



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE MEETING OF THE PLANNING COMMISSION

March 14, 2022

6:00 p.m.

VIA TELECONFERENCE

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=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

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. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

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**
 - A. Approval of the minutes of the January 10, 2022 Special Planning Commission Meeting
 - B. Approval of the minutes of the January 10, 2022 Planning Commission Meeting
 - C. Approval of the minutes of the January 24, 2022 Adjourned Planning Commission Meeting
 - D. Approval of the minutes of the February 23, 2022 Adjourned Planning Commission Meeting
7. **NEW BUSINESS** (Continued from February 23, 2022 PC Meeting)
Election of Commission Officers for 2022
Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.
8. **PUBLIC HEARING** (Continued from February 23, 2022 PC Meeting)
Categorically Exempt - CEQA Guidelines Section 15061(b)(3)
Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone
Ordinance No. 1122: An Ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code regarding water-pumping and treatment plants within the M-2, Heavy Manufacturing, Zone.
9. **NEW BUSINESS**
Categorically Exempt - CEQA Guidelines Sections 15301, Class 1 & 15303, Class 3
Modification Permit (MOD) Case No. 1351

A request to reserve, but not provide 10 required parking stalls and instead, temporarily use said area for outdoor storage on property located at 11120 Norwalk Boulevard, in the M-2-BP (Heavy Manufacturing – Buffer Parking) Zone.
(Goodrich Corporation branded as Collins Aerospace)

10.

PRESENTATIONSenate Bill 743 Implementation

11.

PRESENTATIONA Presentation of 2021 Planning and Development Accomplishments

12.

ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13.

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
Planning Secretary

March 11, 2022

Date



City of Santa Fe Springs

Planning Commission Meeting

March 14, 2022

APPROVAL OF MINUTES

Minutes of the Planning Commission Meetings

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- A. Approval of the minutes of the January 10, 2022 Special Planning Commission Meeting
- B. Approval of the minutes of the January 10, 2022 Planning Commission Meeting
- C. Approval of the minutes of the January 24, 2022 Adjourned Planning Commission Meeting
- D. Approval of the minutes of the February 23, 2022 Adjourned Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachments:

- A. Approval of the minutes of the January 10, 2022 Special Planning Commission Meeting
- B. Approval of the minutes of the January 10, 2022 Planning Commission Meeting
- C. Approval of the minutes of the January 24, 2022 Adjourned Planning Commission Meeting
- D. Approval of the minutes of the February 23, 2022 Adjourned Planning Commission Meeting



APPROVED:

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

January 10, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 5:00 p.m.

2. ROLL CALL

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Jose Rodriguez, General Plan Consultant
Laura Stetson, General Plan Consultant

Council: None

Members absent: None

3. ORAL COMMUNICATIONS

None.

NEW BUSINESS

4. GENERAL PLAN

General Plan Update Presentation

Recommendations: That the Planning Commission:

- Receive the presentation from the City's General Plan consultant, MIG, and provide feedback as desired.

Chair Arnold called upon Assistant Director of Planning Cuong Nguyen to introduce General Plan Consultant Jose Rodriguez present Item No. 4.

Chair asked if any of the Planning Commissioners had any questions.

Commissioner Carbajal requested clarification on the Housing Element deadline date. General Plan Consultants explained the 120 day grace period and the need to meet the February 12, 2022 deadline.

Chair Arnold requested that the Planning Commissioners hear everyone's comments before asking any questions.

The following people spoke in opposition of Item No. 4:

Moshe Sassover
Alejandro Huitron
Irma Huitron
Jeff Hamilton
Ajit Thind
Stephane Wandel
Steve Masura

The following people spoke in favor of Item No. 4:

Jesse Flores

Commissioner Rounds commented that a lot of questions and concerns were brought up tonight that will be taken into consideration. Commissioner Rounds also commented that the City of Santa Fe Springs was built on the business community and continues to be business friendly.

5. ADJOURNMENT

Chair Arnold adjourned the meeting at 6:06 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Arnold

Date



APPROVED:

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

January 10, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:07 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Tom Lopez, City Traffic Consultant

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the December 13, 2021 Planning Commission Meeting

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

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

PUBLIC HEARING

7. PUBLIC HEARING

(Continued from Planning Commission Meeting of November 8, 2021)

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

Recommendations: That the Planning Commission:

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

- Recommend to the City Council, approval of the proposed Mitigation Monitoring and Reporting Program (MMRP 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.

Chair Arnold called upon Director of Planning Wayne Morrell to present Item No. 7. Present in the audience on behalf of Melia Homes were representatives Chad Brown and David Hubbard. Also, present were CEQA representatives Konnie Dobrev, Meghan Macias, Renee Escario, and Brandon Alvarado from EPD Solutions, Inc.

Chad Brown representative for Melia Homes, provided a presentation before the Planning Commission.

Chair Arnold inquired if any of the Planning Commissioners had any questions.

Vice Chair Jimenez inquired if he would need to recuse himself from voting on Item No. 7, as he also sits on the Little Lake City School Board which would profit from the development of the Melia Homes project.

City Attorney Kathya M. Firlik, requested a five (5) minute recess to discuss this matter further with Vice Chair Jimenez at 7:44 p.m.

The Planning Commission meeting resumed at 7:49 p.m.

City Attorney Kathya M. Firlik informed the Planning Commissioners and audience members that she saw no conflict with Vice Chair Jimenez voting on Item No. 7.

Commissioner Rounds inquired about parking and advised Melia Homes to take the Villages at Heritage Springs lead on parking enforcement. Mr. Brown responded that he did not see a foreseeable parking problem as Melia Homes are purchased by starter families.

The following audience members spoke in opposition:

Alejandro Huitron
Irma Huitron
Marla Velasquez
Emma
Norma Hernandez
Leilani Martinez
Mara Siquieros

Chair Arnold called upon Representative Chad Brown for a rebuttal. Mr. Brown indicated that he had nothing further to say, except that he and Melia Homes have been responsive to the community and their inquiries, and that Melia Homes intends to adhere to the City's Municipal Code.

Having no one further wishing to speak, Chair Arnold closed the Public Hearing at 8:26 p.m. requested a motion and second for Item No. 7.

Commissioner Hernandez expressed as a resident and Planning Commissioner to keep aside personal feelings and to take all factors into consideration isn't always a win-win situation; however, with change there is room for improvement and communication. Everyone did a diligent job on behalf of the residents today.

Chair Arnold expressed that this is an opportunity for single family residences that is limited due to land requirements. That with the new housing AB's and the ADU laws, single family residence as we know it is changing.

It was moved by Chair Arnold, seconded by Vice Chair Jimenez to approve 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, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

City Attorney Kathya M. Firlik read the City's appeal process.

8. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1 & Section 15302, Class 2

Conditional Use Permit Case No. 658-1

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 658-1, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 658-1 be subject to a reconsideration in ten (10) years, on or before January 10th , 2032 to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) and Section 15302, Class 2 (Replacement & Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 658-1, subject to the conditions of approval as contained within Resolution No. 201-2022; and

- Adopt Resolution No. 201-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 8. Present on behalf of applicant was Representative Stella Shih.

Chair asked if any of the Planning Commissioners had any questions. There being none.

Chair Arnold opened the Public Hearing at 8:45 p.m. and asked if the applicant's representative or anyone in the audience wished to speak on this matter. Having no one further wishing to speak, Chair Arnold closed the Public Hearing at 8:47 p.m. requested a motion and second for Item No. 8.

It was moved by Commissioner Rounds, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 658-1, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

City Attorney Kathya M. Firlik read the City's appeal process.

9. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 594-10

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject cement batch facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 594, be subject to a compliance review in ten (10) years, on or before January 10, 2032, to ensure the subject food processing facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 736-3

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject food processing facility, if conducted in strict compliance with the conditions of approval, will be

harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and

- Require that Conditional Use Permit Case (CUP) No. 736, be subject to a compliance review in ten (10) years, on or before January 10, 2032, to ensure the subject food processing facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

C. **CONSENT ITEM**

Conditional Use Permit Case No. 793-1

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject 60-foot-tall V-shaped digital billboard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Require that Conditional Use Permit Case (CUP) No. 793, be subject to a compliance review in five (5) years, on or before January 10, 2027, to ensure the subject 60-foot-tall V-shaped digital billboard is still operating in strict compliance with the conditions of approval as stated within this staff report.

Chair Arnold requested a motion regarding Consent Item Nos. 9A, 9B, and 9C.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve Consent Item Nos. 9A, 9B, and 9C, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

10. ANNOUNCEMENTS

Commissioners:

All the Planning Commissioners wished everyone a Happy New Year and expressed how happy they were to hear Chair Ken Arnold back from fighting the fight against cancer and sent Chair Arnold positive vibes and well wishes on his road to recovery.

Chair Arnold announced that he will be undergoing another CT Scan to monitor the tumor.

Staff:

Assistant Director of Planning Cuong Nguyen announced that City Council was holding a Special Study Session regarding the General Plan at 9:00 a.m. tomorrow morning.

11. ADJOURNMENT

Chair Arnold adjourned the meeting at 8:58 p.m. to the next Adjourned Planning

Commission meeting scheduled for January 24, 2021 at 6:00 p.m.

ATTEST:

Chair Arnold

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

January 24, 2022

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Tom Lopez, Traffic Consultant
Russell Hildebrand, City Attorney
Laura Stetson – General Plan Consultant
Jose Rodriguez – General Plan Consultant
Kent Norton – General Plan Consultant

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

PUBLIC HEARING

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 83238

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 083238 and, thereafter, close the Public Hearing; and
- Approve and adopt the Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Tentative Parcel Map No. 083238, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Tentative Parcel Map No. 083238 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 083238 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
- Approve Tentative Parcel Map No. 083238, subject to the conditions of approval as contained within the attached Resolution (205-2022).

SEE ITEM NO. 9 FOR PLANNING COMMISSION ACTIONS

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case Nos. 974

Conditional Use Permits Case Nos. 811

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case Nos. 974 and Conditional Use Permit Case Nos. 811 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.730 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and;

- Approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, and based on the findings of the Initial Study, the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and
- Approve and adopt the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case Nos. 974 and Conditional Use Permits Case Nos. 811, subject to the conditions of approval as contained within the attached Resolution 202-2022.

SEE ITEM NO. 9 FOR PLANNING COMMISSION ACTIONS

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval Case Nos. 975
Conditional Use Permits Case No. 812

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 975 and Conditional Use Permit Case Nos. 812 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.730 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and;
- Approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, and based on the findings of the Initial Study, the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and
- Approve and adopt the proposed Mitigation Monitoring and Reporting Program for the proposed project; and
- Approve Development Plan Approval Case Nos. 975 and Conditional Use Permits Case Nos. 812, subject to the conditions of approval as contained within the attached Resolution 203-2022.

SEE ITEM NO. 9 FOR PLANNING COMMISSION ACTIONS

9. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval Case Nos. 991
Conditional Use Permits Case No. 827

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 991 and Conditional Use Permit Case Nos. 827 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.730 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and;
- Approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, and based on the findings of the Initial Study, the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and
- Approve and adopt the proposed Mitigation Monitoring and Reporting Program for the proposed project; and
- Approve Development Plan Approval Case No. 991 and Conditional Use Permits Case No. 827, subject to the conditions of approval as contained within the attached Resolution 204-2022.

Chair Arnold called upon Director of Planning Wayne Morrell to present Item Nos. 6, 7, 8 and 9. Present in the audience were Representatives Rick Westberg of Richman Group, and Constanza Pachon of The Whole Child.

Chair Arnold asked if any of the Planning Commissioners had any questions.

There being no questions from the Planning Commissioners, Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6, 7, 8, and 9.

Rick Westberg, Executive Vice President Richman Group provided the Planning Commissioners with a brief company bio indicating that the Richman Group has built over 140,000 units in 49 US States.

Constanza Pachon of The Whole Child group indicated this is the first time The Whole Child is developing housing units. That building this facility will provides families with much needed resources and assist families on their journey to becoming first time homebuyers.

Director of Planning Wayne M. Morrell notified the Planning Commissioners that the following Conditions of Approval needed to be corrected:

Condition 26 – incorrect Municipal Code referenced should be Section 93.03

Condition 24 – should reference Municipal Code Section 117.131

Condition 72 – reference Regional Water Quality Board should be DTSC

Condition 91 – should indicate parking nor paring

Commissioner Rounds commented that he is very excited and pleased to see this project come to this point in developing the land. Commissioner Rounds further commented that the groups selected to develop this land stood out.

Chair Arnold thanked Commissioner Rounds for bringing this project to the City when he was a Councilmember. Chair Arnold also thanked Director of Planning Wayne M. Morrell for all his hard work and has done an outstanding job, along with Planning Staff, on this project.

Having no one further wishing to speak, Chair Arnold closed the Public Hearing at 6:52 p.m. requested a motion and second for Item No. 6, 7, 8, and 9.

It was moved by Vice Chair Jimenez, seconded by Commissioner Rounds to approve Item Nos. 6, 7, 8, and 9, with the amended Conditions of Approval, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

City Attorney Kathya M. Firlik read the City's appeal process.

