chad Van Meeteren 562.868-0511 x3811)

49. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
50. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
51. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
52. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
53. That the standard isle 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 46 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
54. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
55. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

56. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental

assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

57. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
58. 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: Teresa Cavallo 562.868-0511 x7309)

59. 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.
60. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
61. That the Homeowners Association shall ensure all residential unit 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)

62. The approval of the subject Development Plan Approval Case No. 982, Tentative Tract Map 83383, Zone Change Case No. 140 and General Amendment Case No. 31 is contingent upon the approval by the City Council.
63. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.

64. The applicant shall indicate the subject property is located within the **Methane Zone** on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly identified with a minimum front size of 20 point.
65. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 11733 Florence Avenue (APN: 8008-017-014). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
66. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.
67. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
68. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
69. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
70. 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
71. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
72. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
73. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
74. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the

equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.

75. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
76. 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.
77. During construction period, commercial vehicles, trucks and/or truck tractors shall not being queue on Florence Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
78. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
79. Approved unit numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
80. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

b. Covenants.

1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of

the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - c. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - d. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
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81. 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.*
 82. 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.

83. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
84. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
85. 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.
86. 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.
87. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
88. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public

improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

89. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
90. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
91. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
92. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
93. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
94. All new utilities serving the project, within the boundaries of the property, shall be underground.
95. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
96. All guest parking areas shall be legibly marked off on the pavement.
97. Cable TV and television pull boxes shall be flush with the ground. Nevertheless, the box covers shall be painted Forest Green.
98. Recreational area shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism.
99. The applicant shall paint all downspouts to match the adjacent surface color. Where the color changes on the adjacent surface, the color of the downspout shall be consistent and also change.

100. The CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.
101. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

I have read, understand and accept, and will comply with the above listed Conditions of Approval. I further state that I am the applicant, owner, or the authorized agent of the owner, of property involved in Zone Change Case No. 140, General Amendment Case No. 31, Tentative Tract Map Case No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1341.



NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1341

A request for a Modification of Property Development Standards to temporarily not provide four (4) required parking stalls and instead temporarily use said area for loading and unloading of products located at 13253 Alondra Boulevard (APN: 7005-003-039), within the M-2, Heavy Manufacturing, Zone.
(Spectrum Alondra Property LLC)

RECOMMENDATIONS

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification of property development standards; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1341, subject to the conditions of approval as contained within Resolution No. 194-2021; and
- Adopt Resolution No. 194-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------------|--|
| A. | Applicant: | Spectrum Alondra Property, LLC.
15421 Carmenita Road, Suite E
Santa Fe Springs, CA 90670 |
| B. | Property Owner(s): | Spectrum Alondra Property, LLC.
15421 Carmenita Road, Suite E
Santa Fe Springs, CA 90670 |
| C. | Location of Proposal: | 13253 Alondra Boulevard
Santa Fe Springs, CA 90670 |
| D. | Existing Zone: | M-2 (Heavy Manufacturing Zone) |

- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt (Class 5)
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The modification request involves a single parcel located at 13253 Alondra Boulevard (APN: 7005-003-039), the northwest corner of Alondra Boulevard and Cornet Street. The subject property is currently developed with an industrial building with an office area totaling 10,138 sq. ft. and will be occupied by Spectrum Hydro. Spectrum Hydro is a distributor of hydroponics equipment and currently operating at 15421 Carmenita Road, Suite E, Santa Fe Springs, CA 90670. The subject property will serve as a warehouse and administrative office to their existing business.

MODIFICATION PERMIT REQUEST

In accordance with the City's Zoning Ordinance, based on a building square footage of 8,958 square feet and an office area of 1,180 square feet, a minimum of twenty (20) parking stalls are required for the subject property located at 13253 Alondra Boulevard. The current site conditions meet the twenty (20) parking stalls; however, the applicant is proposing to temporarily remove four (4) required parking stalls, located along the northerly portion of the property and utilize said stalls for loading and unloading of products related to the business. The remaining fifteen (15) parking stalls and one (1) ADA parking stalls outside of the fenced area would continue to remain available for employee and customer parking.

According to the applicant, four (4) to five (5) staff members work out of this location. Therefore, the sixteen (16) remaining on-site parking stalls would provide sufficient parking for both the employees and potential customers or visitors.

ZONING REGULATION REQUIREMENTS**Parking****City of Santa Fe Springs – Zoning Regulations****Section 155.481 – REQUIRED PARKING – INDUSTRIAL USES****(D) Industrial Uses**

- (1) Industrial uses, including incidental office uses.
 - (a) 0 - 20,000: one parking space per 500 square feet.
 - (b) 20,001 - 100,000: one parking space per 750 square feet.
 - (c) 100,001 - 200,000: one parking space per 1,000 square feet.
 - (d) 200,001 and above: one parking space per 2,000 square feet.
 - (e) Truck parking shall be required as per § 155.487(F).
- (2) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

City of Santa Fe Springs – Zoning Regulations**Section 155.484 – COMPUTATION OF REQUIRED PARKING SPACES**

- (C) When determination of the number of off-street parking spaces results in a requirement of a fractional space, any fraction of less than one-third may be disregarded while a fraction of one-third or more shall be counted as one required parking space.

At a ratio of 1 parking space for every 500 sq. ft. of floor area, a 10,138 sq. ft. building with warehouse area of 8,958 sq. ft. and an office area of 1,180 sq. ft. ($1,180/10,138 = 11.63\%$) would be required to have 20 parking stalls ($10,138 / 500 = 20.27$).

Alternate Parking Plan

It should be noted that, as stated within condition #16 of the conditions of approval, if Spectrum Hydro vacates the subject property, the proposed outdoor storage area will be restriped to reflect the alternate parking plan (attachment 4). The alternative parking plan will provide twenty (20) parking stalls in accordance with the City's Zoning Ordinance. If a future tenant wants to continue the outdoor storage use within the parking area, that future tenant shall provide Planning staff with an employee count to review and determine if a continued reduction in parking is still warranted.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The adjacent properties to the east, north, and west are also zoned M-2, Heavy Manufacturing, with a General Plan land use designation of

Industrial. The property to the south is located in the City of Cerritos and is zoned commercial. The surrounding properties support various industrial uses.

STREETS AND HIGHWAYS

The subject site has frontage on Cornet Street and Alondra Boulevard. Cornet Street is designated as a local street, and Alondra Boulevard is designated as a major highway within the Circulation Element of the City's General Plan.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has determined that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor exterior changes to the parking layout for an existing industrial building. No additional square footage is proposed and the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a hearing notice to the adjacent property owners to the north, east, south, and west of the subject property to advise them of the Modification Permit request. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 4 notices were mailed out to said property owners on September 1, 2021.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 194-2021 (see attachment 6), staff finds that approval of Modification Permit Case No. 1341 will not be detrimental to the property of others or to the community as a whole and is consistent with the goals, policies, and program of the City's General Plan. Staff is therefore recommending approval of the subject Modification Permit request, subject to the conditions of approval as provided within Exhibit A of Resolution 194-2021.