10. PUBLIC HEARING

Draft Environmental Impact Report (State Clearinghouse No.2021050193)

2040 Comprehensive General Plan Update, including the 2021-2029 Housing Element

Recommendations: That the Planning Commission:

Chair Arnold called upon the following staff members and consultants to present Item No. 10 in the following order:

Wayne M. Morrell, Director of Planning

Laura Stetson of MIG, General Plan Consultant

Jose Rodriguez of MIG, General Plan Consultant

Laurel Reimer, Planning Consultant

Cuong Nguyen, Assistant Director of Planning

Chair Arnold asked if any of the Planning Commissioners had any questions.

Commissioner Carbajal thanked staff for all their hard work.

Planning Commissioners inquired about the following:

Water well

Option 5 that was presented

The Bloomfield Buffer Zone

The potential designation along Excelsior

The frontage at the Vons site

A discussion ensued to answer the Planning Commissioners inquiries.

Chair Arnold opened the Public Hearing at 7:56 p.m. and invited members of the audience to comment on Item No. 10.

The following audience members spoke on the changes being implemented to the General Plan:

Mike Foley

Jerry Bueno

Rafi Monasian

Lang Contrell

Terri Ledesma

Jeff Hamilton

Stephane Wandel

Andy Sands

Steve Masura

Jeff Farano

Francis Park

Kevin Staley

Brady McShane

Marla Velasquez

Rick McGeagh

Alejandro Huitron

Irma Huitron

With no one else wishing to speak, Chair Arnold closed the Public Hearing at 8:46 p.m.

Commissioners Carbajal and Hernandez expressed the need to clean up the wording for the General Plan.

Commissioner Rounds commented that he does not want to be pushed into a decision even if a deadline and lost of funding is at stake.

Director of Planning Wayne M. Morrell reiterated that \$300,000 in grant funding is tied to the approval of the Housing Element being approved by February 2022.

A discussion ensued regarding the deadline and the grant monies.

Chair Arnold requested a motion, and a second for Item No. 10.

It was moved by Chair Arnold, seconded by Vice Chair Jimenez to approve Draft Environmental Impact Report (State Clearinghouse No.2021050193), and the 2040 Comprehensive General Plan Update, including the 2021-2029 Housing Element, with the recommendation to work with the Community at the next Study Session of the City Council, which passed by the following roll call vote:

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

City Attorney Kathya M. Firlik read the City's appeal process.

11. ANNOUNCEMENTS

Commissioners:

Chair Arnold congratulated the Planning Commissioners on doing a great job tonight listening to the concerns of our citizens and business partners. Chair Arnold also thanked staff for providing a General Plan that will serve the City for many more years.

Commissioner Rounds wanted to thank his fellow Commissioners on working together on the General Plan.

Commissioner Carbajal thanked staff and her fellow Commissioners on working for the betterment of our community.

Commissioner Hernandez thanked his colleagues for working together and taking everyone's concerns into consideration.

Vice Chair Jimenez thanked the residents and the business community for coming out to express their concerns, he also thanked Planning Staff for all their work for getting the General Plan completed. Mr. Jimenez thanked Chair Arnold for being a great leader and getting the Planning Commissioners through this. Vice Chair Jimenez wished Planning Secretary Teresa Cavallo a Happy Birthday.

Chair Arnold congratulated City Staff and the City Consultants for all their time in preparing the General Plan that was presented today - a stellar job. Chair Arnold announced that he had a setback in his fight against cancer. His cancer is aggressive and he is continuing with chemotherapy and appreciates everyone's thoughts and prayers.

Staff:

Planning Secretary Teresa Cavallo wished Commissioner Hernandez a Happy Birthday.

Director of Planning Wayne M. Morrell requested that the business entities, still present, email either himself or Assistant Director Cuong Nguyen to begin scheduling meetings to

discuss the General Plan.

12. ADJOURNMENT

Chair Arnold adjourned the meeting at 9:42 p.m. to the Adjourned Planning Commission meeting scheduled for February 23, 2022 at 6:00 p.m.

ATTEST:

Chair Arnold

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

February 23, 2022

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. NEW BUSINESS

Election of Commission Officers for 2022

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

Chair Arnold announced that Item No. 6 is being tabled at this time.

7. PUBLIC HEARING

Addendum to the Pioneer Boulevard Development Project IS/MND

Amendment to Development Plan Approval (DPA) Case Nos. 948 and 949

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Amendment to Development Plan Approval Case Nos. 948 and 949 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA amendment request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that none of the circumstances identified in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines apply, and that an Addendum to the Pioneer Boulevard Development Project IS/MND is appropriate to analyze the reasonably foreseeable environmental impacts of the modified project and to record the project's minor technical changes; and
- Approve Amendment to Development Plan Approval Case Nos. 948 and 949, subject to the conditions of approval as contained within Resolution No. 207-2022; and
- Adopt Resolution No. 207-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Assistant Director of Planning Cuong Nguyen to present Item No. 7. Present in the audience on behalf of Rexford Industries were representatives Heather Roberts, Konnie Dobрева, Norah Jaffan, RJ Rieves, and Steve Masura.

Chair Arnold asked if any of the Planning Commissioners had any questions.

There being none, Chair Arnold opened the Public Hearing at 6:25 p.m. and requested if the Applicant or anyone from the audience wished to speak on this matter.

Representative RJ Rieves thanked the Planning Commissioners, and Assistant Director of Planning Cuong Nguyen for his presentation.

Due to Chair Arnold experiencing technical difficulties Vice Chair Jimenez assumed the role of Chair.

Having no one else wishing to speak, Vice Chair Jimenez closed the Public Hearing at 6:33 p.m. and requested a motion, and a second on Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez Addendum to the Pioneer Boulevard Development Project IS/MND, Amendment to Development Plan Approval (DPA) Case Nos. 948 and 949, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

City Attorney Kathya M. Firlik read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone

Recommendations: That the Planning Commission:

- Continue this matter to the next regularly scheduled Planning Commission meeting on March 14, 2022.

Vice Chair Jimenez called upon Assistant Director Cuong Nguyen to present Item No. 8.

Assistant Director Cuong Nguyen explained to the Planning Commissioners that Staff is requesting a continuance to the next regularly scheduled Planning Commission meeting of March 14, 2022.

Vice Chair Jimenez asked if the Public Hearing had to be open for a continuance. City Attorney Kathya M. Firlik informed Vice Chair Jimenez if anyone is present that we can request that they return to the March 14, 2022 Planning Commission meeting.

Planning Secretary Teresa Cavallo confirmed that no one was present to speak on Item No. 8.

Being no one present Vice Chair Jimenez asked for a motion, and second to continue Item No. 8.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez, which passed by the following roll call vote:

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

9. 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. 11

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at the premises doing business as Springlake Liquor located at 10945 Norwalk Boulevard, in the C-4, Community Commercial, Zone. (Cassandra Oum)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 56

Compliance review for Alcohol Sales Conditional Use Permit Case No. 56 to allow the continued operation and maintenance of an alcoholic beverage use involving the sales of alcoholic beverages for off-site consumption by 7-Eleven, Inc., located at 13203 Telegraph Road, located in the C-4, Community Commercial, Zone. (7-Eleven, Inc.)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 64

Compliance review for Alcohol Sales Conditional Use Permit Case No. 64 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

Vice Chair Jimenez requested a motion, and a second for Consent Item Nos. 9A, 9B, and 9C.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds, to approved Consent Item Nos. 9A, 9B, and 9C, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

10. PRESENTATIONS

A Presentation of 2021 Planning and Development Accomplishments

Recommendations: That the Planning Commission:

- Receive the presentation the Planning staff and provide feedback as desired.

Vice Chair Jimenez called upon Assistant Director Cuong Nguyen to provide the 2021 Planning and Development Accomplishments presentation; however, due to technical difficulties this item will be presented at the March 14, 2022 Planning Commission meeting.

11. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal invited everyone to the Santa Fe Springs Women's Courtamania Luncheon at TCH. The event cost is \$20 per person and includes lunch.

Chair Arnold notified everyone that he has started a new chemotherapy regimen today and the new drugs he has been given to fight off his cancer has a 30% of success. Chair Arnold appreciates everyone's thoughts and prayers.

Vice Chair Jimenez announced that we are all lucky to have Chair Arnold with us and very grateful.

Commissioner Rounds' echoed the same sentiments of Vice Chair Jimenez, but that we are here for you and have been praying for you. We like the 30% but I know you are a tough cookie and will be here with us for a very long time.

Commissioner Hernandez told Chair Arnold that he is tougher then Rocky and will beat cancer.

Commissioner Carbajal told Chair Arnold that he is a great leader, a wealth of knowledge, that she appreciates him and his family, and prays in Jesus name for a complete healing.

Staff:

Director of Planning Wayne M. Morrell also sends prayers and positive thoughts to Chair Arnold.

12. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 6:52 p.m. to the Planning Commission meeting scheduled for March 14, 2022 at 6:00 p.m.

ATTEST:

Chair Arnold

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

March 14, 2022

PLANNING COMMISSION ELECTIONS

Nomination of Chairperson and Vice Chairperson

RECOMMENDATION

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

BACKGROUND

It would be appropriate at this time to select a Chairperson and Vice Chairperson from among its appointed members for a term of one year.

The Director of Planning will declare the office of Chairperson vacant and call for nominations. Once a Chairperson has been chosen, the Director of Planning will then declare the office of Vice Chairperson vacant and call for nominations for Vice Chairperson.

Any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in order they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachments:

None



PUBLIC HEARING (Continued from February 23, 2022 PC Meeting)

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone

Ordinance No. 1122: An Ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code regarding water-pumping and treatment plants within the M-2, Heavy Manufacturing, Zone.

RECOMMENDATIONS

- Open the Public Hearing and receive the staff report and any comments from the public regarding Zone Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone (Ordinance No. 1122), and thereafter close the Public Hearing; and
- Find that the addition of water-pumping and treatment plants to the existing list of conditional uses in the M-2 zone is consistent with the established purpose of the M-2 Zone, as described within Section 155.240 of the City's Zoning Ordinance, and is therefore similar to and compatible with other conditionally permitted uses that are currently listed in the M-2; and
- Find that the proposed amendment to the text of the City's Zoning Ordinance is consistent with the City's General Plan; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Adopt Resolution No. 203-2022, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1122, to execute the proposed amendment to the text of the City's Zoning Ordinance.

BACKGROUND:

Water treatment is defined as any process that improves the quality of water to make it appropriate for a specific end-use. The end use may be drinking, industrial water supply, irrigation, river flow maintenance, water recreation or many other uses, including being safely returned to the environment. Water treatment removes contaminants and undesirable components, or reduces their concentration so that the water becomes fit for its desired end-use. This treatment is crucial to human health and allows humans to benefit from both drinking and irrigation use.

There are seven (7) common methods for water treatment: coagulation/flocculation; sedimentation; filtration; disinfection; sludge drying; fluoridation; and pH correction. The selection of wastewater treatment systems is contingent on a number of factors: (1)The degree to which a method is necessary to raise the waste water

quality to a permissible level; (2) The control method's flexibility; (3) The process's cost; and (4) The process's environmental compatibility. The processes involved in removing the contaminants include physical processes such as settling and filtration, chemical processes such as disinfection and coagulation, and biological processes such as slow sand filtration. A combination selected from the following processes (depending on the season, contaminants, and chemicals present in the raw water) is used for municipal drinking water treatment worldwide.

In the City of Santa Fe Springs, water-pumping and treatment plants are only permitted within the M-1 (Light-Manufacturing) Zone, after a Conditional Use Permit (CUP) has first been granted. Such uses are required to obtain a CUP due to the possibility of hazardous chemicals, noise, odors, and aesthetics. It should be noted that the City's Zoning Ordinance currently allows permitted uses from less intensive zoning to locate into to higher intensive zoning. For example, permitted uses within the ML (Limited Manufacturing) Zone are permitted within the M-1 Zone. And likewise, permitted uses within the ML and M-1 Zones are permitted within the M-2 (Heavy Manufacturing) Zone. However, the same consideration is not made for conditional uses. Each zone has a separate list of conditional uses without any consideration to allow conditional uses that are listed in a less intensive zone.

There may be other conditional uses listed within the ML and M-1 Zones that could also be compatible as a conditional use in the M-2 Zone, but the subject request to specifically add water-pumping and treatment plants to the M-2 Zone was initiated by the applicant, De Maximus, Inc. As proposed, the applicant is suggesting that water-pumping and treatment plants be considered as a conditional use within the M-2 Zone. The requirement of a CUP would allow staff and the Planning Commission the opportunity to evaluate each applicant/operator to ensure that all concerns previously mentioned are adequately addressed.

As with other Zone Text Amendments, staff surveyed the surrounding area to see how other cities classify water-pumping and treatment plants. One of the nearest water treatment facilities is the WRD Albert Robles Center for Water Recycling and Environmental Learning (ARC) located in the City of Pico Rivera. In 2016, the City of Pico Rivera Planning Commission unanimously approved a CUP to allow the Water Replenishment District of Southern California to operate and maintain the ARC facility at 4320 San Gabriel River Parkway, within the IPD, Industrial Planned Development, Zone. It should be noted that surrounding uses immediately adjacent to this facility include residential to the west, the San Gabriel River to the east, and various industrial uses to the north and south. The CUP outlined a variety of steps that the water agency must complete to ensure the potential impacts to surrounding neighbors are minimized. Staff recently contacted the City of Pico Rivera and was informed that the ARC facility is operating in full compliance and has not been a nuisance to the surrounding properties. If the proposed Zone Text Amendment is adopted, staff will consider the conditions of approval that was required for the ARC

facility when reviewing future CUP requests to ensure that similar considerations are made for future water-pumping and treatment plants in the City and help ensure that such uses do not become a nuisance for nearby properties.

PROPOSED ZONING TEXT AMENDMENT

The changes to the Santa Fe Springs Municipal Code, as described in the previous sections, involves amending Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) to add “water-pumping and treatment plants” as a conditional use in the M-2, Heavy Manufacturing, Zone.

SANTA FE SPRINGS MUNICIPAL CODE

Chapter 155 – Zoning

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(J) Also the following:

(27) Water-pumping and treatment plants

GENERAL PLAN CONSISTENCY

The amendments are consistent with the objectives, principles, and standards of the General Plan. The following table (Table 1) illustrates how the proposed Zone Text Amendment will be consistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Goal / Policy</u>	<u>Project Consistency/Comment</u>
Circulation	Goal: A Sustainable and Reliable Water Supply Policy C-12.5: Water Quality. Comply with all applicable water quality standards.	Comment: The proposed Zoning Text Amendment provides a process to allow future water-pumping and treatment plants in the M-2 zone. Such facilities will help improve water quality through the respective water-pumping and treatment processes involved in such operations.
Conservation & Open Space	Goal: Clean Surface Water, Drainage, and Groundwater Policy COS-4.1: Groundwater Supply Remediation. Work with appropriate agencies and seek funding as appropriate to clean local groundwater to safe conditions.	Comment: The proposed Zoning Text Amendment will address and help create a balanced, healthy community and an equal ability for all residents to live in a safe and healthy environment. While the City did not seek or otherwise provide funding for the proposed ZTA, we have and will continue to work Omega OU2 LLC and help them establish a water treatment facility to clean up contamination from past industrial practices in the region to meet NPDES standards before it is recharged back into the basin.
Land Use	Goal: Industrial Businesses that Stimulate Economic Development and Job Growth Policy LU-2.2: Expand Industrial Base. Responsibly manage or minimize environmental impacts locally and regionally.	Comment: The proposed Zoning Text Amendment further expands the potential for new water-pumping and treatment plants to locate in Santa Fe Springs thus will help expand the existing industrial base. The requirements of a CUP will allow the Planning Commission and staff to responsibly manage or minimize the water quality impacts both locally and regionally.

NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning, and Development Laws. Legal notice of Public Hearing for proposed Zone Text Amendment was published in a newspaper of general circulation (Whittier Daily News) on February 11, 2022, as

required by the State Zoning and Development Laws. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed Zoning Text Amendment.

ENVIRONMENTAL DOCUMENTS

The proposed Zoning Text Amendment is Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA). This exemption is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

The proposed Zone Text Amendment is simply a text change that adds “water-pumping and treatment plants” as a conditional use within the M-2, Heavy Manufacturing, Zone. A conditional use permit is still required before any new water-pumping or treatment plant is established in the City. Therefore, it can be seen with certainty that there is no possibility that the Zone Text Amendment will have a significant effect on the environment and, therefore, is not subject to CEQA. If the Planning Commission agrees, Staff will file a Notice of Exemption with the Los Angeles County Clerk’s office.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority to recommend that all or any part of a request for a Zone Text Amendment be either granted or otherwise denied by the City Council. The Commission’s recommendation shall be set forth in a resolution and shall be carried by vote of not less than two-thirds of the total voting members.

LEGAL REVIEW

The City Attorney’s office has reviewed the proposed Zoning Text Amendment.



Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Resolution No. 203-2022
3. Proposed Ordinance No. 1122
4. Survey Submitted by the Applicant - Water Pumping and Treatment Plants

Attachment 1: Public Hearing Notice



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONE TEXT AMENDMENT – ORDINANCE NO. 1122
(Water-Pumping and Treatment Plants in the M-2 Zone)**

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

Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone

Ordinance No. 1122: An Ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code regarding water-pumping and treatment plants within the M-2, Heavy Manufacturing, Zone.

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

THE HEARING will be held at an adjourned Planning Commission meeting on **Wednesday, February 23, 2022 at 6:00 p.m.** Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public. You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

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

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: The introduction of an Ordinance is not a "project" subject to CEQA, pursuant to CEQA Guidelines, section 15378 (b)(2) and (5), in that they deal with general policy and procedural activities or organizational and administrative activities and do not involve commitment to any specific project that may result in a potentially significant physical impact on the environment. The Ordinance is also exempt from CEQA because

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem

City Council

John M. Mora • Jay Sarno • Juanita Trujillo

City Manager

Raymond R. Cruz

Attachment 2: Resolution No. 203-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 203-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTION 155.243 OF TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO WATER-PUMPING AND TREATMENT PLANT

WHEREAS, the City of Santa Fe Springs initiated an amendment to the City's Zoning Ordinance to allow for water-pumping and treatment plants in the M-2 zone; and

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendment to the text of the City's Zoning Ordinance with the intention of amending Section 155.243, of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to water-pumping and treatment plant; and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City, with the assistance from the City Attorney, has prepared for adoption these amendments to the text of the City's Zoning Ordinance; and

WHEREAS, the proposed Zoning Text Amendment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the proposed project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15061(b)(3) – Activities Covered by General Rule; and

WHEREAS, on February 11, 2022, the City of Santa Fe Springs Department of Planning and Development 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 posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on February 23, 2022, the City of Santa Fe Springs Planning Commission opened and continued the matter to the March 14, 2022 Planning Commission Meeting; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing on March 14, 2022; and

WHEREAS, on March 14, 2022, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning amendments to the text of the City's Zoning Regulations.

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. The Planning Commission finds that the facts in this matter are as follows:

1. The proposed Zoning Text Amendment is consistent with the following goals of the Santa Fe Springs General Plan.
2. That the Planning Commission find the pursuant to Section 15061 (b) (3) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City's Zoning Ordinance is exempt from CEQA as a "common sense" rule.
3. That the Planning Commission finds the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan.
4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1122, to execute the proposed amendments to the text of the City's Zoning Ordinance.

The intent of the Zoning Text Amendment is to allow for water-pumping and treatment plants as a conditional use activity in the M-2, Heavy Manufacturing, zone.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed Zoning Text Amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of water-pumping and treatment plants. Future Conditional Use Permit applications submitted for water-pumping and treatment plants would be subject to CEQA at that time, as those actions would be classified as a project under CEQA. Therefore, the proposed zoning text amendment is not subject to CEQA under General Rule, Section 15061(b)(3) of Title 14 of the California Code of Regulations and no further environmental review is necessary.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 203-2022 to determine that the Zoning Text Amendment is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3), and to recommend that the City Council adopt Ordinance No. 1122 to execute the proposed amendments to the text of the City's Zoning Ordinance.

ADOPTED and APPROVED this 14th day of March, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:

, Chairperson

Teresa Cavallo, Planning Secretary

Attachment 3: Ordinance No. 1122

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1122

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING SECTION 155.243 (CONDITIONAL USES) WITHIN CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO WATER-PUMPING AND TREATMENT PLANTS WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

WHEREAS, the City of Santa Fe Springs initiated an amendment to the City's Zoning Ordinance to allow for water pump and treatment plants in the M-2 zone; and

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendment to the text of the City's Zoning Ordinance with the intention of amending Section 155.243, of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to water pump and treatment plant; and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City, with the assistance from the City Attorney, has prepared for adoption these amendments to the text of the City's Zoning Ordinance; and

WHEREAS, the proposed Zoning Text Amendment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, on February 11, 2022, the City of Santa Fe Springs Department of Planning and Development 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 posted the notice in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on March 14, 2022, the City of Santa Fe Springs City Council reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended to add subsection (J)(27) so that the subsection reads as follows:

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted the M-2 Zone only after a valid conditional use permit has been first issued.

(J) Also the following:

(27) Water-pumping and treatment plants.

Section 2: Repeal of Inconsistent Sections. Any provision of the Santa Fe Springs Municipal Code or appendices thereto inconsistent with the provisions of the Ordinance, to the extent of such inconsistencies and no further, are repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3: Environmental Review. The City Council hereby finds that pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the project is covered by the common sense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment and an activity is not subject to CEQA when it can be seen with certainty that there is no possibility that it may have a significant effect on the environment. The proposed Zoning Text Amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of water pump and treatment plant. Future development of any water pump and treatment plant would be required to undergo CEQA review at the time such a development was proposed.

Section 4: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 5: Attestation. The Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance. The City Clerk shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof. The Ordinance shall become effective 30 days from its adoption.

Except as amended above, all other provisions of the Zoning Ordinance in the City Code shall remain in full force and effect.

PASSED and ADOPTED this ____ day of _____, 2022,
by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

Attachment 4: Survey Submitted by the Applicant - Water Pumping and Treatment Plants

CITY	ZONE DEFINITION	ZONE	CODE REFERENCE	KNOWN EXISTING FACILITY USE THAT INCLUDES GW PUMPING AND TREATING	URL
Los Angeles County	Various	M-1 = Light Manufacturing, M-1.5 = Restricted Heavy Manufacturing, M-2 = Heavy Manufacturing, M2.5 = Aircraft, Heavy Manufacturing	Title 22, Division 3, Chapter 22.22 Los Angeles County Code, Table 22.22.030-B, Principal use Regulations for Industrial Zones Lists "Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water" Listed as a Conditional Use for Zone M-1, and a Permitted Principal Use for Zones M-1.5, M-2, and M-2.5	Numerous groundwater remediation systems are located throughout Los Angeles County	https://file.lacounty.gov/SDSInter/bos/supdocs/97129.pdf
Fullerton	General Information		15.21 Specific Plan District (SPD) Zone (identified by City Council; 40 acres or minimum size acceptable to Council) 15.30 Commercial Zone 15.40 Industrial Class 15.40.020 Permitted Uses - No Water P&T listed in Table 15.40.020A for M-P or M-G Zones (identified as permitted, not permitted, or CUP required). Under Non Classified Uses (bottom of Table), there is an entry for "Additional non- residential use not provided for as a permitted or accessory use". Would require a CUP in M-P or M-G Zone 15.70 Conditional Use Permit. Water P&T not listed.		https://codelibrary.amlegal.com/codes/fullerton/latest/fullerton_ca/0-0-0-11410#JD_Chapter15.70
	Commercial, Special Plan District	SPD		Existing Raytheon Treatment: Pilot GW extraction/treatment system. 1901 W Malvern (Bldg. 609/601)	https://fullertonarcgis.maps.arcgis.com/apps/webappviewer/index.html?id=f19b168a7d2c448abefe7d406e14b549
	Industrial, Manufacturing General	M-G		Raytheon 651 N. Gilbert (Bldg. 684)	
	Industrial, Manufacturing Park	M-P		Existing Treatment: OCWD PFOS/PFOA (PFAS) - Kimberly Well 1A (Adjacent to 1410 Kimberly Ave) 3000 gpm GW P&T (1st of 25 facilities). Bag filters and Ion Exchange system	
Whittier	Commercial-Manufacturing	C-3	Title 18, 18.32.020 C-3 Permitted Uses. None are water treatment- related. Part t states: "any use which is found pursuant to Section 18.50.030 to be similar and compatible with listed uses".		http://whittier-ca.claws.us/code/coor_title18_divi_ch18.32
	Manufacturing	M	Title 18, 18.34.020 Permitted Uses. None are water pumping or treatment-related. Last one listed states: any similar enterprise or business found to be similar and compatible with listed uses.		http://whittier-ca.claws.us/code/coor_title18_divi_ch18.34_sec18.34.020 https://library.municode.com/ca/whittier/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIZO_CH18.52VACOUSPE_ARTIIICOUSPE
	Variances and CUP		18.52 Water treatment not listed. 18.52.010 Article I Variances: "When practical difficulties, unnecessary hardships or results inconsistent with the general intent and purpose of this title occur by reason of the strict and literal interpretation of any of its provisions, a zone variance may be granted in the manner set forth in this chapter." 18.52.030 Article II CUP: No water pumping/treatment listed.		http://whittier-ca.claws.us/code/coor_title18_divi_ch18.52