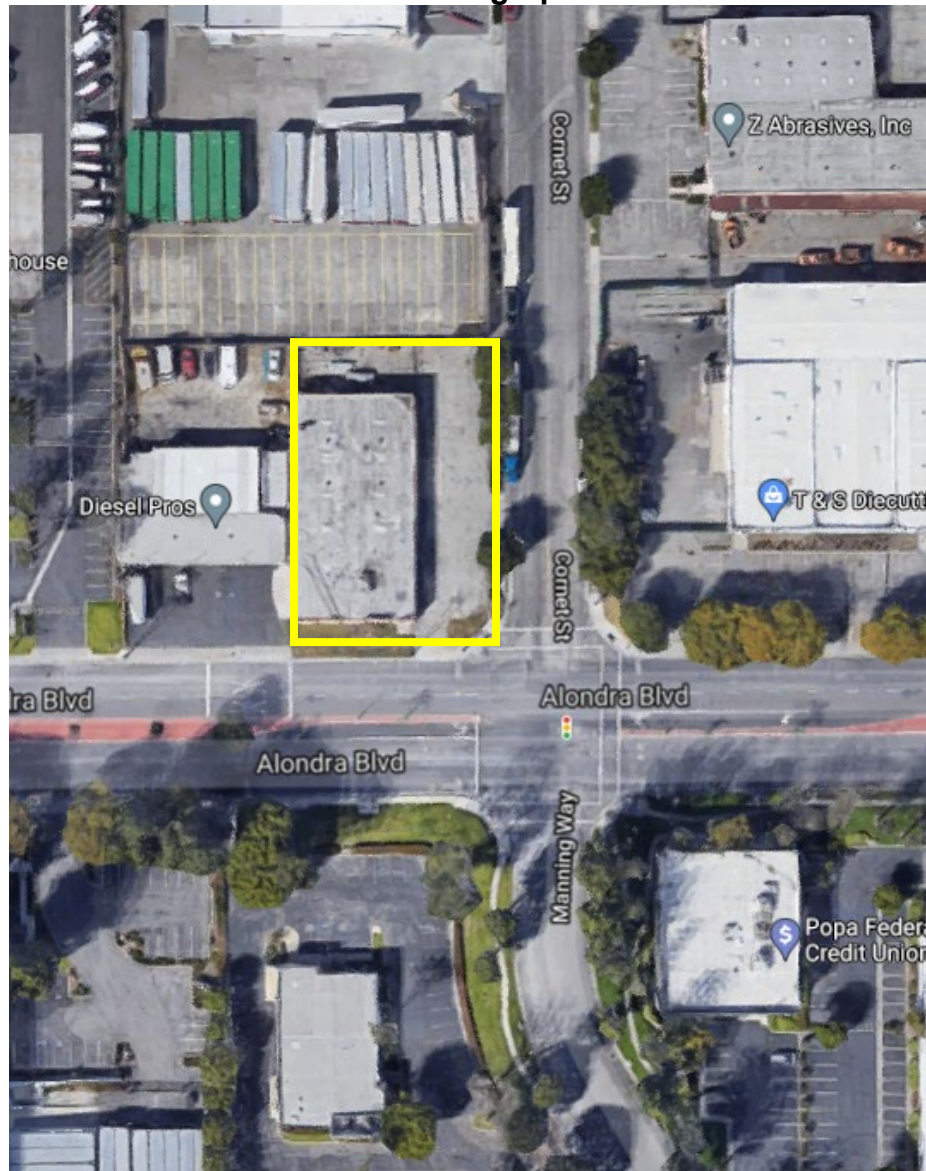


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Existing Parking Plan (1965)
3. Proposed Parking Plan
4. Alternate Parking Plan
5. Map of Noticed Properties
6. Notice to Adjacent Property Owners – 9/1/2021
7. Resolution No. 194-2021
 - a. Exhibit A – Conditions of Approval

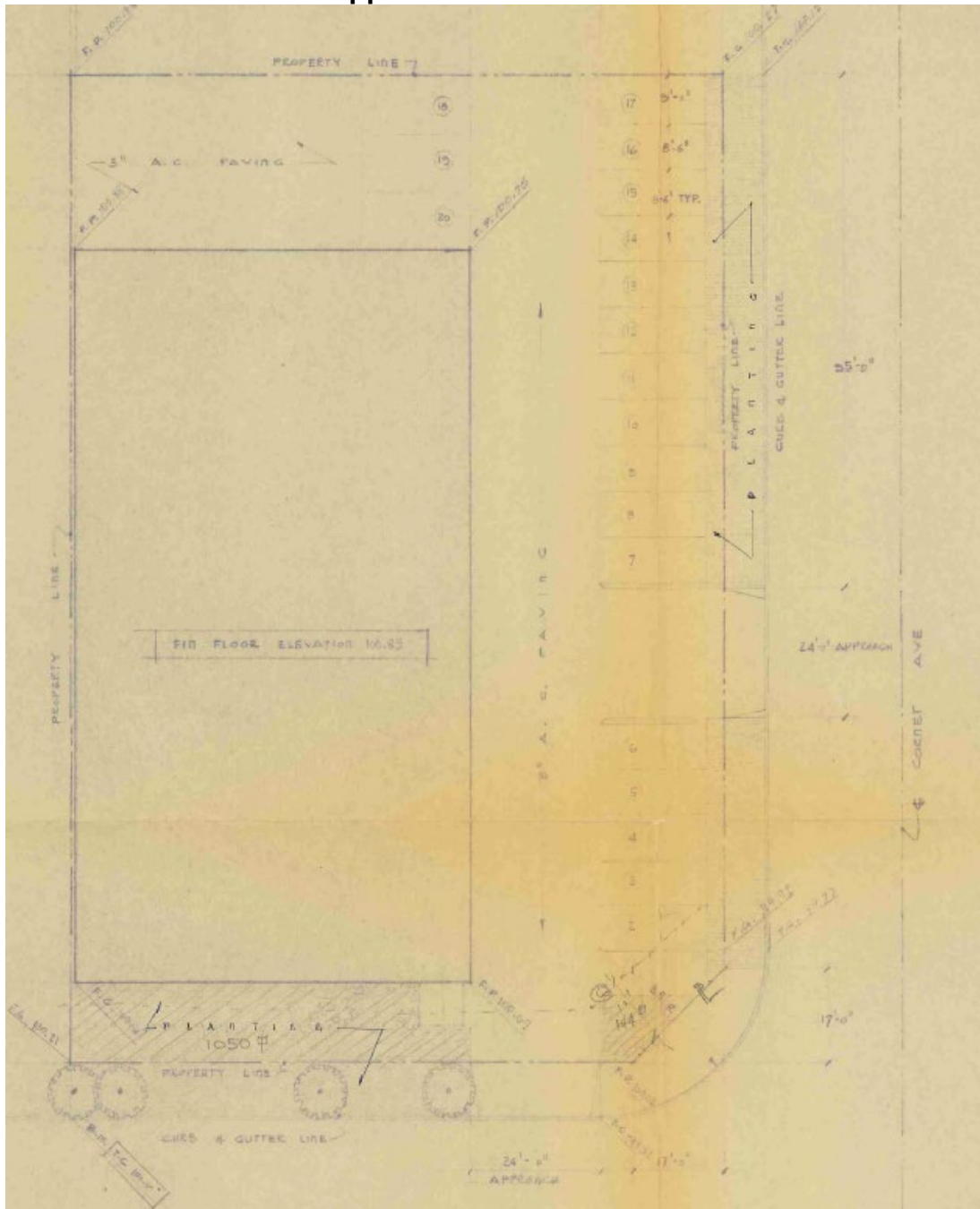
**Attachment 1:
Aerial Photograph**

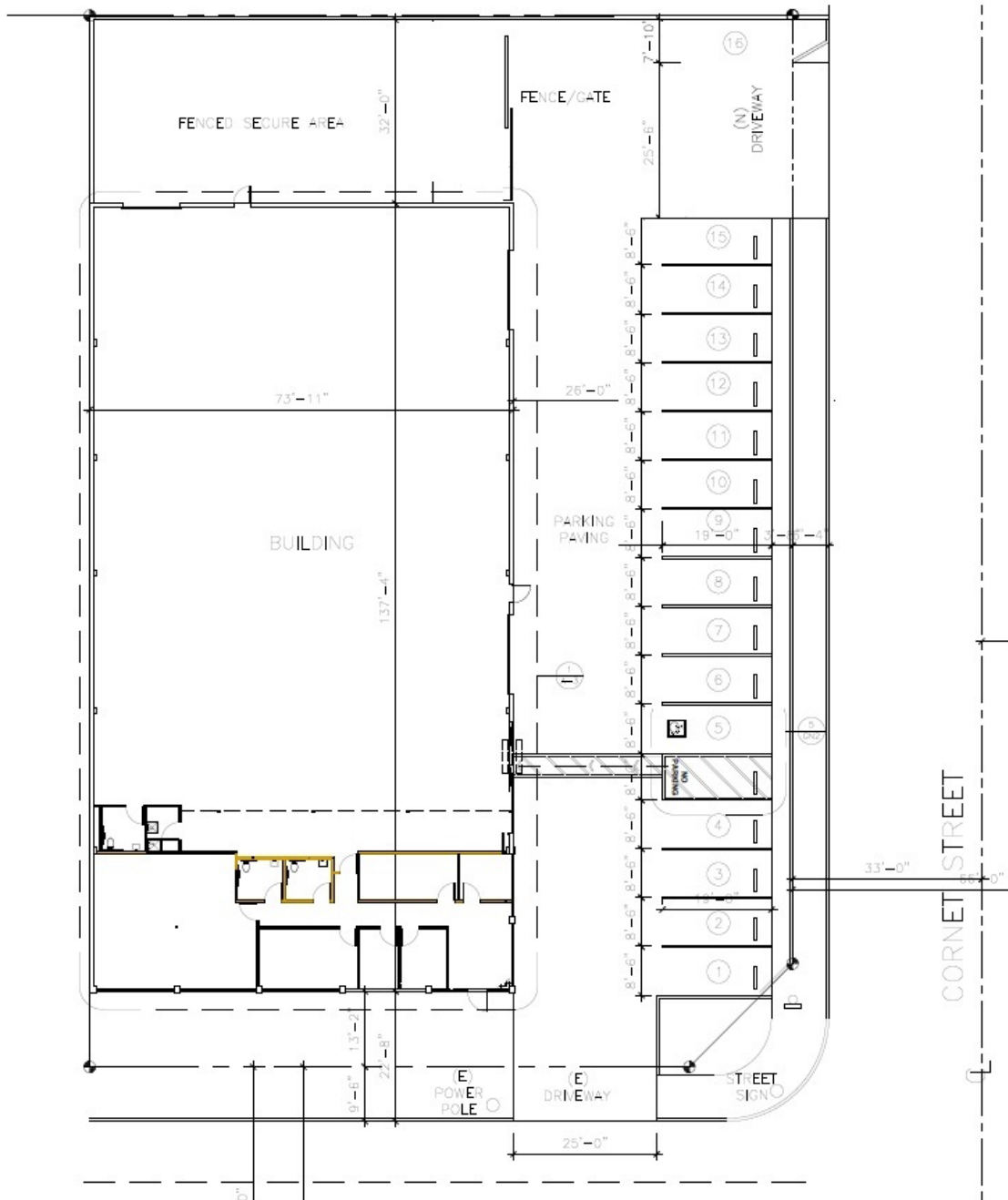


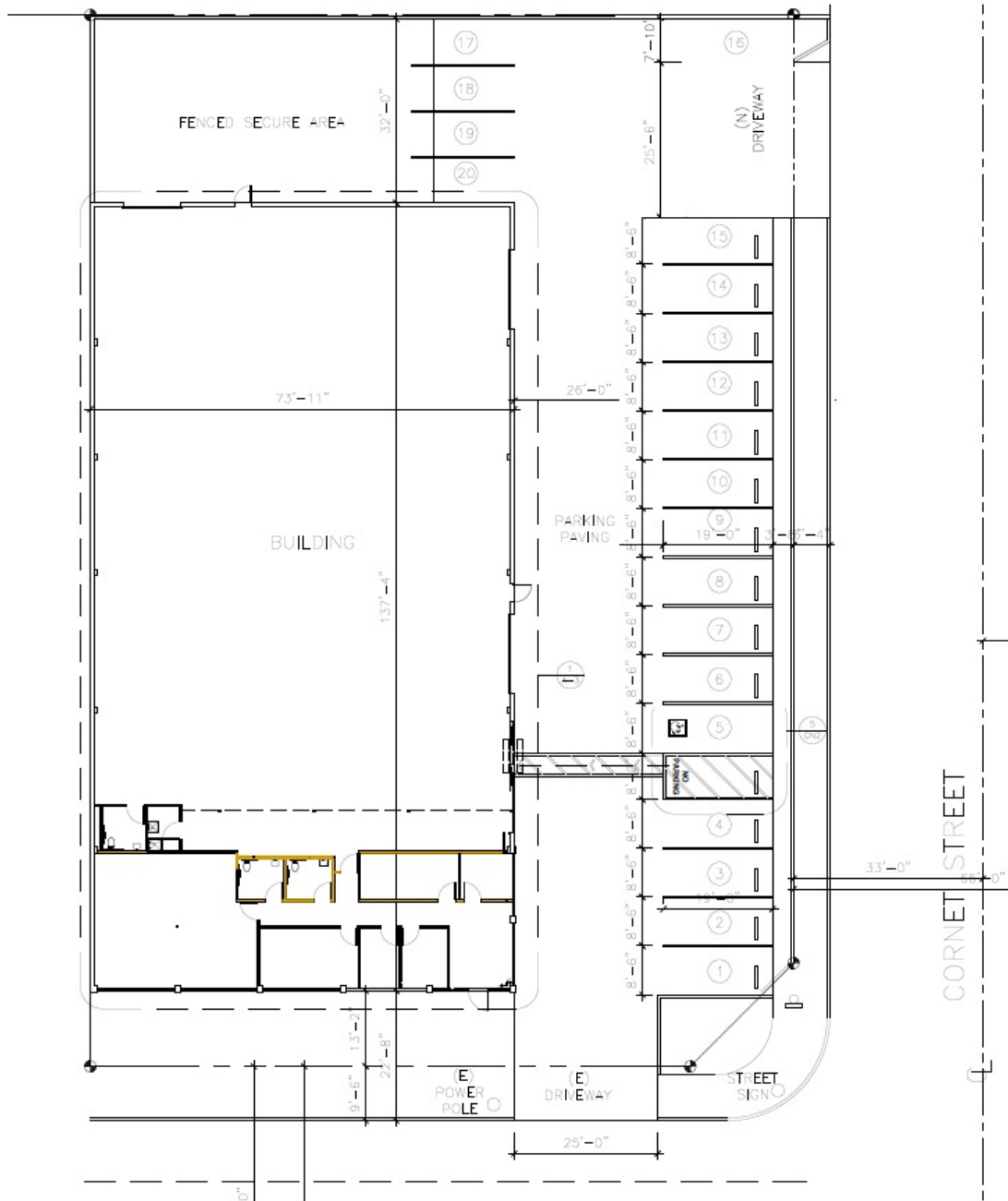
**Modification Permit Case No. 1341
13253 Alondra Boulevard**