	Specific Plans	SP: Whittier Blvd Specific Plan, Workplace District		Existing OU1 Facility; Skateland, 12520 Whittier Blvd, Whittier LGAC, 5 gpm VOC treatment	determined based on city zoning map
Long Beach	Light industrial (primary activities occur indoors and limited environmental impact on neighboring properties) Medium industrial (more intensive ops, must meet performance standards) General industrial (wide range of industry not desirable in other areas)	IL IM IG	Chapter 21.33 (Industrial Uses) 21.33.060 Permitted uses see tables 33-1 and 33-2 21.33.090 Performance standards to protect Public health 21.52 Conditional Uses Need to SIC use for Table 3-1; 3-2 Water treatment not specifically listed (to be permitted or CUP). IF W P&T can be considered SIC Group # 39 (Misc. manuf) or 49 (Elec, gas, sanitary services), then permitted used for IL, IM , and I. Or performance standards may determine appropriate classification. For uses or activities not specifically identified in Table 33-2, the Zoning Administrator has the authority to interpret and assign the appropriate SIC code for that use or activity.		
	Planned Development District	PD	Chapter 21.37 Planned Development Districts (permitting flexible and compatible mixed uses not possible under conventional zoning)	4501 East Conant Street (Bldg. 3) Shown on zoning map in PD19 (Planned Development District 19) 3310 Cover Street (Bldg. 10) Shown on zoning map in PD32 (Planned Development District 32)	https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.33INDI
Norwalk		M-1 Light Manufacturing M-2 Heavy Manufacturing	17.02.204 Unclassified uses - process described (written request for approval of Director., effective day after)). Use is consistent with General Plan, intent of zone, compatible with zone in all areas where zone is applied, no adverse effect, public protected. 17.02.210 CUPs. For uses allowed by Title17 to impose conditions to protect surrounding areas/ensure compliance with general plan, etc. 17.02.050 Notices: Zone changes; Text amendments, CUPs, Zone Variances		Chapter 17.07 MANUFACTURING ZONES (qcode.us) https://library.qcode.us/lib/norwalk_ca/pub/municipal_code/item/title_17-chapter_17_04-article_ii
Los Angeles		5 Commercial zones 1 Com/Manuf zone 5 Manuf zones etc. Each M use includes lower level uses (e.g. M3 uses include M2 uses with some exceptions, plus more)	Note: Ch1; General Provisions and Zoning. Article 2: Zoning Comprehensive Plan Article 3: Specific Plan, Supplemental Use districts Article 4 of Sec 14.00 is for Public Benefit Projects (not covered by permitted use or CUP). Water treatment not listed, but this section (for alternative compliance procedures) might be applicable?		https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-108121



NEW BUSINESS

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1 & 15303, Class 3 Modification Permit (MOD) Case No. 1351

A request to reserve, but not provide 10 required parking stalls and instead, temporarily use said area for outdoor storage on property located at 11120 Norwalk Boulevard, in the M-2-BP (Heavy Manufacturing – Buffer Parking) Zone. (Goodrich Corporation branded as Collins Aerospace)

RECOMMENDATIONS

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a Temporary Modification Permit; and
- Find and determine that pursuant to Sections 15301, Class 1 (Existing Facilities) and 15303, Class 3 (New construction or conversion of small structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1351, subject to the conditions of approval as contained within Resolution No. 209-2022; and
- Adopt Resolution No. 209-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------------|---|
| A. Applicant: | Goodrich Corporation
2727 E. Imperial Highway
Brea, CA 92821 |
| B. Property Owner(s): | BF Goodrich Company
8 Farm Springs Road
Farmington, CT 06032-2526 |
| C. Location of Proposal: | 11120 Norwalk Boulevard
Santa Fe Springs, CA 90670 |
| D. Existing Zone: | M-2-BP (Heavy Manufacturing – Buffer Parking) |

- E. General Plan: Light Industrial
- F. CEQA Status: Categorically Exempt (Class 1 & Class 3)
- G. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The proposed project consists of a single parcel located at 11120 Norwalk Boulevard (APN: 8025-002-007). The subject property, measuring 2.68 acres, is currently occupied by Collins Aerospace and is developed with three industrial buildings, totaling ±56,696 sq. ft. Collins Aerospace is a manufacturer of advanced technology for the aerospace industry.

It should be noted that the applicant recently had a lease agreement with the adjacent property to the east (12300 Lakeland Road) to utilize a portion of their site for vehicle parking and outdoor storage. The lease agreement allowed Collins to park vehicles at the southeast corner of Norwalk Boulevard and Lakeland Road as well as store equipment and products in the southwest corner of the 12300 Lakeland Road property. The adjacent property was recently sold and the new owner is planning to redevelop the site, including the area formerly used by Collins Aerospace. As a result, Collins has purchased a secondary site at 11705 Willake Street to store some of their excess equipment and products. The remaining items will be relocated on the subject property in two locations: 1) a 1,440 sq. ft. indoor storage area within the easterly building; and 2) a 450 sq. ft. storage canopy in the southern portion of the property. According to the City's Zoning Ordinance, outdoor storage is permitted so long as it is not visible from a public street or adjacent properties and it does not impact required parking. As proposed, the storage areas will meet said criteria.

The subject property has an existing deficiency of required parking from past equipment approvals, however, the reduction was never recognized through a Modification Permit (MOD). Since the 11705 Willake property is approximately 1.5 miles from the subject property, it cannot be considered as an alternative parking location. Therefore, the applicant is requesting approval of the subject MOD for the temporary reduction of required parking.

MODIFICATION PERMIT (MOD 1351):

In accordance with the City's Zoning Ordinance, a minimum of 89 parking stalls is required for the subject property located at 11120 Norwalk Boulevard. Currently, the site only provides a total of 79 parking stalls, which is a deficiency of 10 parking stalls.

Although, the project does not meet the minimum parking requirements as defined by the City's Zoning Ordinance, it should be noted that the applicant has provided an alternative site plan which illustrates how the additional 10 parking spaces may be

provided on the subject property, should the need arise. In addition, the applicant has provided an employee roster and work schedules, which identifies the peak number of employees throughout the work week. The largest shift occurs on Wednesdays, between the hours of 7:00 a.m. and 1:00 p.m., with 58 total employees. At their peak hours, based on the number of available parking stalls, there is an anticipated surplus of 21 parking stalls (26%). Lastly, the applicant has created a carpooling program to incentivize their employees to commute to work together. The program will be voluntary, but will offer rewards such as desirable parking stalls and a quarterly raffle for one extra day of paid time off. The combination of reserved parking stalls, strategic scheduling, and the proposed carpooling program should reduce the potential for on-site parking issues.

As previously mentioned, the applicant has acquired an additional property at 11705 Willake Street. Although this site cannot be used as an additional parking location, it should be noted that a total of 10 employees will be relocated to work at this facility. What would have been 79 parking stalls for 68 employees (16% surplus) will be reduced to the 58 employees as a result of the anticipated relocation. Since the transition to the 11705 Willake property will not occur until April 2022, staff will not be able to conduct a windshield survey as we normally do to observe and verify parking conditions until then. Staff will, however, conduct a parking survey within two (2) months of the transition to analyze the true parking demand following said transition. If any parking issues are discovered during the survey, the condition requires the applicant to work with staff to ensure that they are resolved immediately.

STREETS AND HIGHWAYS

The subject site is located on the east side of Norwalk Boulevard. Norwalk Boulevard is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2-BP (Heavy Manufacturing – Buffer Parking). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan 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-BP, Heavy Manufacturing – Buffer Parking, Zone	Industrial	<u>Steel Fabricator</u> 12300 Lakeland Rd./Coast Iron & Steel
South	M-2, Heavy Manufacturing, Zone & C-4, Community Commercial, Zone	Light Industrial & Commercial	<u>Warehouse/Distribution</u> 11204 Norwalk Blvd./Harbor Distributing

West	R-1, Single Family Residential, Zone (City of Norwalk)	Single Family Residential	<u>Residential Homes</u>
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Steel Fabricator</u> 12300 Lakeland Rd./Coast Iron & Steel

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 8 notices were mailed out to said property owners on March 3, 2022. To date, staff has not received correspondence from the surrounding property owners that received the notice.

ZONING REQUIREMENTS

The Modification Permit request is to deviate from the requirements set forth in Section 155.481(D)(1) for the reduction of the required parking.

Code Section:	Required Parking
155.481 (D)(1)	<u>Section 155.481</u> (D) Industrial Uses. (1) Industrial uses, including incidental office uses. (a) 0 - 20,000: one parking space per 500 sq. ft. (b) 20,001 - 100,000: one parking space per 750 sq. ft. (c) 100,001 - 200,000: one parking space per 1,000 sq. ft. (d) 200,001 and above: one parking space per 2,000 sq. ft. (e) Truck parking shall be required as per § 155.487(F).

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 1, Section 15301 (Existing Facilities) and Class 3, Section 15303 (New construction or conversion of small structures) of the California Environmental Quality Act (CEQA). The proposed project involves an existing manufacturer aerospace equipment with incidental outdoor storage activities. Additionally, the proposed project will not result in additional building square footage. Furthermore, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

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

CRITERIA FOR GRANTING A MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.697 of the City's Zoning Ordinance, before granting a Temporary Modification Permit, the Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- 1) *That there are hardships involved with immediate compliance with certain property development standards.*
- 2) *That the modification, if granted, would not be detrimental to the public welfare of to the property of others in the area.*

STAFF REMARKS

Based on the findings set forth in the attached Resolution (209-2022), Staff finds that the applicant's request meets the criteria set forth in §155.697 of the Zoning Ordinance, for the granting of a Temporary Modification Permit.

CONDITIONS OF APPROVAL

Conditions of approval for MOD Case No. 1351 are attached to Resolution 209-2022 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Notice to Adjacent Property Owners
3. Employee Roster
4. Proposed Carpooling Program
5. Resolution 209-2022
 - a. Exhibit A – Conditions of Approval
6. Proposed Set of Plans

Attachment 1: Aerial Photograph



AERIAL PHOTOGRAPH

MODIFICATION PERMIT CASE NO. 1351



11120 Norwalk Boulevard
(Applicant: Goodrich Corporation)

Attachment 2: Notice to Adjacent Property Owners**FILE COPY**11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"***NOTICE OF HEARING
MODIFICATION PERMIT CASE NO. 1351**

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

MODIFICATION PERMIT CASE NO. 1351: A request to reserve, but not provide 10 required parking stalls and instead, temporarily use said area for open outdoor storage.

PROJECT LOCATION: 11120 Norwalk Boulevard (APN: 8025-002-007).

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, March 14, 2022 at 6:00 p.m.**

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

Electronically using Zoom

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

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities) and Class 3, Section 15303 (New construction or conversion of small structures) 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.

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council

John M. Mora • Jay Sarno • Juanita Trujillo
City Manager
Raymond R. Cruz

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

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

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Vince Velasco, Associate Planner, via e-mail at: VinceVelasco@santafesprings.org.

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

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

Attachment 3: Employee Roster

Collins Aerospace Employee Parking

Total spaces available: 77
Target "open" ratio: 21

Monday Through:		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Department		0	0	0	0	7	7	7	10	16	16	16	16	16	16	13	16	16	10	10	10	10	10	10	6
Machine Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Facilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Eng		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SKR		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(office)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Purchasing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(office)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quality		0	0	0	0	0	0	0	3	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0
Capital Program average daily peak reduction									3	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0
Total Required Parking		6	6	6	6	13	17	22	22	27	27	27	27	27	27	24	22	22	16	16	16	16	16	12	12

Tuesday Through:		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Department		0	0	0	0	7	7	7	10	16	16	16	16	16	16	13	16	16	10	10	10	10	10	10	6
Machine Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Facilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Eng		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SKR		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(office)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Purchasing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(office)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quality		0	0	0	0	0	0	0	3	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0
Capital Program average daily peak reduction									3	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0
Total Required Parking		6	6	6	6	13	17	22	22	27	27	27	27	27	27	24	22	22	16	16	16	16	16	12	12

Wednesday Through:		0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Department		0	0	0	0	16	16	16	22	22	22	22	22	22	22	20	21	21	16	16	16	16	16	12	2
Machine Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Facilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Eng		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SKR		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(office)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Purchasing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(office)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quality		0	0	0	0	0	0	0	3	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0
Alternate Warehouse Work Day		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Program average daily peak reduction									3	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0
Total Required Parking		6	6	6	6	22	26	28	28	30	30	30	30	30	30	28	29	29	22	22	22	22	22	18	8

Report Submitted By: Vince Velasco
Planning and Development Department

Page 2 of 3

Attachment 3: Employee Roster (Cont.)

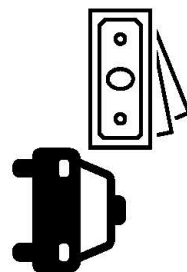
Sunday (Larkspur)		0500		1100		2000		3000		4000		5000		6000		7000		8000		9000		10000		11000		12000		13000		14000		15000		16000		17000		18000		19000		20000		21000		22000		23000	
Department		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Machine Shop		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Furniture Deck		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Facilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Engineering		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S&E		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(Offsite)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance/Purchasing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(Offsite)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quality		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Program average daily peak reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Required Parking		6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6

Attachment 4: Proposed Carpooling Program**SFS CARPOOL PROGRAM****STRUCTURE**

- **Start Date:**
TBD – potentially April 1, 2022
- **Duration:**
1 - 3 month intervals
- **Selection:**
Voluntary signup. First right of refusal will be provided to existing participants, to promote program stability.
- **Structure:**
Carpool will be managed with designated carpool spaces and a parking permit. Program structure will be evaluated on an annual basis based on effectiveness and feedback from employees.
- **Enforcement:**
Monitored by 24-hr security staff (Securitas)
- **Carpool program manager:**
Facilities Manager
- **Recognition:**
In addition to desirable parking spots, participants will be entered in a randomized drawing for one extra day of paid time off per quarter.