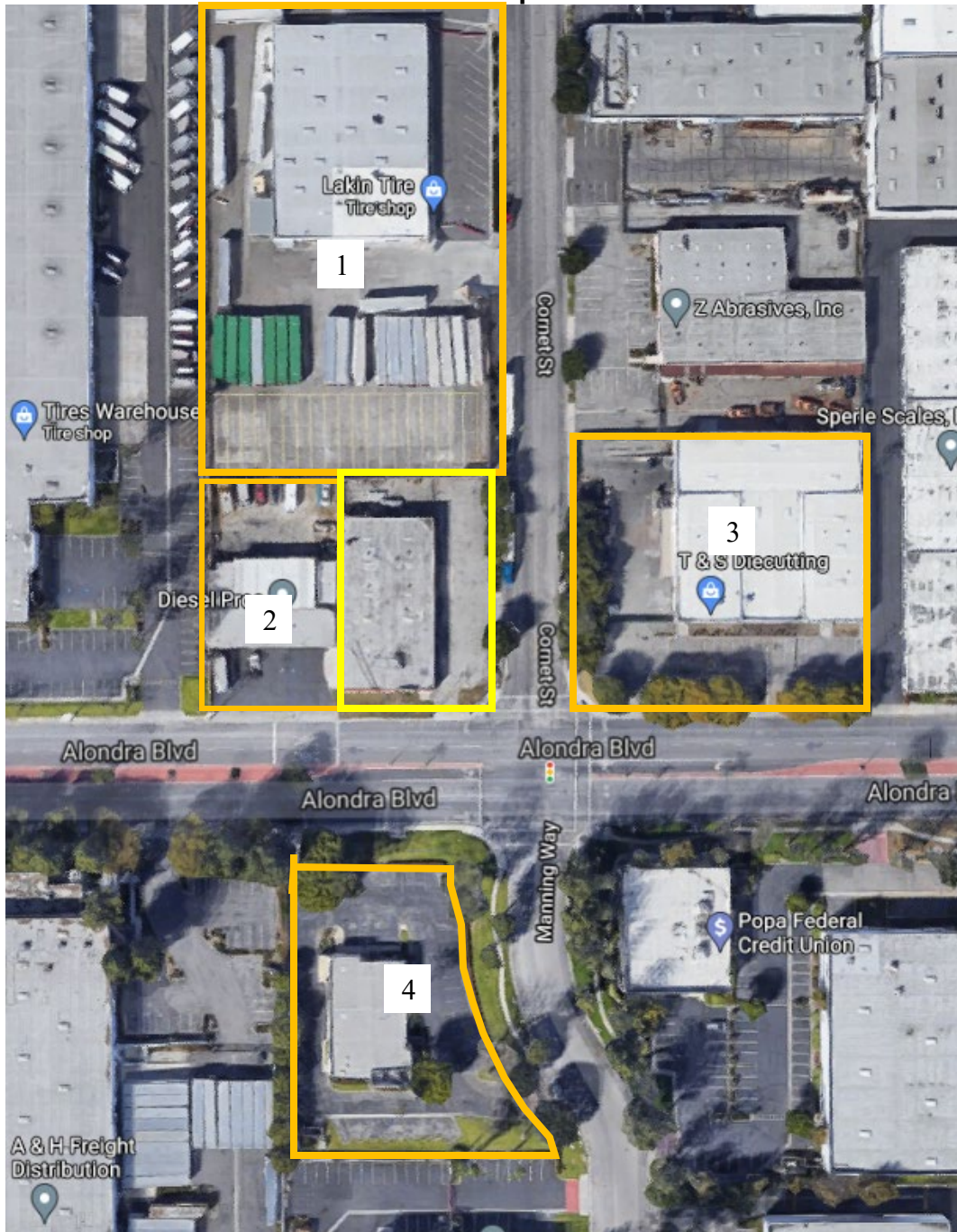
**Attachment 2:
Approved Site Plan 1965**



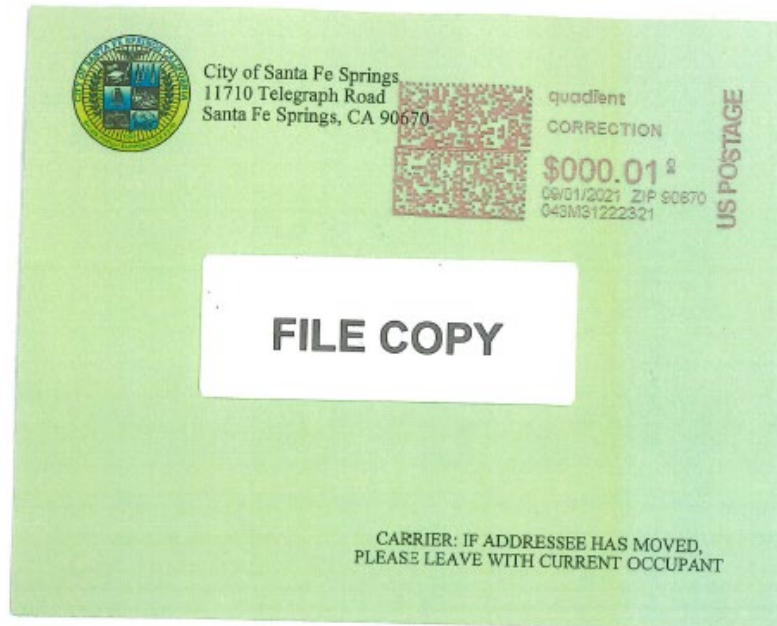
**Attachment 3:
Proposed Parking Plan**

**Attachment 4:
Alternate Parking Plan**

**Attachment 5:
Noticed Properties**



**Attachment 6:
Notice to Adjacent Property Owners**



**CITY OF SANTA FE SPRINGS
NOTICE TO THE ADJACENT PROPERTY OWNERS**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, September 13, 2021** at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Spectrum Alondra Property LLC

Property located at: 13253 Alondra Blvd. (7005-003-039)

Modification Permit Case No. 1341: A request for a Modification of Property Development Standard to temporarily not to provide four (4) required parking stalls and instead temporarily use said area for open-outdoor-storage-loading and unloading of products.

CEQA Status: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor exterior changes to an existing parking layout for an existing industrial building. No additional square footage is proposed and the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning and Development Department at, or prior to the Public Hearing. Any person interested in this matter may contact Jimmy Wong, at 562-868-0511, Ext. 7451 or Jimmywong@santafesprings.org

**Attachment 7:
Resolution 194-2021**

CITY OF SANTA FE SPRINGS
RESOLUTION No. 194-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1341**

WHEREAS, a request was filed for Modification Permit Case No. 1341 to allow the applicant to temporarily not to provide four (4) required parking stalls for loading and unloading of products on the subject property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 13253 Alondra Boulevard, in the City of Santa Fe Springs, with an Assessor Parcel Number of 7005-003-039, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Spectrum Alondra Property, LLC, with a mailing address of 15421 Carmenita Road, Santa Fe Springs, CA; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on September 1, 2021 mailed a public hearing notice to each adjacent property owner of the project site; 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 September 13, 2021 concerning Modification Permit Case No. 1341.

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 15305, Class 5 (Minor Alterations to Land Use Limitations), of

the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that it only involves minor changes to the existing parking layout for an existing industrial building. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

A) *That there are hardships involved with immediate compliance with certain property development standards.*

The hardship involved is due to the fact that the existing building was constructed in 1965 and is required to have twenty (20) parking stalls. The site is completely built out and does not have space to stripe additional parking stalls. The existing property currently provides all the required parking stalls. Per the approved site plan in 1965, three (3) of the required parking stalls are located within the adjacent existing north roll-up door and outdoor storage area. The applicant, therefore, is seeking approval to temporarily not to provide four (4) of the twenty (20) required parking stalls to utilize the existing north roll up door. Additionally, the original approved site plan from 1965 has zero accessible (ADA) parking stalls. Laws adopted since the site was constructed require that all parking areas provide at least one van-accessible ADA parking stall. The proposed parking plan will provide the required ADA parking stall to meet state's mandate.

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

Since the applicant employs four (4) to five (5) staff members at this location, the code-required twenty (20) parking stalls are not necessary. The applicant will provide and maintain a minimum of sixteen (16) parking stalls on-site, which will be more than sufficient to accommodate the anticipated parking demands associated with the business. Based on the applicant's business activities and their expected employee count, all vehicles associated with the business can be parked on-site without impacting surrounding properties. Additionally, the applicant will replace the existing wrought-iron fence with a solid fence that will screen the loading and unloading activities from street view.

The request to temporarily not provide four (4) parking stalls is specific to the applicant. Similar to other Modification Permits granted for a temporary reduction in parking, should the applicant vacate the premises, they will need to restripe the rear parking area (as per the Alternative Site Plan submitted and on file with this case) to meet the City's Zoning Regulations. Modification Permit Case No. 1341 could be transferred to

a future tenant, provided the employee to parking ratio is similar and the Planning Commission finds and determines that a continued reduction of parking is still warranted. The Planning Commission, therefore, finds that approval of Modification Permit Case No. 1341 would not be detrimental to other persons or properties.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 194-2021 to approve Modification Permit Case No. 1341 to allow the applicant to temporarily not to provide four (4) required parking stalls related to the subject building use at 13253 Alondra Blvd., subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of September, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
Conditions of Approval
Modification Permit (MOD) Case No. 1341
13253 Alondra Blvd.

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

1. That the applicant shall design and construct the removal of existing drive approach along Cornet Street and replace with sidewalk per City Standard R-2 with new curb and gutter per City Standard R-7. The installation of new driveway approach, curb, and gutter along Cornet Street to be per City standard R-6.4D.

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo 562-868-0511 x3335)

2. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
3. That all related work shall be conducted inside the building at all times and/or merchandise shall not be staged outdoors awaiting loading. Outdoor storage activities and the area designated for outdoor storage shall be pre-approved by the Director of Planning and the Fire Chief, and said approved area shall not be enlarged at any time.
4. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
5. 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.

6. That the parking areas and the circulation aisles shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.
7. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking.
8. That the Applicant shall comply with Section 155.548 and 155.549 by submitting landscape drawings to for review and approval to the Planning Department within 15-days from the approval of this Permit. Said drawings shall be prepared by a professional landscaper and drawn to scale. Fifteen days from the approval of the drawings, the Applicant shall have the landscape material fully installed and call for an inspection.
9. That the Applicant shall submit construction drawings for a trash enclosure within 15-days of the approval of this Permit. The details for the trash enclosure may be incorporated in the landscape drawings.

PLANNING AND DEVELOPMENT DEPARTMENT:

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

10. Modification Permit Case No. 1341 allows for a reduction of the required parking associated with the subject applicant/warehouse use, Spectrum Hydro. A minimum of 16 parking stalls, as shown on the provided plan on file with this case, shall be continually provided and maintained at all times. The entire parking area shall be legibly marked off on the pavement, showing the parking stalls in accordance with the attachment 3 from the staff report.
11. The proposed 16 parking stalls shall be used for parking purposes only. There shall not be any outdoor storage and/or related facility equipment stored outside of the building.
12. All roll-up doors shall remain closed when they are not being used for loading.
13. In the event the need arises for additional required off-street parking spaces, as determined by the Planning Department, the applicant shall provide a minimum of 20 total parking stalls as shown on the provided alternate site plan on file with this case.
14. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Alondra Blvd. or Cornet St., use street(s) as a staging area, or to back up onto the street from the subject property.

15. The applicant shall submit one (1) \$75 check made payable to "LA County Registrar-Recorder/County Clerk" to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of the Planning Commission approval.
16. Applicant understands and agrees that the privileges granted under Modification Permit Case No. 1341 are for the sole use by the applicant, Spectrum Hydro. Should the applicant move vacate or otherwise abandon the premises, the applicant shall re-stripe the property per the alternative parking plan submitted on file with this case.
17. All other applicable requirements of the City's Zoning Ordinances, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
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 declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1345

A request for a Modification of Property Development Standard to temporarily allow a proposed seven (7) foot tall fence to encroach in the required 20-foot side yard setback on the subject property at 9630 Norwalk Boulevard (8002-019-043), within the M-2, Heavy Manufacturing, Zone. (McMaster-Carr Supply Company)

RECOMMENDATIONS

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1345, subject to the conditions of approval as contained within Resolution No. 198-2021; and
- Adopt Resolution No. 198-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------------|---|
| A. Applicant: | McMaster-Carr Supply Company
9630 Norwalk Blvd
Santa Fe Springs, CA 90670 |
| B. Property Owner(s): | McMaster-Carr Supply Company
9630 Norwalk Blvd
Santa Fe Springs, CA 90670 |
| C. Location of Proposal: | 9630 Norwalk Blvd
Santa Fe Springs, CA 90670 |
| D. Existing Zone: | M-2 (Heavy Manufacturing) Zone |
| E. General Plan: | Industrial |

- F. CEQA Status: Categorically Exempt (Class 5)
- G. Staff Contact: Michael Delgadillo, Planning Intern
MichaelDelgadillo@santafesprings.org

LOCATION / BACKGROUND

The modification request involves a single parcel located at 9630 Norwalk Blvd. (8002-019-043), on the southeast corner of Norwalk Boulevard and Pacific Street. The subject property is currently developed with a large industrial building and an office area totaling approximately 670,000-square feet and is occupied by McMaster-Carr Supply Company. McMaster-Carr Supply Company is a distributor of industrial materials, including hardware, tools, raw materials, and maintenance equipment.

TEMPORARY MODIFICATION PERMIT REQUEST

The applicant, McMaster-Carr Supply Company, is requesting approval for a proposed seven (7) foot tall fence to encroach into the required 20-foot side yard setback along Pacific Street. It should be noted that the proposed fence is associated with a recent remodel of the employee cafeteria and, similar to other temporary modification permits, will be removed once McMaster-Carr is no longer operating on the subject property.

As part of the recent cafeteria project, the applicant updated the existing outdoor employee eating and gathering space for their employees along Pacific Street. Since said space is not fence in, and employees are not protected from adjacent street traffic, the applicant is proposing to construct a seven foot tall steel fence along the perimeter of the eating and gathering space that will act as a barrier and also keep unwanted visitors out. A portion of the proposed fence, however, is within the 20-foot side yard setback and such fences are limited to a maximum height of 3'-6" when adjoining a dedicated street. Due to the existing topography of the setback area, a fence which would meet the zoning ordinance (3-feet, 6-inches) would not prevent trespassers from gaining access to the property since the area in front of the proposed fence is on a slightly higher elevation.

In the past, there have been a number of security related incidents on the subject property, including: 3 facility break-ins, numerous reports of catalytic converters and other items stolen from vehicles, and harassment of employees in the non-fenced eating area. Therefore, as part of a measure to enhance security at the subject property, the applicant is requesting to allow a portion of the proposed (7) foot tall fence to encroach within the 20-foot setback area along Pacific Street.

ZONING REGULATION REQUIREMENTS**M-2: Permitted Fences, Hedges and Walls****City of Santa Fe Springs – Zoning Regulations****Section 155.255 PERMITTED FENCES, HEDGES AND WALLS**

(Fences, hedges and walls shall be permitted; except, that in a required front yard, or required side or rear yard where adjoining a dedicated street, the height shall not exceed three and one-half feet.

M-2: Side Yard**City of Santa Fe Springs – Zoning Regulations****Section 155.249 SIDE YARD**

None required, except that where adjoining a local street, a side yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway, or a street adjoining a freeway, shall have a side yard of not less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum side yard setback distance of the lot, the side yard setback shall be one foot for each foot of building height or portion thereof.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The adjacent properties to the north, south, east and west are also zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The surrounding properties support various industrial uses.

STREETS AND HIGHWAYS

The subject site has frontage on Pacific Street, Pike Street, Bell Ranch Drive, and Norwalk Boulevard. Pacific Street, Pike Street, and Bell Ranch Drive are designated as local streets, and Norwalk Boulevard is designated as a major highway within the Circulation Element of the City's General Plan.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor changes and specifically to add a new seven foot tall fence to an existing industrial building. No additional square footage is proposed and the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission

approval.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar other Modification requests, staff mailed a meeting notice to the adjacent property owners to the north, south, east, and west of the subject property to advise them of the Modification Permit request. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 10 notices were mailed out to said property owners on September 1, 2021. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

STAFF CONSIDERATIONS

Based on the reasons and findings set forth within Resolution 198-2021 (see attachment 7), staff finds that approval of Modification Permit Case No. 1345 will not be detrimental to the property of others or to the community as a whole. Staff is, therefore, recommending approval of the subject Modification Permit request, subject to the conditions of approval as provided within Exhibit A of Resolution 198-2021.