**Collins Aerospace**

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**Attachment 5: Resolution 20-2022
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 209-2022
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1351

WHEREAS, a request was filed for Modification Permit Case No. 1351 to reserve, but not provide 10 required parking stalls and instead, temporarily use said area for outdoor storage; and

WHEREAS, the subject property is located on the east side of Norwalk Boulevard, south of Lakeland Road, at 11120 Norwalk Boulevard, with an Accessor's Parcel Number of 8025-002-007, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner and applicant is Goodrich Corporation – 2727 E. Imperial Highway, Brea, CA 92821; and

WHEREAS, the proposed Modification Permit Case No. 1351 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), Sections 15301, Class 1, and 15303, Class 3; and

WHEREAS, similar to other Modification Permits, the City of Santa Fe Springs Planning and Development Department, on March 3, 2022, mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, and any public testimony, written comments, or other materials presented at the Planning Commission Meeting on March 14, 2022 concerning Modification Permit Case No. 1351.

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

As Pursuant to Sections 15301, Class 1 (Existing Facilities) and 15303, Class 3 (New construction or conversion of small structures), of the California Environmental

Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves an existing manufacturer of aerospace equipment with incidental outdoor storage activities. Additionally, the proposed project will not result in additional building square footage. Furthermore, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA

SECTION II. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.697 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 Temporary Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission has made 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 City's Zoning Ordinance does not provide parking calculations based on the actual demand of the subject use, but rather it is based on the building square footage and use/activity. Pursuant to Section 155.481 (D)(1) of the City's Zoning Ordinance, the subject property is required to provide a minimum of 89 parking stalls, while the applicant is proposing to provide 79 parking stalls. The applicant has provided an employee roster and work schedules, which identifies the peak number of employees throughout the work week. The largest shift occurs on Wednesdays, between the hours of 7:00 a.m. and 1:00 p.m., with 58 total employees.

Considering the number of employees during the largest shifts, the proposed 79 parking stalls will still result in a surplus of 26% of parking stalls for unplanned shifts or otherwise invited guests. Additionally, it should be noted that the surplus identified is based on an assumption that all 58 employees are driving separately. Nevertheless, the applicant is proposing to further reduce the parking demand by instituting a carpooling program. The program will be voluntary, but will offer rewards such as desirable parking stalls and a quarterly raffle for one extra day of paid time off. The combination of reserved parking stalls, strategic scheduling, and the proposed carpooling program should collectively reduce the potential for on-site parking issues.

As a result, the Planning Commission finds that the subject site does experience a hardship, which restricts the immediate compliance of the development standards.

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

As mentioned previously, the applicant had provided an employee roster that identified a total of 58 workers on the largest shift. As a result, after accommodating the anticipated employee count at peak levels, 26% of the overall parking stalls remain available for invited guests or other periods of unusual parking needs. Nevertheless, the applicant is planning to institute a carpooling program to help reduce the overall parking demands for the site.

In addition to having an the employee roster that is less than the overall available parking spaces on-site and a carpool program to reduce the overall parking demand, the applicant has provided an alternative site plan to identify where 10 parking stalls can be located, should a need arise or otherwise bring the site into full compliance should the applicant vacate the site. In the past, this plan has been referred to as a Parking Plan B which typically identified parking stalls that are “reserved but not immediately provided”. As a result, the Planning Commission finds that the granting of the subject Modification Permit would not be detrimental to the public welfare or to the properties of others in the area.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 209-2022 to determine that the proposed Modification Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15301, Class 1 (Existing Facilities) and 15303, Class 3 (New construction or conversion of small structures), and to approve Modification Permit Case No. 1351 to reserve and not provide 10 required parking stalls and instead, temporarily use said area for outdoor storage on property located at 11120 Norwalk Boulevard, in the M-2-BP (Heavy Manufacturing – Buffer Parking) Zone, subject to conditions of approval attached hereto as Exhibit A and incorporated herein

ADOPTED and APPROVED this 14th day of March, 2022 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. 1351
11120 Norwalk Boulevard (APN: 8025-002-007)

CONDITIONS OF APPROVAL

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

1. 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.

POLICE SERVICES DEPARTMENT: **(Contact: Lou Collazo 562-868-0511 x3335)**

2. 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. The remaining off-street parking areas shall not be reduced or encroached upon at any time.
4. 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 repairs necessitated by damage from graffiti or other forms of vandalism shall be commenced within 72 hours of occurrence, weather permitting, and diligently pursued to completion 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. Any repairs necessitated by any other cause, including, but not limited to casualty, shall be commenced within a reasonable time period from the occurrence and diligently pursued to completion.

5. The Applicant shall discourage employees and/or visitors from parking within the residential area across Norwalk Boulevard at all times.

DEPARTMENT OF FIRE - ENVIRONMENTAL PREVENTION:

(Contact: Eric Scott 562-868-0511 x3812)

6. 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.
7. 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.
8. 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.
9. Containers holding ignitable or reactive waste shall be located at least 15 meters (50 feet) from the facility's property line.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Kevin Yang 562-868-0511 x3818)

10. 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.
11. 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.
12. 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.

13. 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.
14. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562-868-0511 x7353)

15. The applicant, Goodrich Corporation branded as Collins Aerospace, understands and agrees that the privileged granted under Modification Permit Case No. 1351 is for the sole use by Goodrich Corporation on the subject property located at 11120 Norwalk Boulevard.
16. The required off-street parking on the subject site shall be restored to full compliance should the subject property change ownership or be subleased, sublet or should there be a change in use of any building.
17. The subject property shall continuously provide a minimum of 79 off-street parking spaces. Said parking spaces shall not be further compromised or otherwise used for outdoor storage at any time.
18. The property owner shall not sublet, lease or rent the subject site without prior approval from the Director of Planning.
19. The proposed outdoor storage activities shall be properly screened from view of the public street or adjacent properties. Additionally, the applicant shall obtain the necessary permits and related approvals from the Building, Planning, and Fire-Rescue departments prior to installation of said screen.
20. The applicant shall obtain the necessary Building Permits and related approvals from the Building, Planning, and Fire-Rescue departments prior to installation of the proposed storage structure.
21. Materials located in the outdoor storage area shall be stored in such a manner as to not exceed the provided screening. Such materials may require additional review and approval by the Fire-Rescue department.
22. The applicant shall not use the outdoor storage area, as shown on the site plan submitted by the applicant, for the parking or storage of vehicles and other equipment not associated with the approved

manufacturing use.

23. No portion of the required access driveways, off-street parking and loading areas as shown on the site plan submitted by the applicant, shall be used for outdoor storage, manufacturing, repackaging, assembly or similar uses at any time, unless approved by the Director of Planning.
24. Applicant shall not install or store any propane/gas tanks on the subject site without prior approval from the Director of Planning and the City's Department of Fire-Rescue.
25. The washing of vehicles, containers, and other equipment associated with the operation shall not be permitted at any time.
26. The storage activities shall comply with the City's Municipal Code regarding the generation of objectionable odors. If there is a violation, the property owner shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
27. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
28. In the event the need arises for the additional off-street parking spaces, as determined by the Director of Planning, the applicant shall work with staff to immediately resolve the parking deficiency. It should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Ordinance.
29. The applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality management District's Rules and Regulations and all other applicable codes and regulations.
30. 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 subject Modification Permit 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.

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

Attachment 6: Proposed Set of Plans

Page 4

11. Installment Payable Upon
Execution;

12. Tenant's Pro Rata Share of
Operating Expenses (Section 3);

13. Initial Estimated Monthly Expenses
(Section 4);

14. Security Deposit (Section 2(b));

15. Rent Payment Address;

16. Tenant Improvements;

17. Permitted Use of the Premises
(Section 6);

18. Landlord's Address:

c/o TIAA
Mortgage Real Estate Division
730 3rd Avenue, 7th Floor,
New York, New York 10017
Attn: TIAA Real Estate Account

With a copy to:

TIAA,
4670 MacArthur Court, Suite 1100
Newport Beach, CA 92660
Attn: Asset Manager

With a copy to:

Cushman & Wakefield of California, Inc.,
11945 E. Telegraph Road
Santa Fe Springs, California 90670
Facsimile: (562) 801-6220
Attn: Heather Montmore, Property Manager

2

SANTA FE SPRINGS BUSINESS PARK
INDUSTRIAL LEASE

by and between

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA,
a New York corporation, for the benefit of its Real Estate Account

("Landlord")

and

GOODRICH CORPORATION,
a New York corporation

("Tenant")

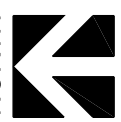
Dated as of

August __, 2021

GENERAL NOTE:
THE 11705 WILLAKE ST. SANTA FE SPRINGS SITE IS GREATER THAN 400 FEET FROM THE MAIN SITE

[illegible][illegible]

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



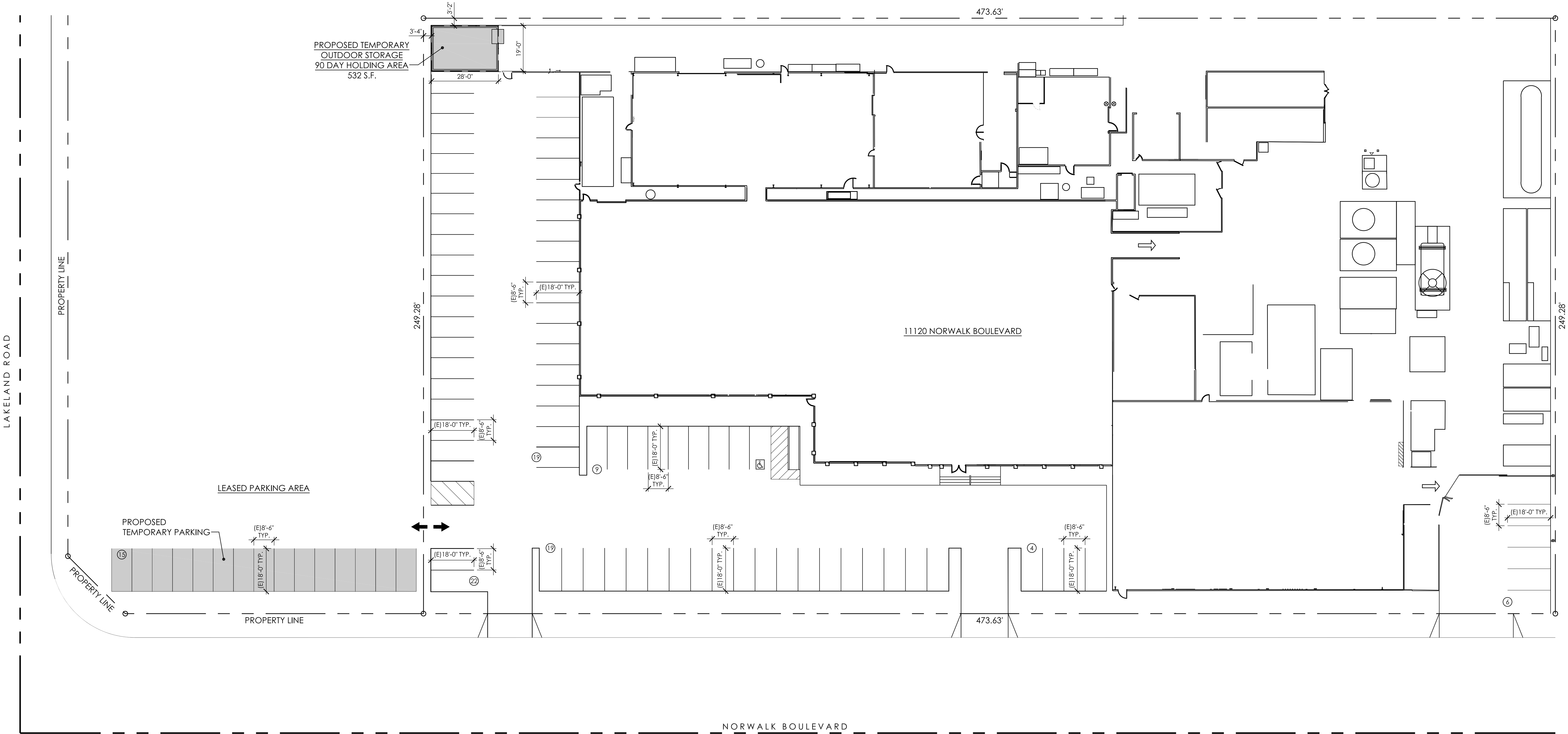
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Revisions:		
No.	Date	Description

Project name:
COLLINS AEROSPACE
11120 NORWALK BLVD.
SANTA FE SPRINGS, CA. 90670

PARKING TABULATION						
		TOTAL BUILDING AREA SQUARE FOOTAGE	OFFICE SPACE SQUARE FOOTAGE	INCIDENTAL OFFICE SQUARE FOOTAGE OVER 15%		
		56,696 S.F.	8,447 S.F.	0		
OFFICE SPACE CATEGORY	SQUARE FOOTAGE	PARKING RATIO	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED AT PROJECT SITE	LEASED AREA PARKING SPACES PROVIDED	OFF-SITE PARKING SPACES PROVIDED
FIRST 20,000 S.F.	20,000 S.F.	1 PER 500	40			
REMAINING 36,696 S.F.	36,696 S.F.	1 PER 750	49			
TOTAL OFFICE AREA 8,447 S.F. 14.9%, FOOTAGE	0	1 PER 300	0			
				79	15	33
TOTAL			89		127	

GENERAL NOTE:
THE 11705 WILLAKE ST. SANTA FE SPRINGS SITE IS GREATER THAN 400 FEET FROM THE MAIN SITE



TEMPORARY SITE PLAN
SCALE: 1"= 20'-0"

Stamp:

Sheet title:
**TEMPORARY
SITE PLAN**

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permission in writing from RENGEL+CO.