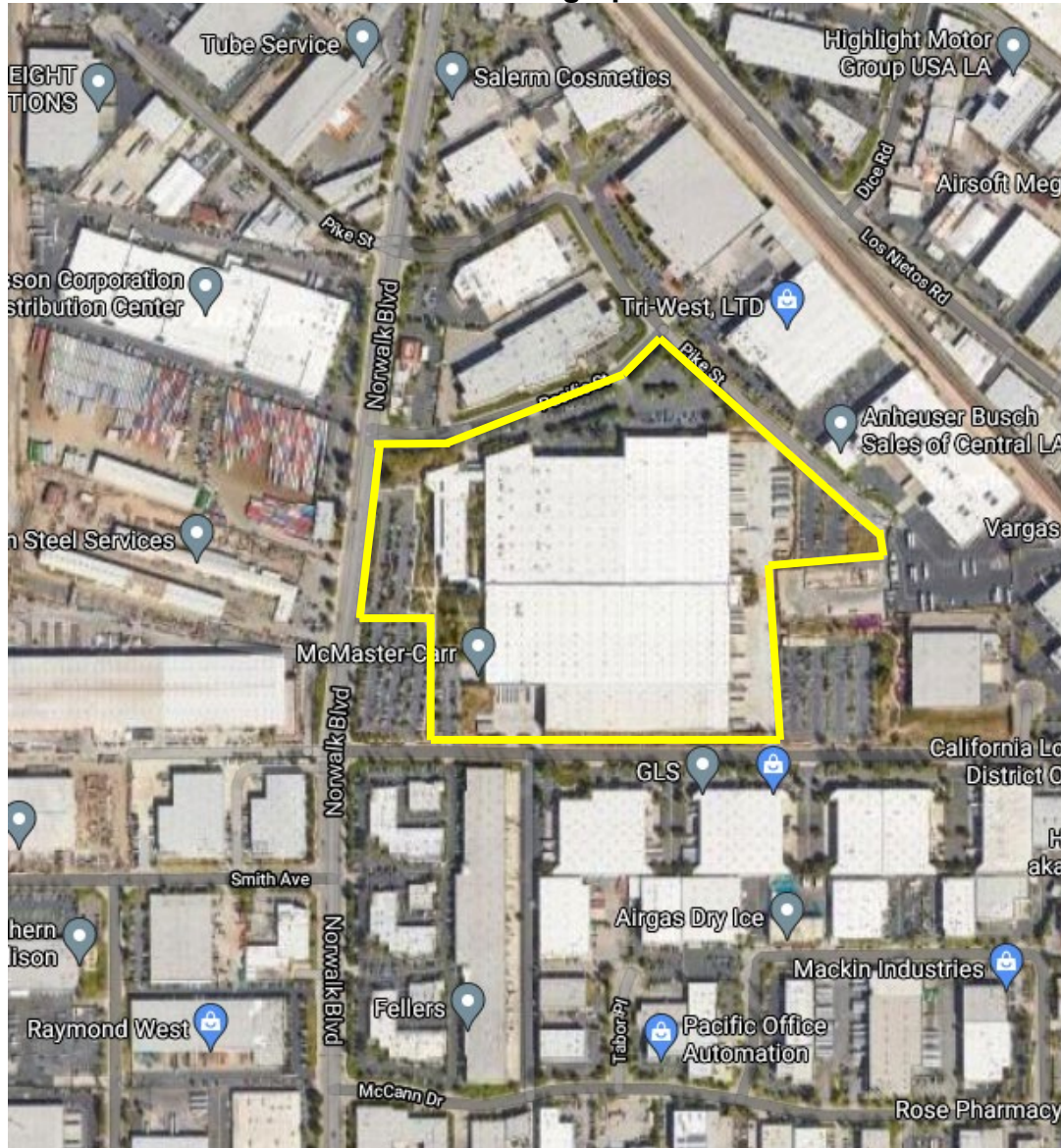
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Enlarged Site Plan
4. Elevations
5. Map of Noticed Properties
6. Notice to Adjacent Property Owners
7. Resolution No. 198-2021
 - a. Exhibit A – Conditions of Approval

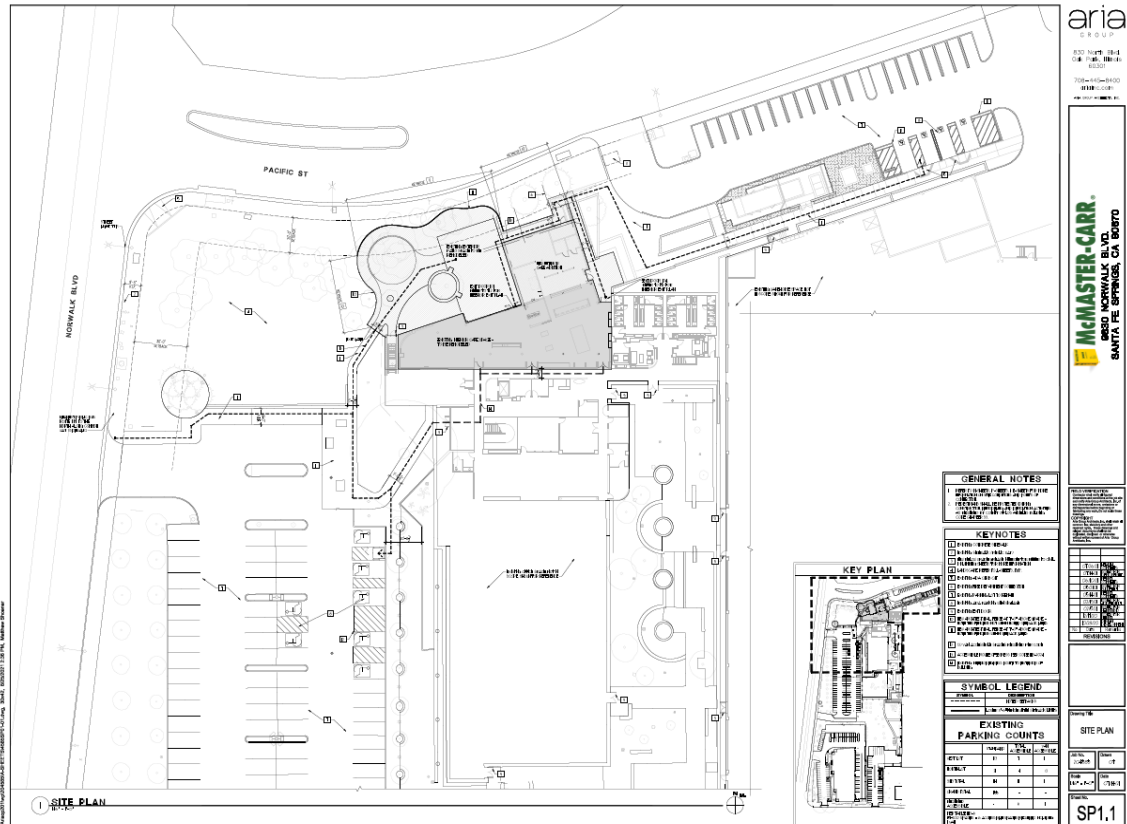


**Attachment 1:
Aerial Photograph**

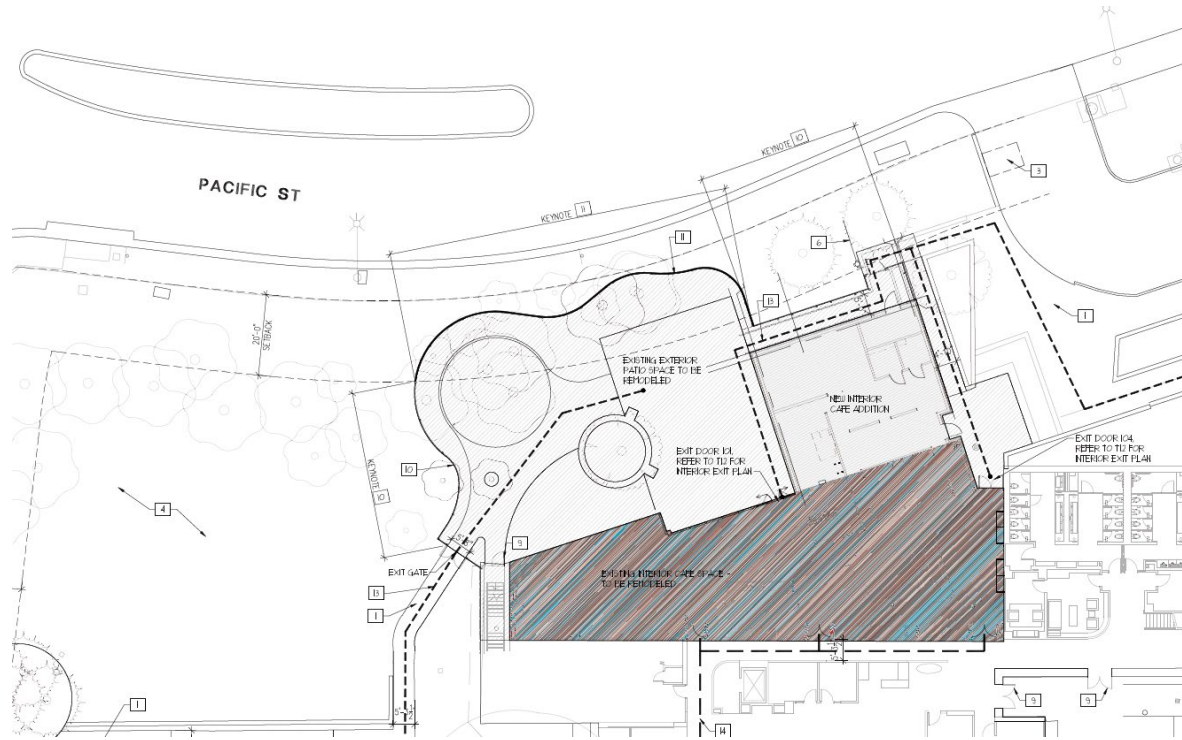


**Modification Permit Case No. 1345
9630 Norwalk Blvd.**

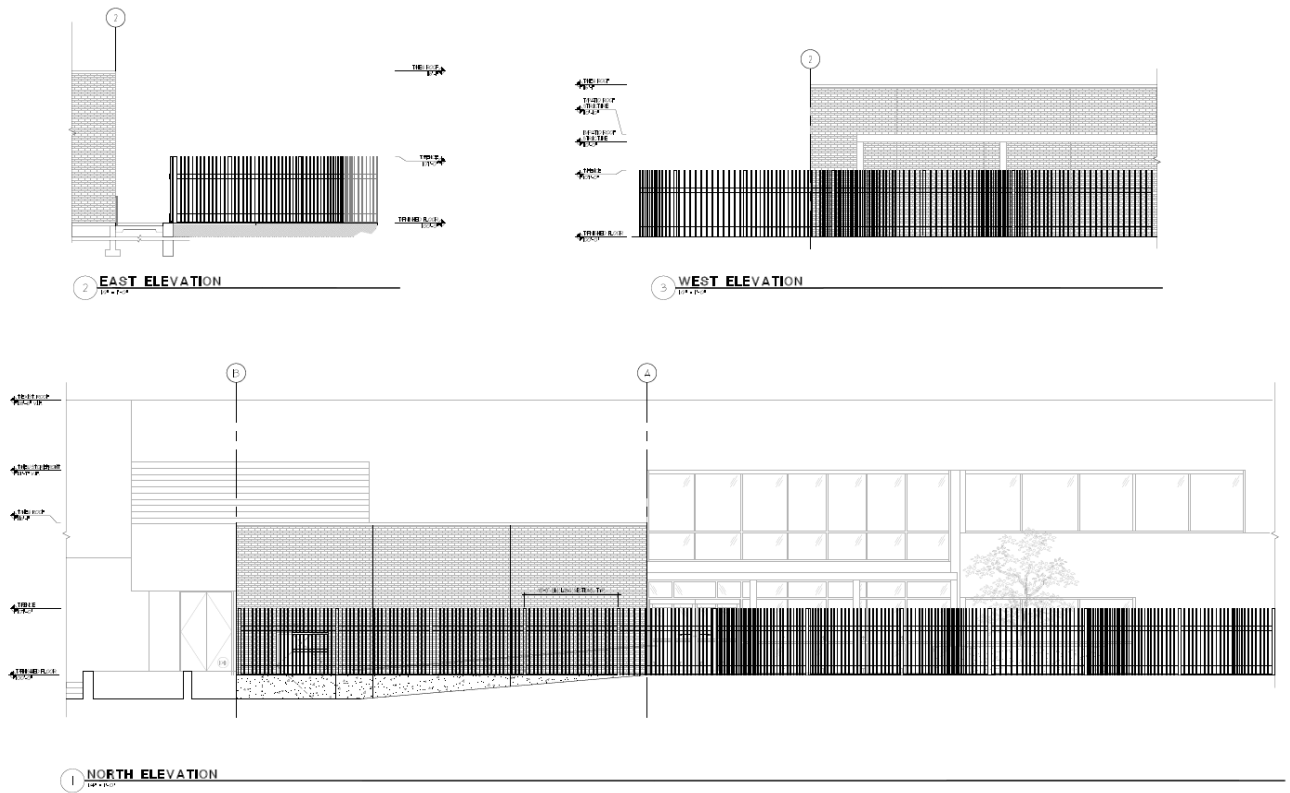


**Attachment 2:
Site Plan**

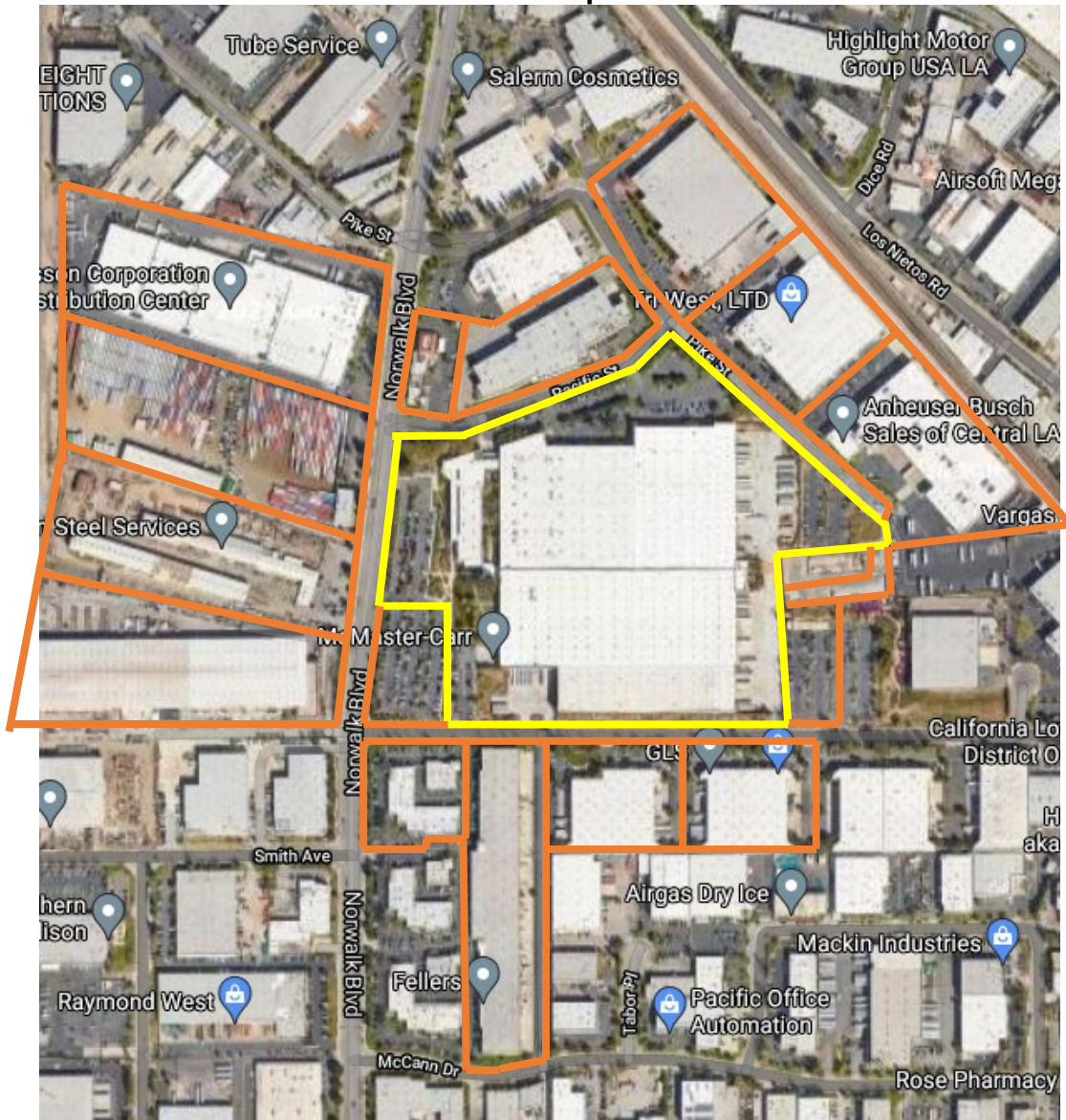
Attachment 3: Enlarged Site Plan



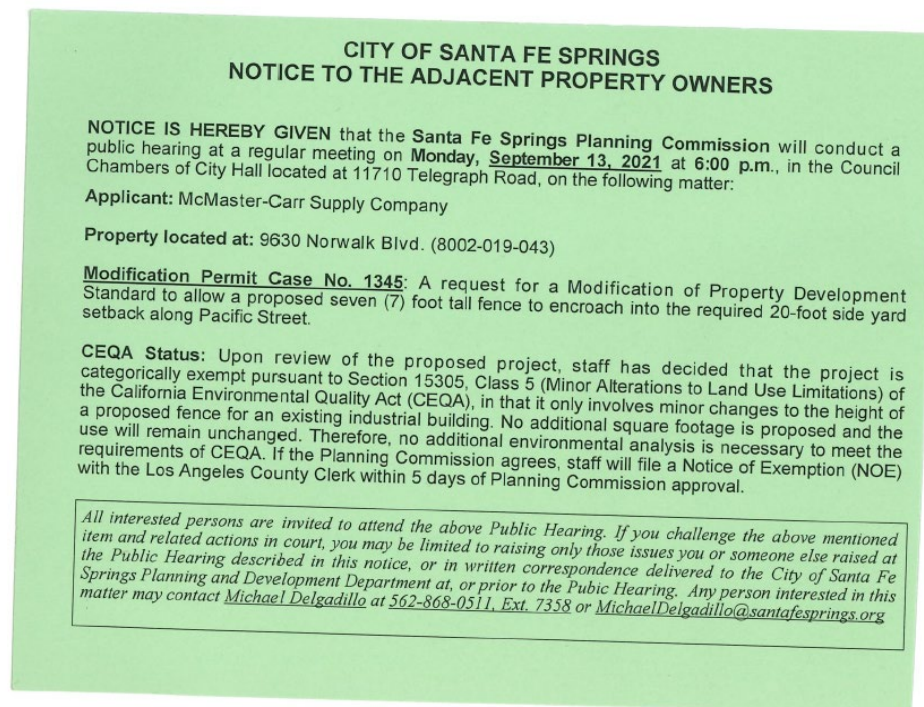
Attachment 4: Elevations



Attachment 5: Noticed Properties



**Attachment 6:
Notice to Adjacent Property Owners**



**Attachment 7:
Resolution 198-2021**

CITY OF SANTA FE SPRINGS
RESOLUTION No. 198-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1345**

WHEREAS, a request was filed for Modification Permit Case No. 1345, a request for a Modification of Property Development Standards to temporarily allow a proposed seven (7) foot tall fence to encroach in the required 20-foot side yard setback on the subject property located within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 9630 Norwalk Boulevard, in the City of Santa Fe Springs, with an Assessor Parcel Number of 8002-019-043, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is McMaster-Carr Supply Company, with a mailing address of 9630 Norwalk Boulevard, Santa Fe Springs, CA; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on September 1, 2021 mailed a public hearing notice to each property owner located adjacent to the project site; 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 September 13, 2021 concerning Modification Permit Case No. 1345.

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 15305, Class 5 (Minor Alterations to Land Use Limitations), of

the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that it only involves minor changes and specifically to add a new seven foot tall fence to an existing industrial building. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

A) *That there are hardships involved with immediate compliance with certain property development standards.*

The subject property currently has an outdoor employee eating and gathering space, located along Pacific Street, which is not fenced in. Since said space is not fenced in, and employees are not protected from adjacent street traffic, the applicant is proposing to construct a seven foot tall fence along the perimeter of the eating and gathering space that will act as a barrier and also keep unwanted visitors out. However, a portion of the proposed fence is within the 20-foot side yard setback. The hardship involved is due to the existing topography of the setback area, a fence which would meet the City's Zoning Ordinance (3-feet, 6-inches) presents a security risk for the employees and the property throughout the day and afterhours. A fence at 3-feet, 6-inches would not provide adequate protection from adjacent street traffic nor will it prevent trespassers from gaining access to the property because the area in front of the proposed fence is on a slightly higher elevation, making it an easy access point for trespassers. It should be noted that there have been a number of security incidents in the past, including: 3 facility break-ins, numerous reports of catalytic converters and other items stolen from vehicles, and harassment of employees in the non-fenced eating area. As part of a measure to enhance security and prevent future incidences at the subject property, the applicant is requesting to allow a portion of the proposed (7) foot tall fence to encroach within the 20-foot setback area along Pacific Street.