Date: 02/03/22

Drawn by: R.H.

Project #: 202130

File name:
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SANTA-FE-SPRINGS\202130

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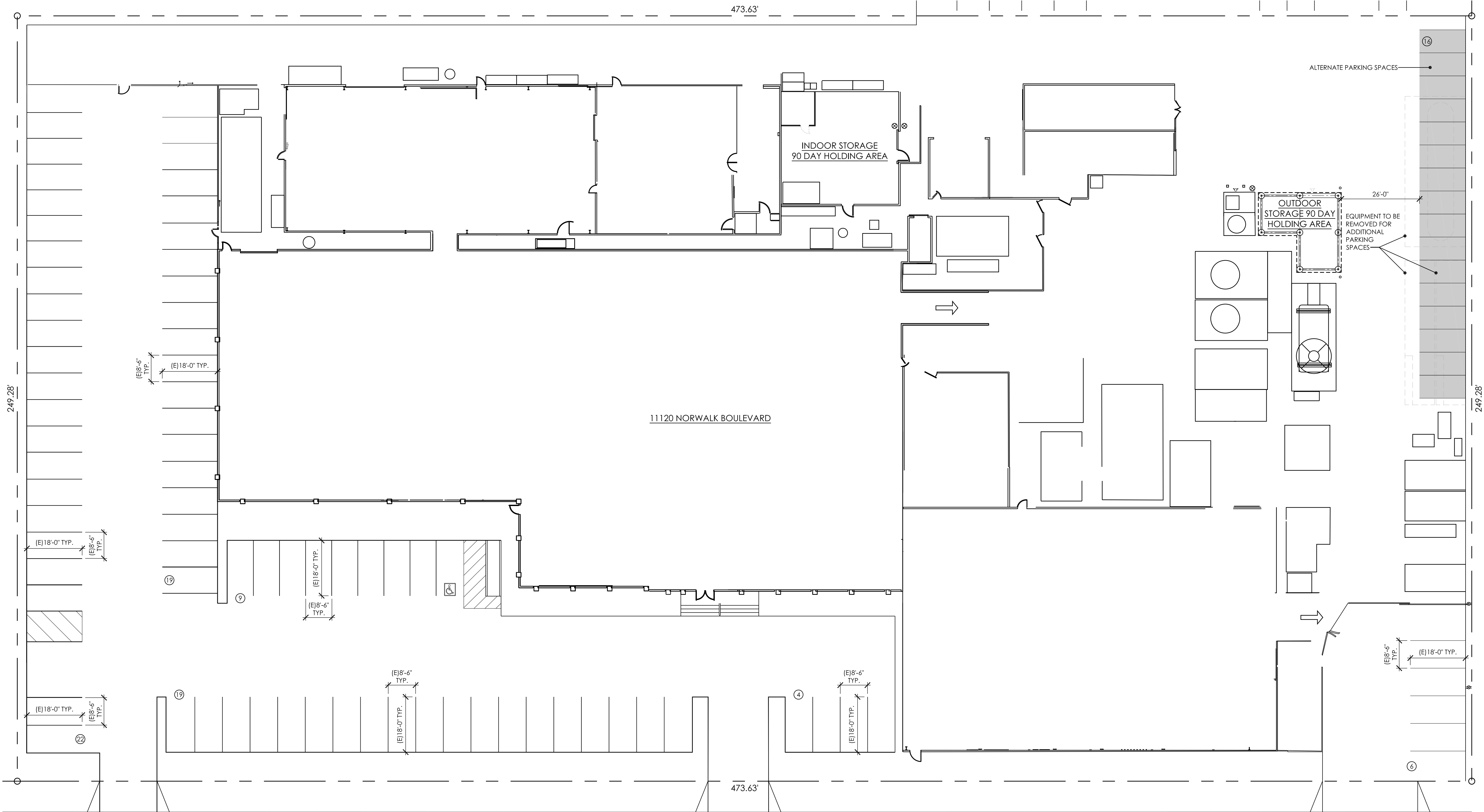
SP2.0

Revisions:		
No.	Date	Description

Project name:
COLLINS AEROSPACE
11120 NORWALK BLVD.
SANTA FE SPRINGS, CA. 90670

PARKING TABULATION						
		TOTAL BUILDING AREA SQUARE FOOTAGE	OFFICE SPACE SQUARE FOOTAGE	INCIDENTAL OFFICE SQUARE FOOTAGE OVER 15%		
		TOTAL	56,696 S.F.	8,447 S.F.		
OFFICE SPACE CATEGORY	SQUARE FOOTAGE	PARKING RATIO	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED AT PROJECT SITE	ALTERNATE PARKING SPACES PROVIDED	OFF-SITE PARKING SPACES PROVIDED
FIRST 20,000 S.F.	20,000 S.F.	1 PER 500	40			
REMAINING 36,696 S.F.	36,696 S.F.	1 PER 750	49			
TOTAL OFFICE AREA 8,447 S.F. 14.9%, FOOTAGE	0	1 PER 300	0			
				79	16	33
TOTAL			89		128	

GENERAL NOTE:
THE 11705 WILLAKE ST. SANTA FE SPRINGS SITE IS GREATER THAN 400 FEET FROM THE MAIN SITE



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

Note: Hypothetical non-Collins layout "Plan B"

Stamp:

Sheet title:
**ALTERNATE
SITE PLAN**

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Date: 02/03/22

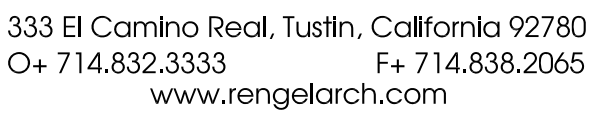
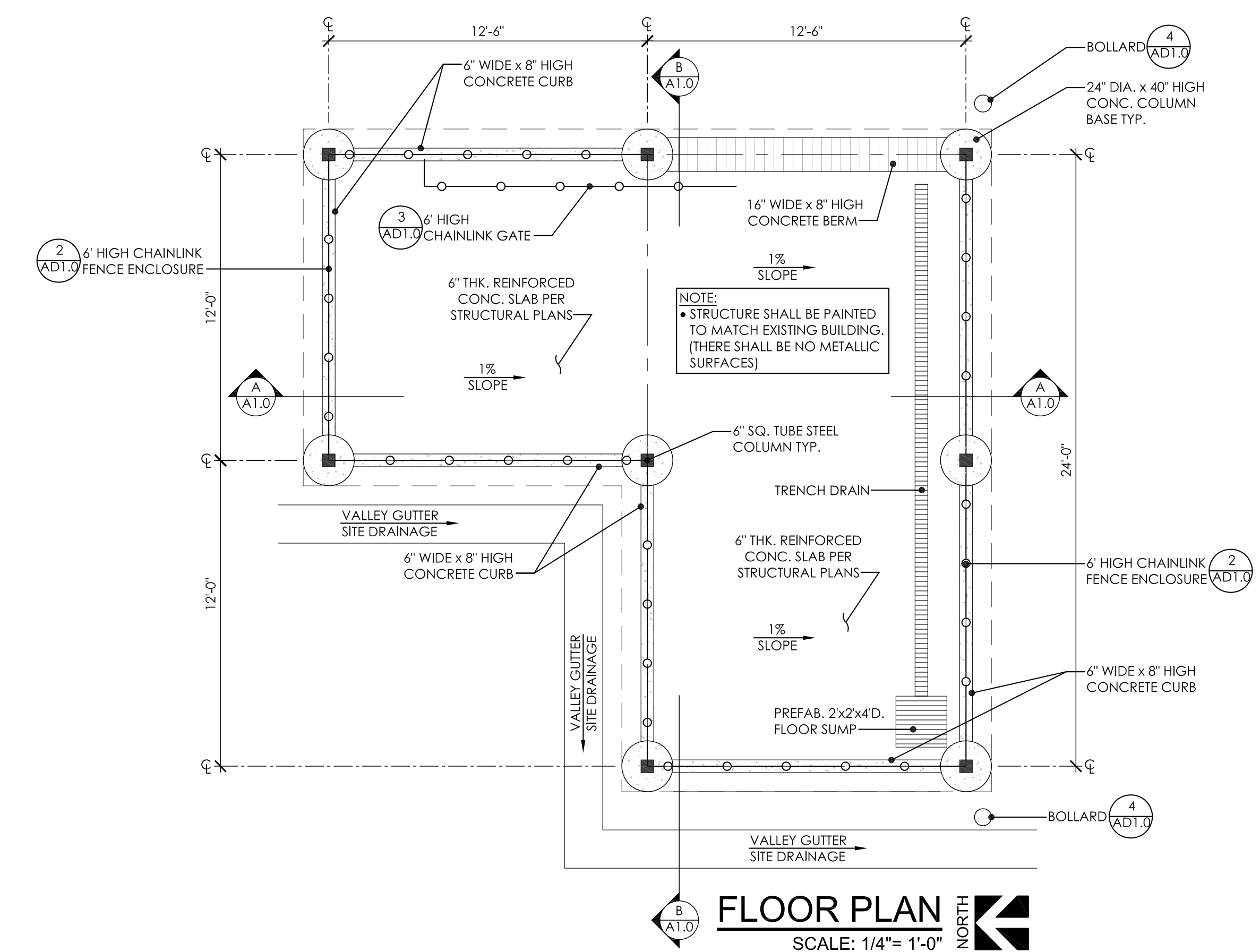
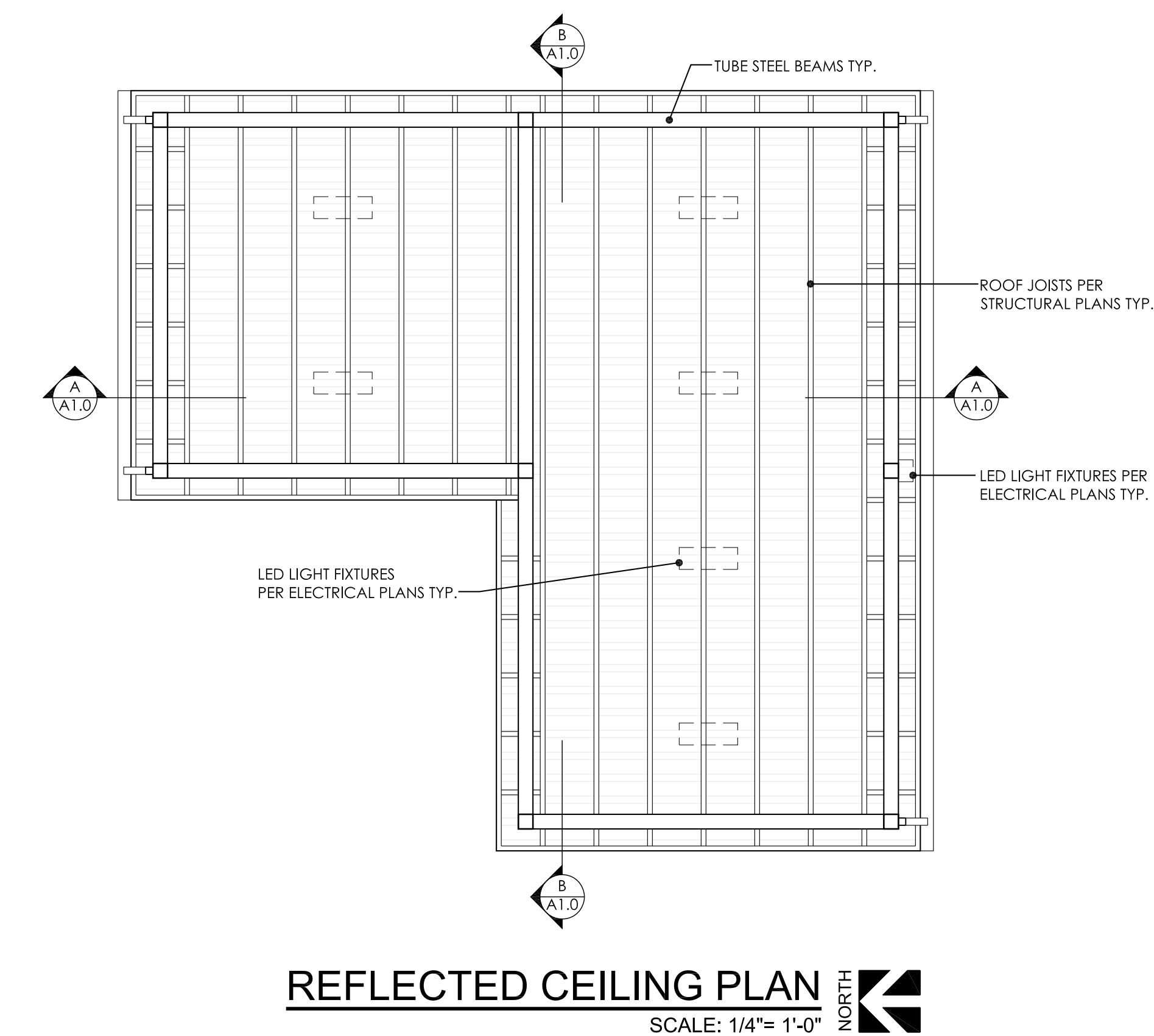
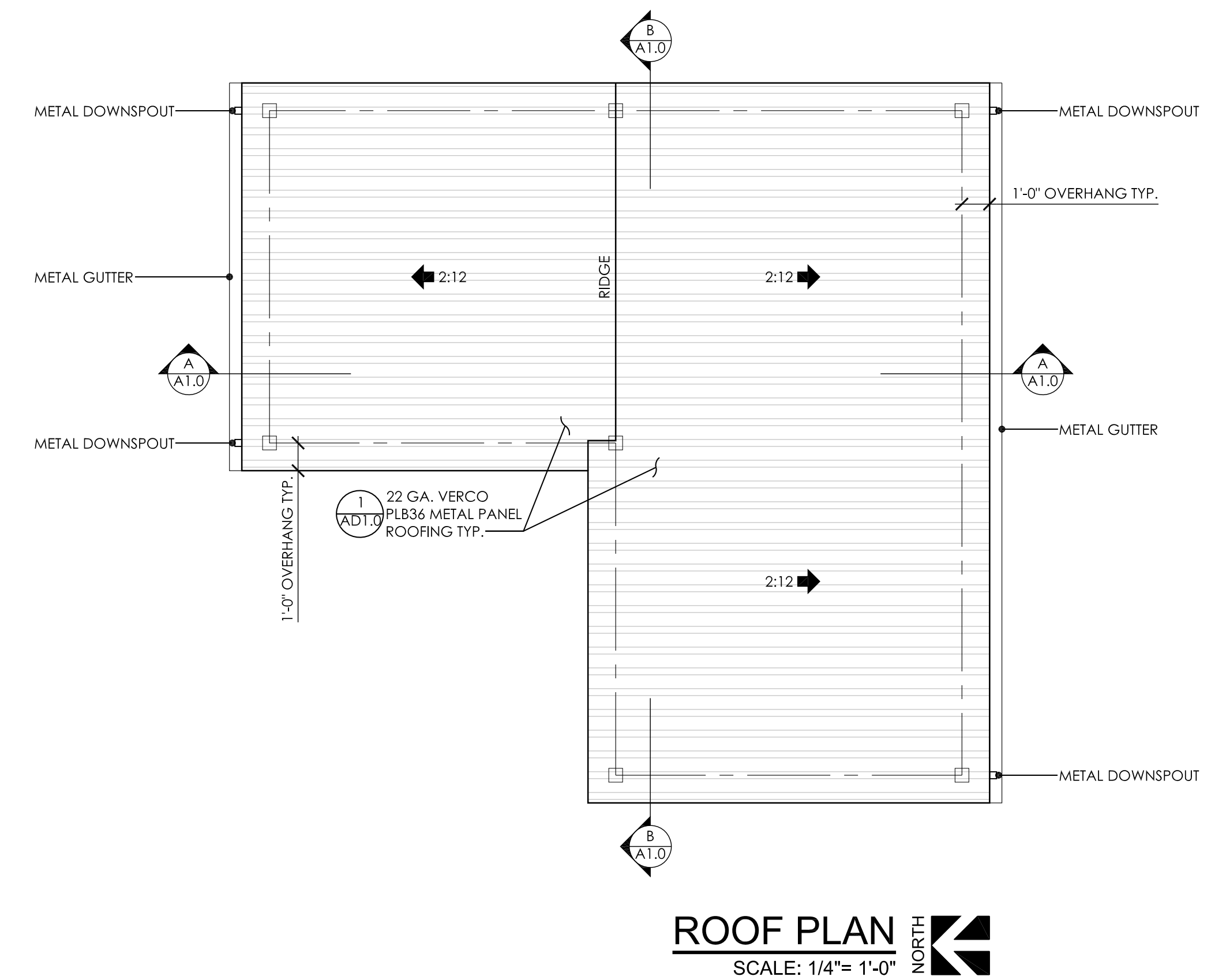
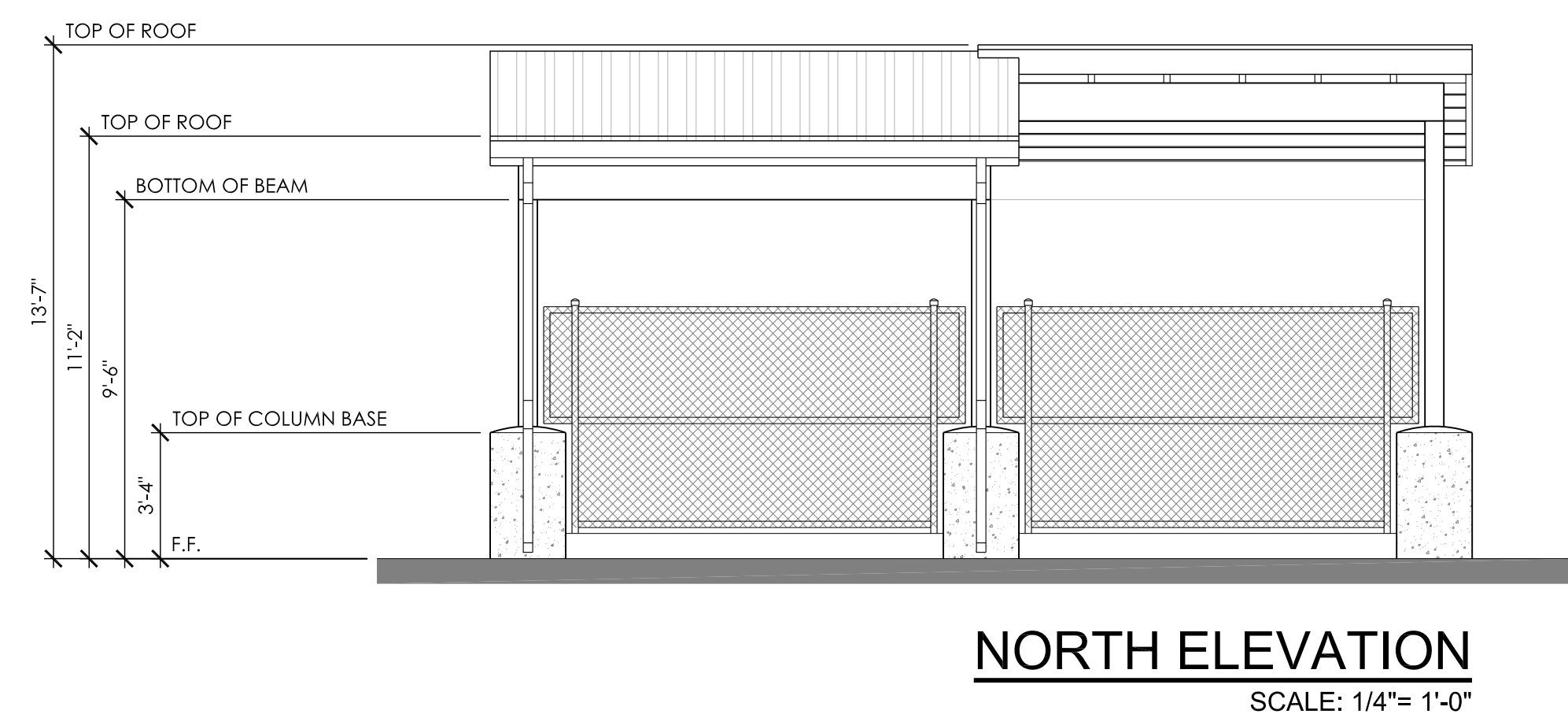
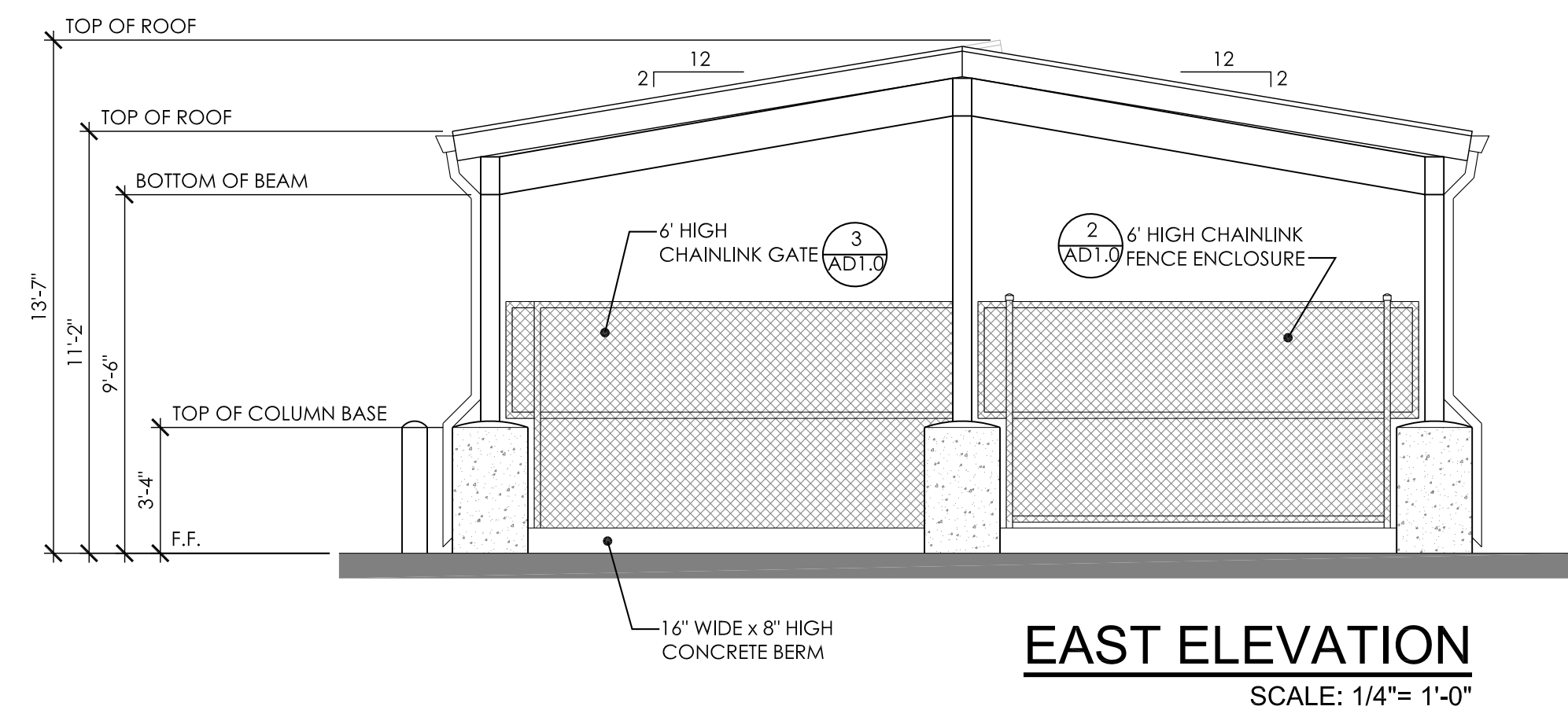
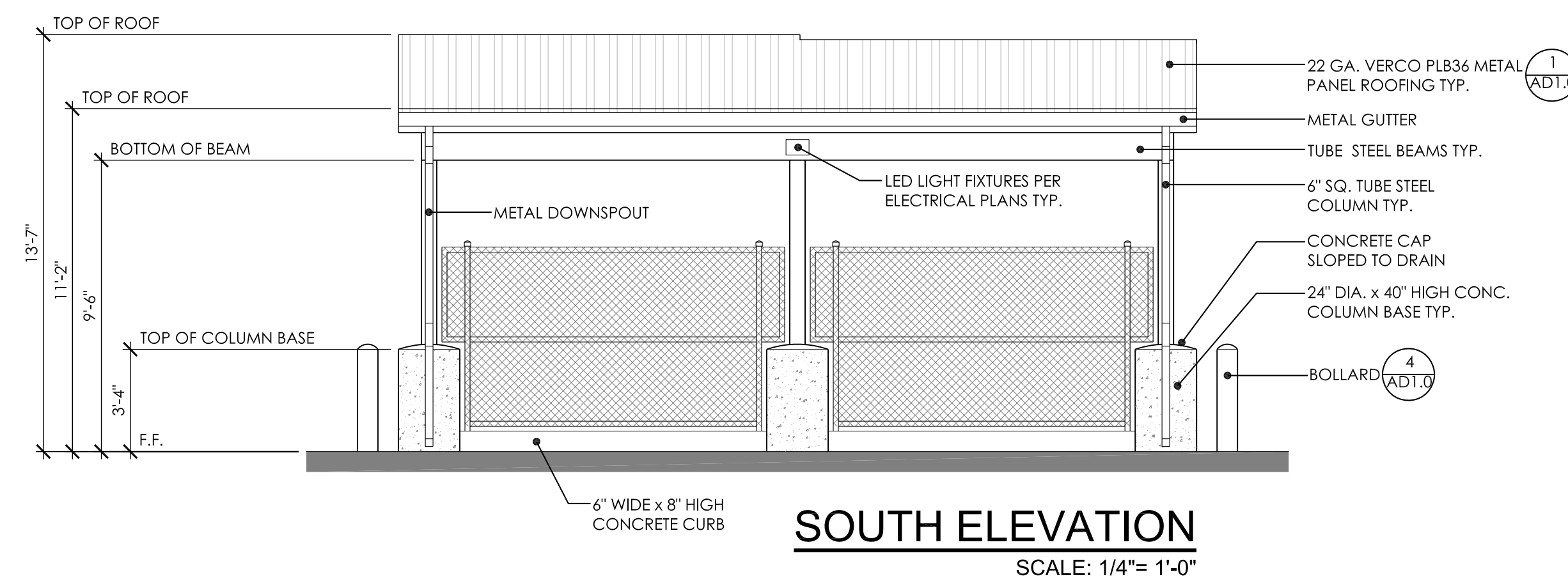
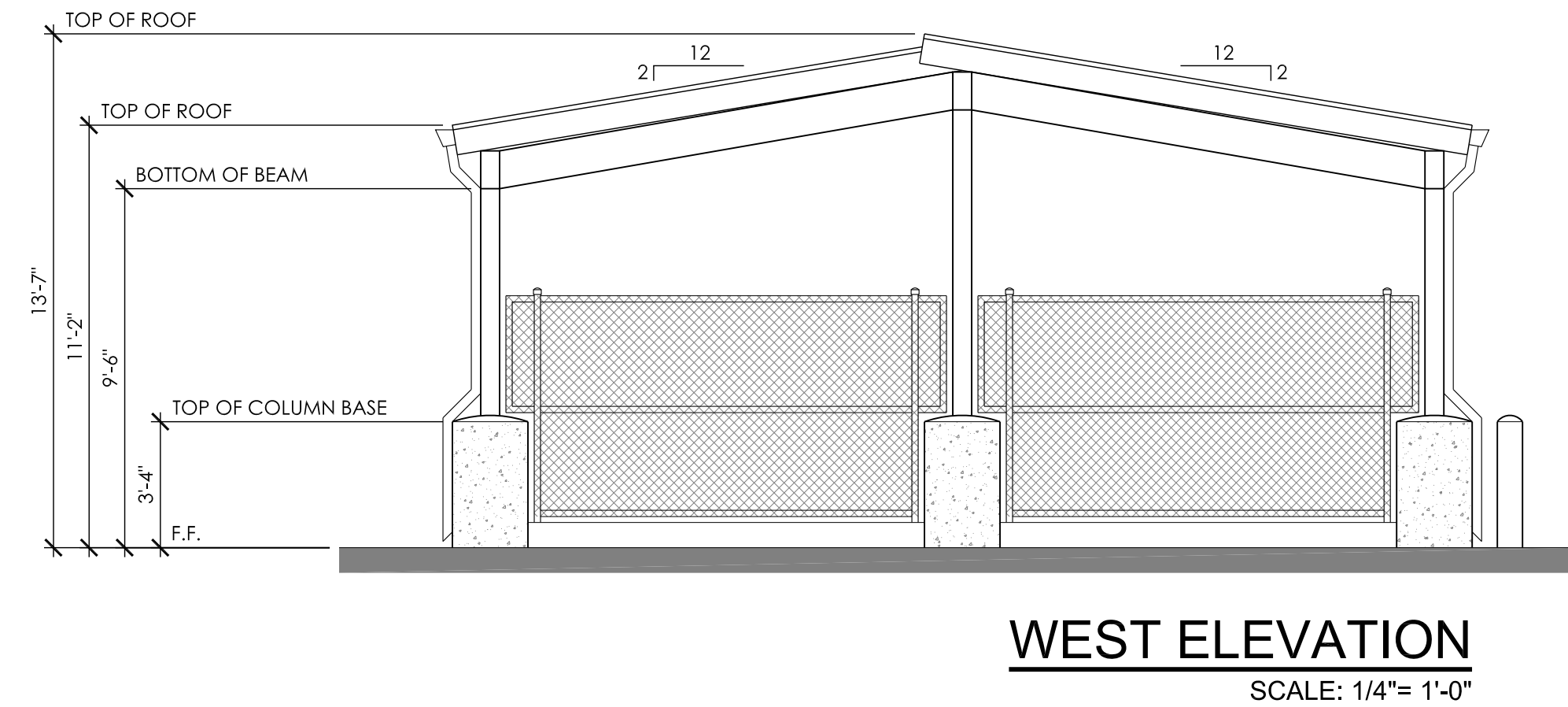
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OUTDOOR STORAGE 90 DAY HOLDING AREA PLANS