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

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The modification permit would allow for a seven (7) foot high security fence around the employee eating and gathering area which should help protect employees from the risk of traffic related incidents as well as reduce the potential for other safety related incidents. Additionally, the fence spans only a small segment relative to the entire frontage along Pacific Street thus would be mainly visible from the McMaster-Carr facility and by employees who are entering and exiting the facility's parking areas.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 198-2021 to approve Modification Permit Case No. 1345 to temporarily allow a portion of a proposed seven (7) foot tall fence to encroach into the required 20-foot side yard setback at the subject property at 9630 Norwalk Blvd., subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of September, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
Conditions of Approval
Modification Permit (MOD) Case No. 1345
9630 Norwalk Blvd.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Chad Van Meeteren 562.868-0511 x3811)

1. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo 562-868-0511 x3335)

2. That the design of the fence shall provide for emergency egress from the inside fenced area with a man-gate equipped with panic release hardware.
3. 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.
4. That during construction, it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
5. That during construction, all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
6. That the proposed fence shall not be equipped with barbed-wire or equal. Security type additions to the fence shall be reviewed by the Department of Police Services prior to their installation.
7. That the fence shall have a power-coated application to provide for a longer maintenance-free finish. Nevertheless, the fence shall be maintained free of rust and/or deterioration at all times.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Michael Delgadillo 562-868-0511 x7358)

8. Modification Permit Case No. 1345 temporarily allows a proposed seven (7) foot tall fence to encroach in the required 20-foot side yard setback on the subject property owned by McMaster-Carr.
9. The applicant shall submit one (1) \$75 check made payable to "LA County Registrar-Recorder/County Clerk" to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of the Planning Commission approval.
10. Applicant understands and agrees that the privileges granted under Modification Permit Case No. 1345 are for the sole use by the applicant, McMaster-Carr. Should the applicant move vacate or otherwise abandon the premises, the applicant shall remove the portion of the seven (7) foot tall fence that encroaches into the 20-foot side yard setback.
11. All other applicable requirements of the City's Zoning Ordinances, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
12. 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.

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