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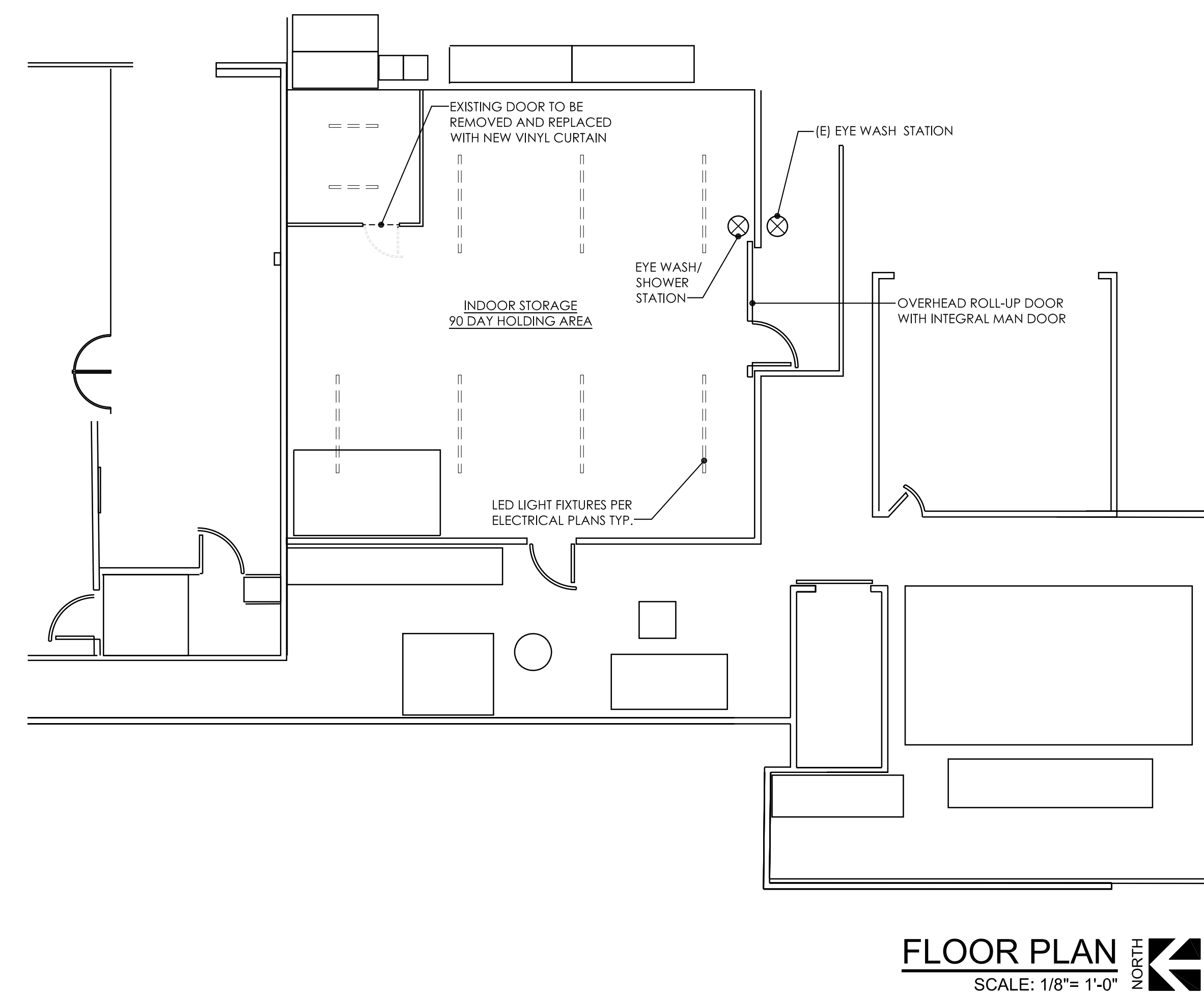
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INDOOR
STORAGE 90 DAY
HOLDING AREA
PLANS

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Santa Fe Springs, California



PRESENTATION

Senate Bill 743 Implementation

RECOMMENDATION

- Receive the presentation provided by the City's consultant, Fehr & Peers, and provide feedback as desired.

BACKGROUND

The passage of SB 743. (Steinberg, 2013) changed how transportation impacts are measured under the California Environmental Quality Act (CEQA) in the review of land use and transportation plans and projects. SB 743 removed Level of Service (LOS) as the primary measure of transportation impacts of environmental significance and required the Governor's Office of Planning and Research (OPR) to develop revisions to CEQA Guidelines establishing criteria for determining the significance of transportation impacts. OPR subsequently selected Vehicles Miles Travelled (VMT) as the preferred metric to comply with SB 743, as it is more aligned with the state's goals of reducing GHG emission through promotion of infill development, active transportation and other sustainable land use and transportation projects.

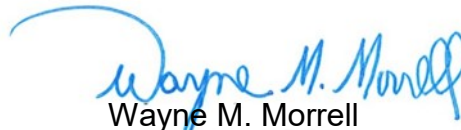
Two types of projects, land use development projects and transportation infrastructure projects, are affected by SB 743.

- Land Use - Development projects and area plans (e.g., General Plan or Housing Element) will continue to require a transportation impact analysis. Transportation impact studies, however, conducted as part of the CEQA process will now be required to base project impacts on VMT. CEQA guidance says that municipalities will determine thresholds of significance to determine VMT related impacts.
- Transportation Infrastructure - Prior to SB 743, transportation projects that had the potential to worsen vehicle delay, such as adding a pedestrian scramble phase, may have resulted in an environmental impact under CEQA. With SB 743 in place, transportation projects that promote travel by non-motorized modes are no longer considered to result in an environmental impact. CEQA guidance says transportation projects that reduce, or have no impact on, VMT should be presumed to cause a less than significant transportation impact.

At the City Council meeting of September 26, 2019, the City Council authorized the Director of Planning to release a Request For Proposal (RFP) to qualified consultants to create a Vehicle Miles Traveled (VMT) methodology to evaluate transportation impacts consistent with the California Environmental Quality Act (CEQA) and meet the requirements of Senate Bill (SB) 743.

After releasing the RFP, the City received three (3) proposals. The proposals received were from EPD solutions, Inc., Minagar and Associates and Fehr & Peers. All three proposal were evaluated based on the evaluation criteria and point system as outlined in the City's RFP. Fehr & Peers was selected as the firm to create a VMT methodology for the City to evaluate transportation impacts consistent with CEQA and SB 743.

On October 19, 2021, the City Council authorized the Mayor or designee to execute a Professional Services Agreement (PSA) with Fehr & Peers. The execution of the PSA paved the way for a kick-off meeting between the consultant and staff. The meeting was used to discuss the City's goals and objectives for the study. As part of the overall efforts to create a VMT methodology, it is staff's goal to ensure that the Planning Commission is provided with continual updates to remain informed of the progress made and also allow the Commission with opportunities to provide feedback throughout the process. Staff has therefore asked Fehr & Peers to deliver a brief PowerPoint presentation to the Planning Commission that provides a general overview of SB 743, a basic understanding of Vehicle Miles Traveled (VMT), and a quick outline of the implementation process and next steps.



Wayne M. Morrell
Director of Planning



PRESENTATION

2021 Planning and Development Department Accomplishments

RECOMMENDATION

- Receive the presentation provided by the Planning Department staff and provide feedback as desired.

BACKGROUND

Staff has prepared a brief PowerPoint presentation to highlight the accomplishments achieved by Planning and Development Department throughout the past year. The presentation highlights the development projects that were entitlement this past year as well as provide an update on development projects that are currently underway or otherwise recently completed. The presentation also provides a final tally of plan checks, building permits and business licenses processed, as well as statistics surrounding development activities. Lastly, the presentation identifies other noteworthy accomplishments such as the Most Business Friendly City Award Silver Certificate, updates on city-owned sites, and other long-range planning projects.

The presentation is not just a recap of the 2021 accomplishments by staff but also a representation of the many important, and sometimes difficult, decisions made by the Planning Commission. Many of these accomplishments would not be possible without the commitment by the entire Planning Commission and your ability to make decisions in the community's best interest.

Staff had originally intended to provide the Planning Commission with the PowerPoint presentation at the adjourned PC meeting on February 23, 2022. Due to technical difficulties, however, a decision was made to postpone the presentation until March.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning