



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

May 9, 2022

6:00 p.m.

Johnny Hernandez, Commissioner

William K. Rounds, Commissioner

(Vacant), Commissioner

Francis Carbajal, Vice Chairperson

Gabriel Jimenez, Chairperson

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 and supplemental attachments, are available for inspection in the Planning 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 Jimenez, Carbajal, Hernandez, 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. **PUBLIC COMMENT**
This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chair.
6. **MINUTES**
Approval of the minutes of the March 14, 2022 Planning Commission Meeting
7. **PUBLIC HEARING – continued from the April 11, 2022**
Categorically Exempt – CEQA Guidelines Section 15305, Class 5 (a)
Zone Variance Case No. 93
A request to allow an existing development to deviate from Section 155.260 (C) of the City's Zoning Ordinance and provide a 5 foot wide landscape strip, instead of the required 20 foot width, between the on-site parking area and the property line adjoining a major highway (Rosecrans Avenue) for the subject property located at 13949 Stage Road. (RRM Properties)
8. **CONSENT ITEM**
Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM
Conditional Use Permit Case No. 623-2
A compliance review to allow the continued operation and maintenance of an electronic waste recycling facility on property located at 12739 Lakeland Road (APN: 8011-016-022), in the M-2, Heavy Manufacturing, Zone. (CR & R, Inc.)
9. **PRESENTATION**
ADU Study Session

10. PRESENTATION

A Presentation of 2021 Planning and Development Department Accomplishments

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. ADJOURNMENT

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

May 6, 2022

Date



City of Santa Fe Springs

Planning Commission Meeting

May 9, 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 March 14, 2022 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 March 14, 2022 Planning Commission Meeting



APPROVED:

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

March 14, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:03 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
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

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

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

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

NEW BUSINESS

7. NEW BUSINESS (Continued from February 23, 2022 PC Meeting) Election of Commission Officers for 2022

Recommendations: That the Planning Commission:

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

Chair Arnold called upon Planning Secretary Teresa Cavallo to proceed with the Election of the Planning Commission Officers for 2022.

Planning Secretary Teresa Cavallo declared the Office of the Chairperson vacant and opened nominations.

Commissioner Carbajal nominated Commissioner Jimenez for Chairperson. There being no further nominations, Planning Secretary Teresa Cavallo closed the nominations for Chairperson and requested a motion, and second. Commissioner Carbajal moved for the nomination of Commissioner Jimenez, Commissioner Arnold second the motion, which passed by the following roll call vote:

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

Congratulations to Chairperson Jimenez!

Planning Secretary declared the office of Vice Chairperson vacant and opened nominations.

Commissioner Rounds nominated Commissioner Hernandez.

Chairperson Jimenez nominated Commissioner Carbajal.

Commissioner Hernandez conceded the nomination.

There being no further nominations, Planning Secretary Teresa Cavallo closed the nominations and requested a motion, and second. Chairperson Jimenez moved for the nomination of Commissioner Carbajal, Commissioner Arnold seconded the motion, which passed by the following roll call vote:

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

Congratulations to Vice Chairperson Carbajal!

PUBLIC HEARING

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
Recommendations: That the Planning Commission:

- 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. 208-2022, 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.

Chair Jimenez called upon Assistant Planner Claudia Jimenez to present Item No. 8.

Chair Jimenez asked if any of the Planning Commissioners had any questions. The following questions were asked:

Commissioner Rounds inquired about the applicant.

Asst. Director Cuong Nguyen responded that a subsequent CUP will be brought before the Planning Commission should the ZTA be approved.

A discussion ensued amongst staff and the Planning Commissioners.

Chair Jimenez opened the Public Hearing at 6:26 p.m. and asked if the applicant's representative or anyone in the audience wished to speak on this matter.

Representative Jack Keener thanked the Planning Commission for their consideration and indicated that they are planning to install a water pumping and treatment plant all contained within the building.

Resident Irma Huitron requested clarification as to the water treatment process.

City Attorney Kathya Firlik indicated that questions need to be specific to the ZTA not use specific.

Having no one further wishing to speak, Chair Jimenez closed the Public Hearing at 6:32 p.m. requested a motion and second for Item No. 8.

It was moved by Vice Chair Carbajal, seconded by Commissioner Hernandez to approve Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone, 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. NEW BUSINESS

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

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 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.

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

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

There being no questions, Chair Jimenez asked if the applicant's representative or anyone in the audience wished to speak on this matter.

There being no one wishing to speak, Chair Jimenez requested a motion, and a second for Item No. 9.

It was moved by Commissioner Hernandez, seconded by Vice Chair Carbajal to approve Modification Permit (MOD) Case No. 1351, 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. PRESENTATION

Senate Bill 743 Implementation

Recommendations: That the Planning Commission:

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

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to present Item No. 10.

Asst. Director of Planning Cuong Nguyen indicated that the City in response to SB375 sought out consulting services and Fehr & Peers were selected. Sarah Brandenburg, Representative from Fehr & Peers presented Item No. 10.

A discussion ensued amongst the Planning Commissioners and the Fehr & Peers representative.

11. PRESENTATION

A Presentation of 2021 Planning and Development Accomplishments

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

Due to technical issues this presentation will be presented at the next Planning Commission meeting.

12. ANNOUNCEMENTS

♦ Commissioners

Vice Chair Carbajal invited everyone to the Sister City Pancake Breakfast. Vice Chair Carbajal also congratulated City Attorney Kathya Firlik for finishing the City's 5K Walk/Run at 8.5 months pregnant.

Commissioner Arnold thanked everyone for their support and was grateful for the Planning Commission for completing great projects this year. Commissioner Arnold notified everyone that he is currently on hospice care and this Planning Commission meeting would be his last meeting. He is grateful for everyone's prayers and for the amount of accolades he has received from the community, and his kids that he has coached. Commissioner Arnold feels so blessed to have everyone's friendship and loves each of us.

All the Planning Commissioners and staff thanked Commissioner Arnold for his years of service and showered him with a multitude of love and accolades.

All the Planning Commissioners congratulated newly appointed Chairperson Jimenez and Vice Chair Carbajal and look forward to working with them on future projects.

♦ Staff

Director of Planning Wayne Morrell and Assistant Director of Planning Cuong Nguyen both congratulated newly appointed Chairperson Jimenez and Vice Chair Carbajal.

City Attorney Kathya Firlik announced that she will be going on maternity leave for the next three (3) months. Everyone also wished City Attorney Kathya Firlik a Happy Birthday.

13. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 7:39 p.m. to the next Planning Commission meeting scheduled for April 11, 2022 at 6:00 p.m.

ATTEST:

Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING – continued from the April 11, 2022

Categorically Exempt – CEQA Guidelines Section 15305, Class 5 (a)

Zone Variance Case No. 93

A request to allow an existing development to deviate from Section 155.260 (C) of the City's Zoning Ordinance and provide a 5 foot wide landscape strip, instead of the required 20 foot width, between the on-site parking area and the property line adjoining a major highway (Rosecrans Avenue) for the subject property located at 13949 Stage Road. (RRM Properties)

RECOMMENDATIONS

- Open the Public Hearing and receive the staff report and any comments from the public regarding Zoning Variance Case No. 93 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 the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that the proposed Zone Variance request meets the criteria set forth in Section 155.675 of the City Zoning Ordinance; and
- Find and determine that pursuant to Section 15305, Class 5 (a) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Zone Variance Case No. 93, subject to the conditions of approval as contained within Resolution No. 210-2022; and
- Adopt Resolution No. 210-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: RRM Property
Kim Decker
200 S. Main St.
Suite 200
Corona, CA 92882
(951) 463-8792

- B. Property Owner: RRM Properties
200 S. Main St.
Suite 200
Corona, CA 92882
(951) 463-8792
- C. Subject Property: 13949 Stage Road
Santa Fe Springs, CA 90670
APN: 8069-005-010 and 8069-005-011
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt Section 15305(a)
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org
(562) 868-0511 x7451

LOCATION

The subject property is approximately 124,146 sq. ft. (2.85-acres) in size and is located at 13949 Stage Road. Robertson's Ready Mix currently occupies the subject property which is developed with concrete batching equipment and related storage silos. It should be noted that on September 28, 1981, the Planning Commission approved Condition Use Permit Case Number 343 to allow the operation and maintenance of a ready-mix batching plant and office trailer on the subject property. There will not be any change to the batch plant operation and the existing conditional use permit will therefore remain as approved.

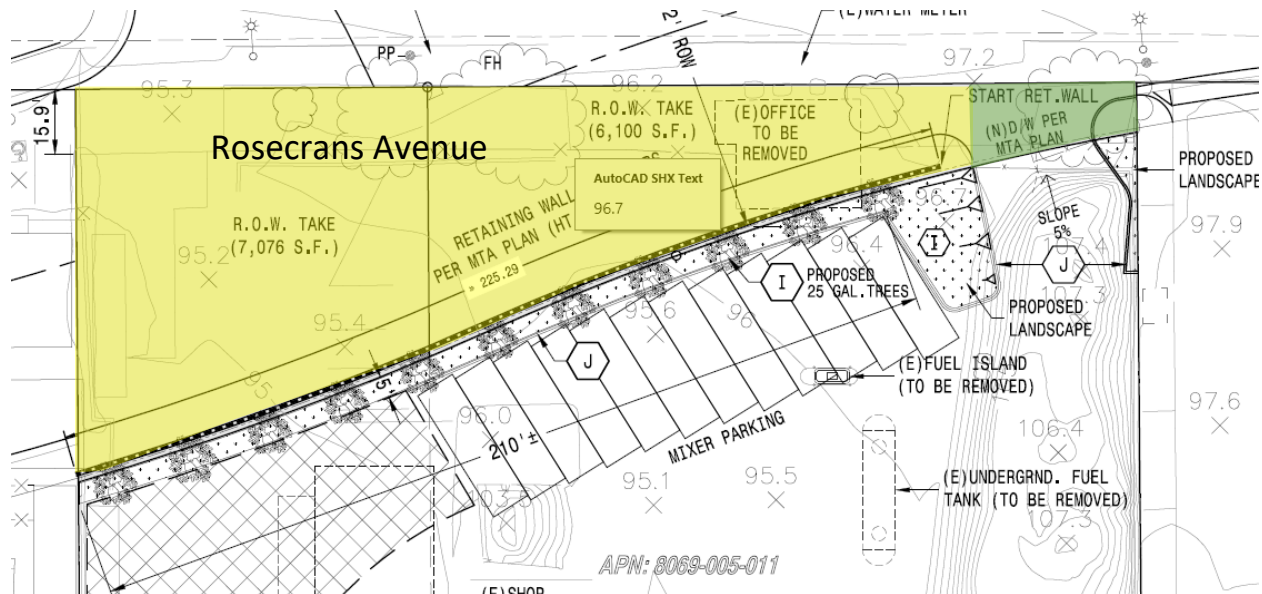
STREETS AND HIGHWAYS

The property consist of two street frontages, Rosecrans Avenue and Stage Road. Rosecrans Avenue is classified as a Major Arterial and Stage Road is classified as a local street within the City's General Plan.

BACKGROUND

According to the Los Angeles County Metropolitan Transportation Authority (LA Metro), the intersection of Rosecrans/Marquardt Avenue and the Burlington Northern Santa Fe (BNSF) Railway has been rated by the California Public Utilities Commission as one of the most hazardous grade crossings in California. To reduce the number of potential accidents, the LA Metro is constructing a grade separation at the intersection of Rosecrans/Marquardt Avenue and the BNSF Railway.

As part of the grade separation project, a portion of the subject property along Rosecrans Avenue will be acquired by LA Metro. As illustrated by the site plan below, 13,176 sq. ft. of the existing parcel will be acquired as part of the grade separation project. The area highlighted in yellow will be part of the overpass with an elevated retaining wall, and the area highlighted in green is where the grade of the roadway flattens out. The retaining wall will start at six (6) ft. high and gradually increases to 16 ft. as it reaches the westerly property line.



It should be noted that the proposed Zone Variance was notice to the public for the April 11, 2022 Planning Commission Meeting, however, the applicant has requested to continue the item to the next regular scheduled meeting on April 11, 2022 via email.

REQUEST: **LANDSCAPE STRIP**

Pursuant to Section 155.260 (C) of the City's Zoning Ordinance, the subject property is required to provide a minimum 20' wide landscape strip between the on-site parking area and the property line adjoining a major highway (Rosecrans Avenue). After the right-of-way acquisition by LA Metro, the entire landscape strip that current exists along Rosecrans Avenue will be eliminated/reduced. As a result, the applicant is requesting a Zone Variance to deviate from Section 155.260 (C) of the City's Zoning Ordinance and provide a five (5) ft. wide landscape strip along Rosecrans Avenue instead of the required 20 foot width. Although it is possible for the subject property to construct a new 20' wide landscape strip along Rosecrans Avenue, doing so will convert the existing truck parking stalls and outdoor storage area into landscape area, which will hinder the existing batch plant operation. As mentioned previously, the right-of-way acquisition will convert 13,176 sq. ft. of the existing parcels into the public right-of-way, which is more

than 10% of the existing parcels, and a new 20' landscaping strip will further eliminate the useable area of the subject properties.

By granting the proposed Zone Variance, the applicant can then utilize the area that would have been part of the required landscape strip for truck parking and outdoor storage which is critical to their operations. It should be noted that, as part of the conditions of approval, the applicant is required to plant a minimum of ten (10) 24 gallon trees along the five (5) ft. wide landscape strip to help screen both the batching plant operation and truck parking from public view.

LANDSCAPE AREA

In addition to not meeting the minimum required landscape setback along a major highway, the subject property will also not meet the overall landscape area requirements due to the right-of-way acquisition. As a result, the landscaping for the subject property is considered nonconforming. Pursuant to Section 155.555 of the Zoning Ordinance, however, nonconforming landscaping may continue in the same manner as if the landscaping was conforming as long as there is no intensification of the existing use. As mentioned previously, the applicant intends to continue the existing batching plant operation and there is no plan to intensify the existing operations. As a matter of fact, the right-of-way acquisition will decrease the operating area for the existing batching plant use.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2, Heavy Manufacturing. The property to the east is zoned M-2-PD, Heavy Manufacturing-Planned Development, with a General Plan land use designation of Industrial. The property to the south is Railroad Right-of-Way. The properties to the west and north are zoned M-2, Heavy Manufacturing Zone with a General Plan land use designation of Industrial.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 29, 2022. The legal notice was also posted in Santa Fe Spring's City Hall, the City Library and the City's Town Center kiosk on March 29, 2022. It was also published in a newspaper of general circulation (Whittier Daily News) on March 29, 2022, as required by the State Zoning and Development Laws and by the City's Zoning

Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENT

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 the California Environmental Quality Act (CEQA), Section 15305, Class 5 (a), minor setback variance not resulting in the creation of any new parcel. The proposed Zone Variance will allow a reduction of the required 20' wide landscape setback for properties fronting on a major highway. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission shall have the authority, subject to the procedures set forth in this chapter, to grant variances from any provision of this chapter relating to the use and development of land 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 this chapter.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 210-2022 (see attachment), staff finds that the applicant's request meets the criteria set forth in §155.675 for the granting of a Zone Variance. Staff is, therefore, recommending approval of Zone Variance Case No. 93, subject to the conditions of approval as provided within Exhibit A of Resolution 210-2022.

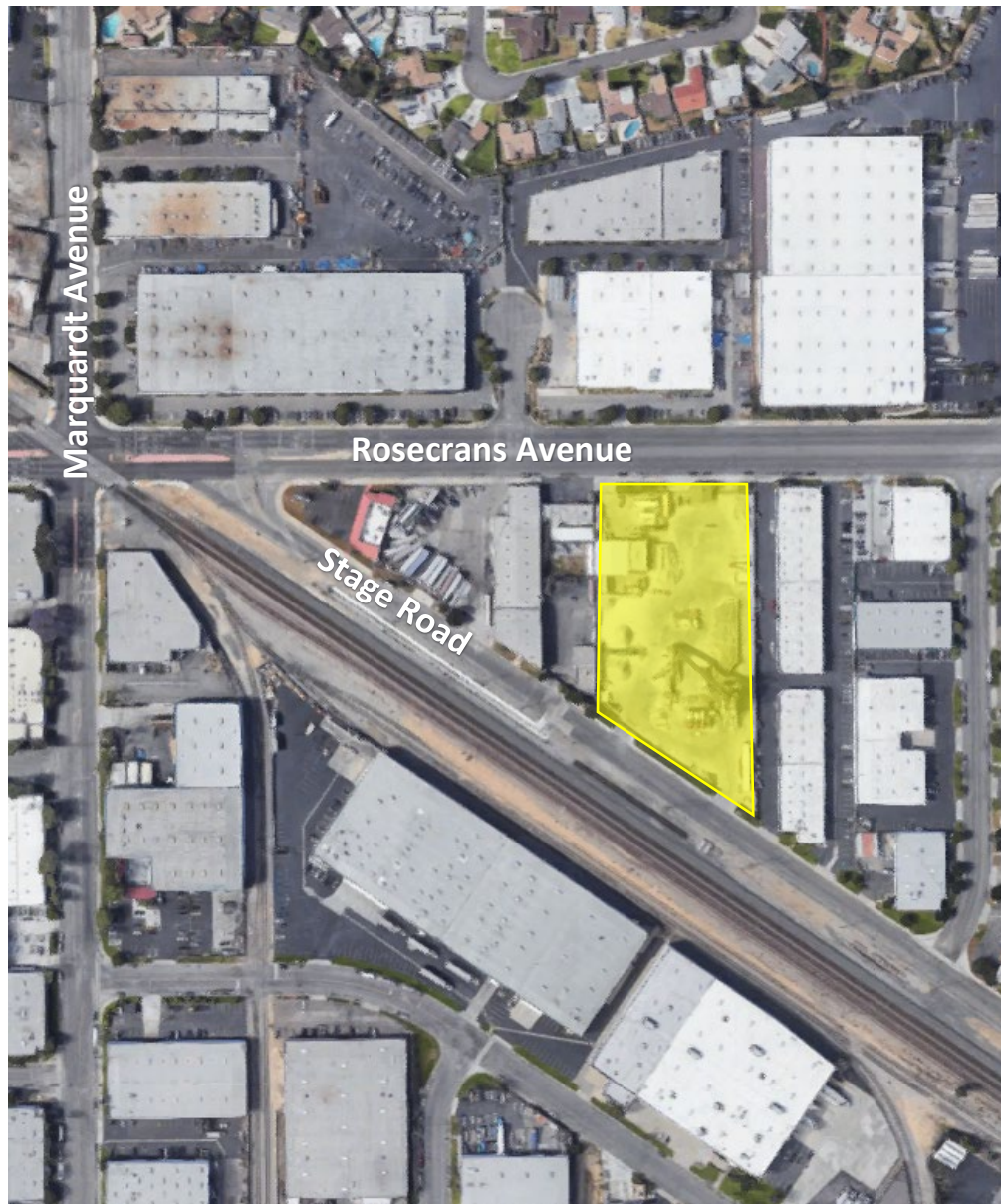


Wayne M. Morrell
Director of Planning

Attachment:

1. Aerial Photograph
2. Site Plan
3. Public Hearing Notice
4. Request Letter to Continue The Item – 4/11/2022
5. Resolution 210-2022
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph

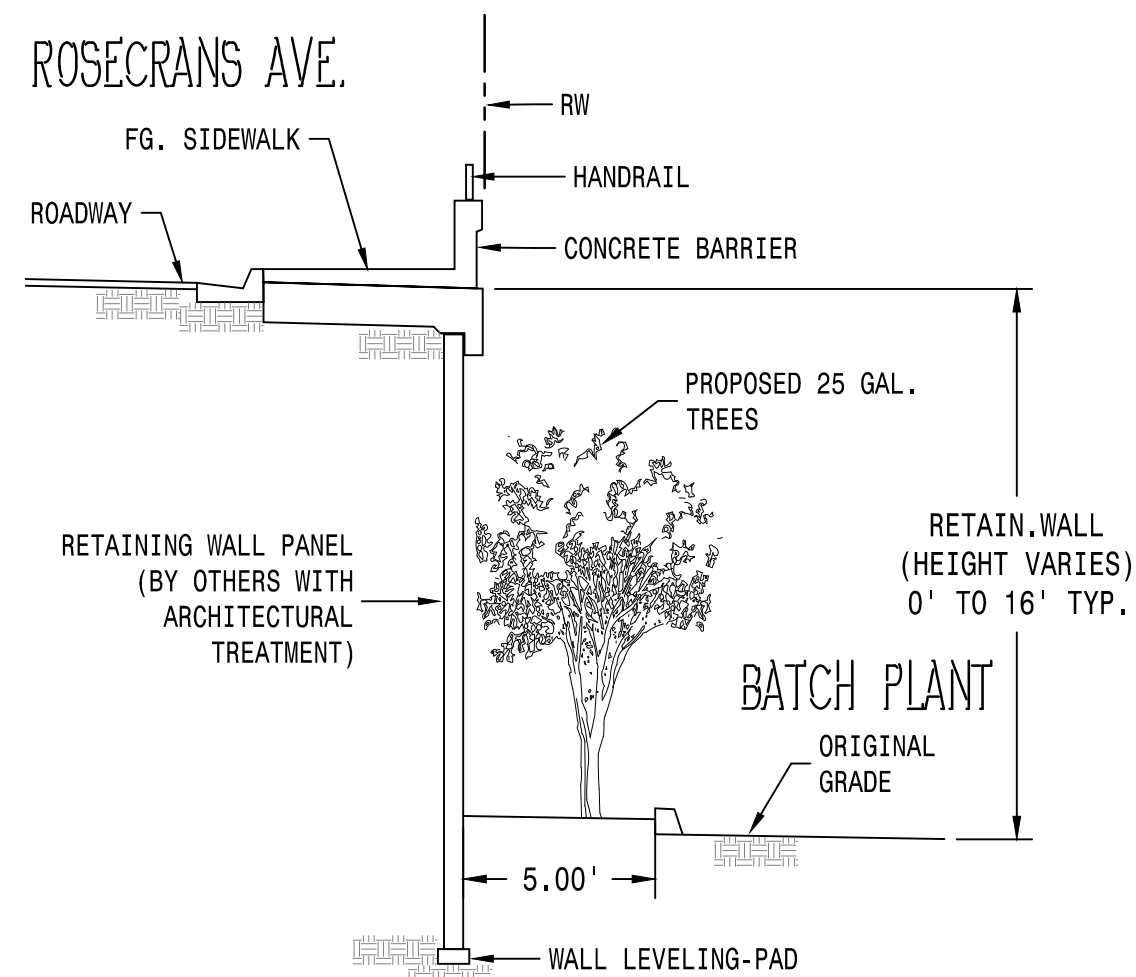


Zone Variance Case No. 93

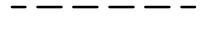
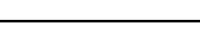
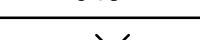
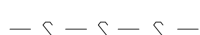
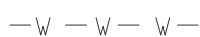
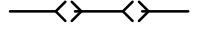
13949 Stage Road

Attachment 2: Site Plan

SCALE: N.T.S.

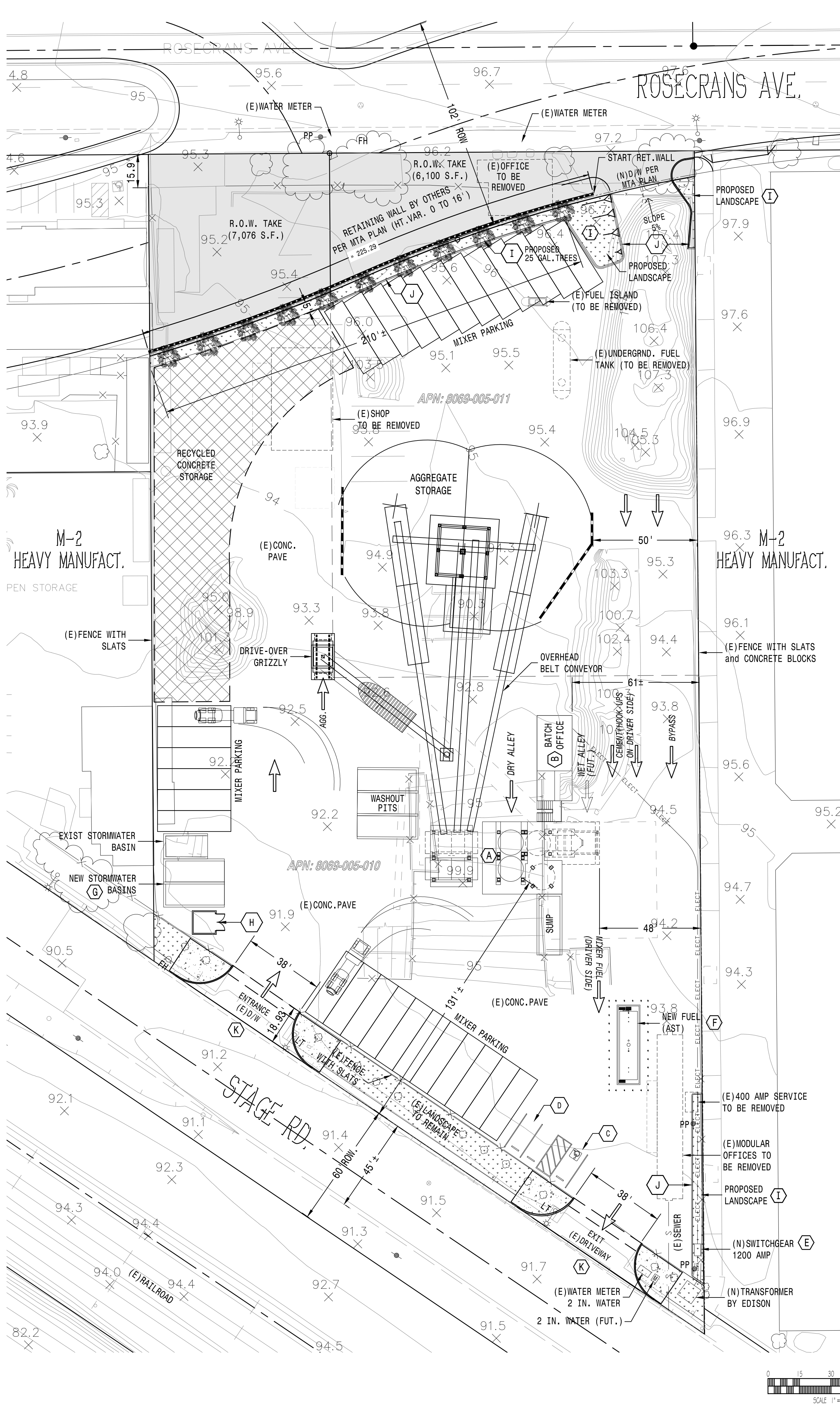


- (A) SINGLE ALLEY BATCH PLANT (TRANSIT-MIXED) WITH FUTURE EXPANSION FOR CENTRAL MIX PLANT.
- (B) WOOD-FRAMED 2-STORY BATCH OFFICE, DRIVER'S RM. AND ELECTRICAL RM.
- (C) (1) VAN ACCESSIBLE PARKING SPACE 14'-0" X 19'-0" WITH 5' LOADING ZONE.
- (D) (2) STANDARD AUTO PARKING SPACES, 9' x 19'
- (E) NEW 1,200 AMP ELECTRICAL SERVICE.
- (F) NEW ABOVE-GROUND DIESEL STORAGE TANK, 12,000 GALLON.
- (G) PROPOSED ON-SITE DETENTION BASIN.
- (H) COVERED TRASH ENCLOSURE PER CITY STANDARD.
- (I) PROPOSED 25 GALLON TREES.
- (J) CONSTRUCT 6" CONCRETE CURB
- (K) CONSTRUCT NEW DRIVEWAY PER CITY OF SANTA FE SPRINGS STD R-6.4C

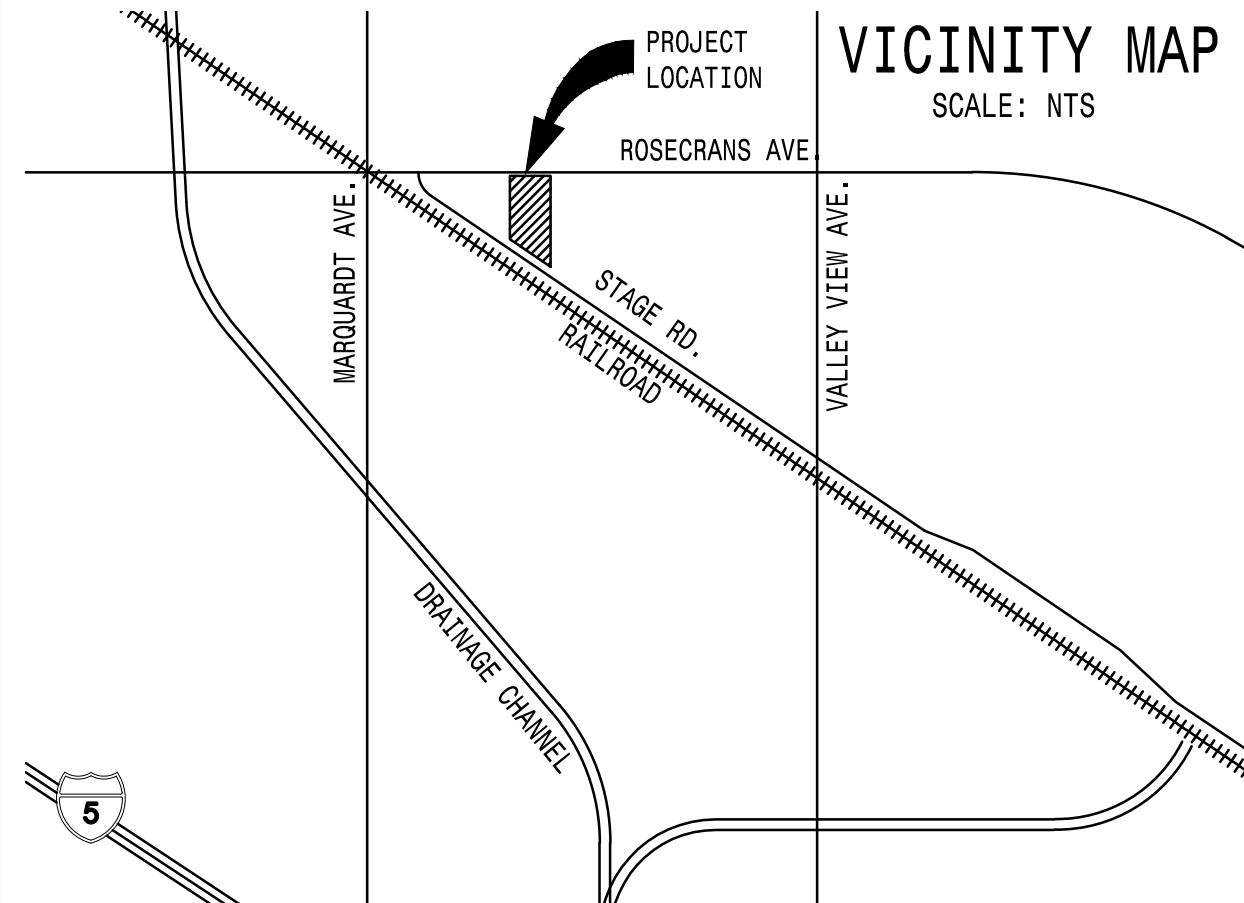
KEY		LEGEND	
AC	ASPHALT CONCRETE		DRAINAGE
PP	POWER POLE		PROPERTY LINE
D/W	DRIVEWAY		LOT LINE
EG	EXISTING GRADE		LANDSCAPING
EP	EDGE OF PAVEMENT		POWER POLE
EXIST	EXISTING		EXIST. CONTOUR
FH	FIRE HYDRANT		FINISHED CONTOUR
GB	GRADE BREAK		LIGHT STANDARD
LS	LIGHT STANDARD		TRAFFIC CIRCULATION
MH	MANHOLE		CHAIN LINK FENCE
SD	STORM DRAIN		EXIST. SEWER
R/W	RIGHT OF WAY		EXIST. WATER LINE
S/W	SIDEWALK		EXIST. RECY. WATER LINE
FF	FINISHED FLOOR		EXIST. TELEPHONE
WM	WATER METER		BERM
CB	CATCH BASIN		NEW WATER METER
			CONCRETE BLOCK

ELEVATION:
STAMPING:

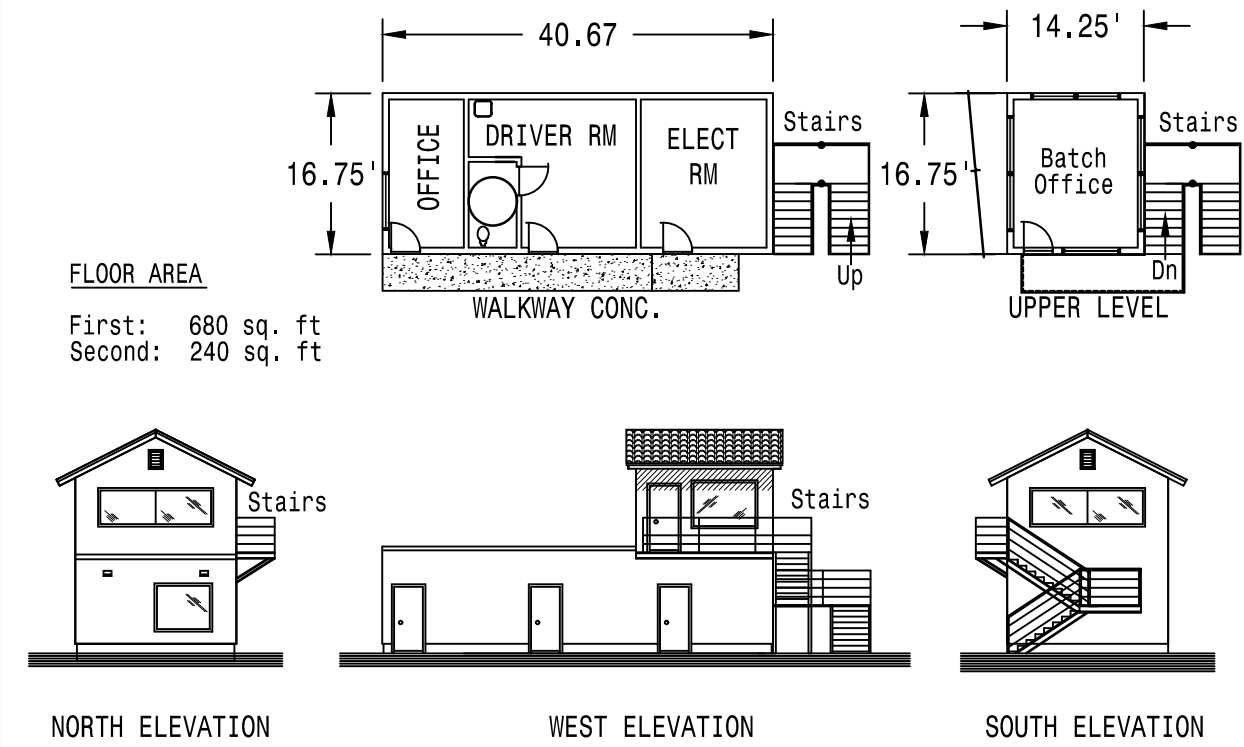
PHOTOGRAMMETRIC SURVEY: ROBERT L. LUNG AND ASSOCIATES
FLOWN: 06/22/15



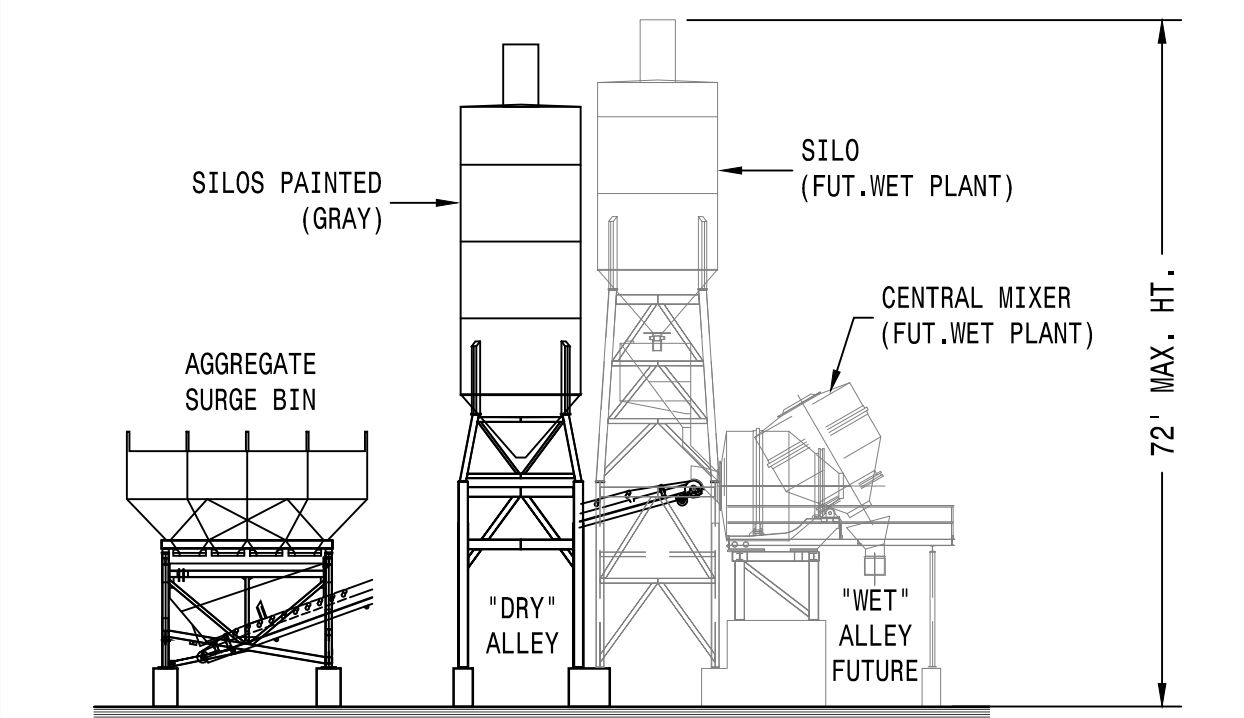
30442. NTS



SCALE: 1" = 20'



SCALE: 1" = 20'



ZONING CURRENT DESCRIPTION	M-2		
LAND USE CURRENT	CONCRETE	BATCH PLANT	
APN: 8069-005-10	1.72	AC	74,923 SF
R.O.W. TAKE	0.16	AC	7,076 SF
REMAINING	1.56	AC	67,847 SF
APN: 8069-005-011	1.09	AC	47480 SF
R.O.W. TAKE	0.14	AC	6,100 SF
REMAINING	0.95	AC	41,380 SF
TOTAL ACRES (BEFORE TAKE)	2.81	AC	122,404 SF
TOTAL ACRES (AFTER TAKE)	2.51	AC	109,228 SF

	AREA	PERCENT
BATCH OFFICE	680 SF	0.62 %
BATCH PLANT/STRUCTURE	2,500 SF	2.29 %
AGGREGATE STORAGE	9,500 SF	8.70 %
RECYCLED CONCRETE STORAGE	8,800 SF	8.06 %
VEHICLE PARKING	850 SF	0.78 %
TRUCK PARKING	11,000 SF	10.07 %
LANDSCAPE EXISTING	3,725 SF	3.41 %
LANDSCAPE PROPOSED	4,195 SF	3.84 %
OPEN SPACE (PAVED)	67,978 SF	62.23 %
TOTAL	109,228 SF	100.00 %

[PER CITY OF SANTA FE SPRINGS ORDINANCE §155.481]								
STRUCTURE	PROPOSED USE	AREA (SQ. FT.)	NO. EMPLOYEE	MIN. PARKING (1 SPACE PER 500 S.F.)	PROPOSED AUTO PARKING	PROPOSED HANDICAP PARKING	ADDITIONAL TRUCK/EMPLOYEE PARKING	TOTAL PARKING
BATCH OFFICE	INDUST.	920	25	2	2	1	30	33
AUTOMOBILE	= 9' W x 20' L							
VAN ACCESSIBLE	= 17' W x 19' L							
TRUCK PARKING	= 10' W x 35' L							

[illegible]

Attachment 3: Public Hearing

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONE VARIANCE CASE NO. 93**

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

Zone Variance Case No. 93: A request to allow an existing development to deviate from Section 155.260 (C) of the City's Zoning Regulations and provide a 5 feet wide landscaping strip, instead of the required 20 feet width, between the on-site parking area and the property line adjoining a major highway (Rosecrans Avenue) for the subject property located at 13949 E. Stage Road.

APPLICANT: RRM Properties

PROJECT SITE: 13949 E. Stage Road, Santa Fe Springs, CA 90670 (8069-005-010 and 8069-005-011) within the M-2, Heavy Manufacturing, Zone.

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, April 11, 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

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

FILE COPY

CEQA STATUS: Staff finds that the proposed Zone Variance meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305 (a), minor setback variance not resulting in the creation of any new parcel.

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

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice.

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 the above-described projects and environmental document may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Jimmy Wong, Associate Planner, at (562) 868-0511, Extension 7451, or e-mail at JimmyWong@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 4: Request Letter

ROBERTSON'S

ROCK • SAND • BASE MATERIALS • READY MIX CONCRETE

April 7, 2022

To: Jimmy Wong
Planner for City of Santa Fe Springs

Re: Public Hearing for Variance Application
Robertson's 13949 E. Stage Road Santa Fe Springs

** Request to reschedule of Public Hearing on 4/11/22

Dear Jimmy,

Due to scheduling conflicts Robertson's would like to be scheduled for the next public hearing. Current date of 4/22/2022 is conflictive.

4/11/22

Thank you for your understanding.

Sincerely,



Kim Decker
RRM Properties – Robertson's Ready Mix
951-463-8792
ksdecker@rrmca.com

200 S. Main St., Ste. 200 • Corona, CA 92882 P.O. Box 3600 • Corona, CA • 92878-3600 • (800) 834-7557 • Fax (909) 493-6442

Attachment 5: Resolution 210-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 210-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE VARIANCE CASE NO. 93**

WHEREAS, a request was filed for Zone Variance Case No. 93 to allow an existing development to deviate from Section 155.260 (C) of the City's Zoning Ordinance and provide a 5 foot wide landscape strip, instead of the required 20 foot width, between the on-site parking area and the property line adjoining a major highway (Rosecrans Avenue); and

WHEREAS, the subject property is located at 13949 Stage Road with an Accessor's Parcel Numbers of 8069-005-010 and 8069-005-011, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is RRM Properties, 200 South Main Street, Suite 200, Corona, CA 92882; and

WHEREAS, the proposed Zone Variance Case No. 93 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15305, Class 5 (a); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2022, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2022, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission meeting was cancel due to lack of quorum, therefore, the proposed Zone Variance was continued to the next Planning Commission meeting on May 9, 2022; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on May 9, 2022 concerning Zone Variance Case No.93.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission hereby finds and determines that the project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305, Class 5 (a), minor setback variance not resulting in the creation of any new parcel. The proposed Zone Variance will allow a reduction of the required 20' wide landscape setback for properties fronting on a major highway. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

SECTION II. ZONE VARIANCE FINDINGS

Pursuant to Section 155.675 of the Zoning Regulations, in studying any application for a Zone Variance, the Commission shall give consideration to the following:

- A) *That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.*

The exceptional or extraordinary circumstances or conditions applicable to the subject property is the proposed Rosecrans/ Marquardt Avenue grade separation project by LA Metro. The grade separation project, which the applicant did not initiate, includes various land acquisitions along Rosecrans Avenue. The impact of the acquisition related to the subject property involves a 13,176 sq. ft. portion along the Rosecrans Avenue frontage which not only removed the existing landscape strip but triggered the need to provide a replacement strip. Although it is possible to construct a new 20' wide landscape strip along Rosecrans Avenue, doing so would hinder the existing plants operations. Allowing a 5'-wide landscape strip instead of the 20' wide strip, as required by the City's Zoning Ordinance, it would allow the applicant to maintain their truck parking and outdoor storage activities and better overall on-site maneuvering.

- B) *That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.*

Within the surrounding area, there are at least four (4) different properties along Rosecrans Avenue (13950 Rosecrans Avenue; 13914 Rosecrans Avenue; 13900 Rosecrans Avenue; and 13840 Rosecrans Avenue) that currently does not meet the 20' wide landscape setback requirement. Granting the variance request will simply allow the applicant to continue to operate and maintain their business in the same manner and capacity as it currently exist, prior to the LA Metro acquisition. The subject variance is therefore necessary for the preservation and enjoyment of a property right that is possessed by other properties in the surrounding area.

- C) *That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.*

As mentioned previously, there are at least four (4) different properties along Rosecrans Avenue (13950 Rosecrans Avenue; 13914 Rosecrans Avenue; 13900 Rosecrans Avenue; and 13840 Rosecrans Avenue) that currently does not meet the 20' wide landscape setback as set forth within the City's Zoning Ordinance. Granting the subject variance will not be detrimental to the public welfare or injurious to the property of other in the vicinity.

In fact, to ensure the ongoing safety of pedestrians, LA Metro will be installing a new pedestrian sidewalk along Rosecrans Avenue to connect the subject property with properties within the vicinity. The new sidewalk ensures that pedestrians will continue to have a continuous path of travel along Rosecrans Avenue.

- D) *That the granting of such variance will not adversely affect the master plan of the city.*

While the Zone Variance would allow the applicant to not adhere to certain development standards within the City's Zoning Ordinance, there is no evidence to suggest that granting the Zone Variance will substantially affect the master plan (General Plan) of the City. The land use designation of the subject property will not change, nor will the zoning of the property change as a result of the proposed Zone Variance. In fact, the need for a new sidewalk and landscape strip is triggered by the grade separation project and related acquisitions by the LA Metro. It is not a project that was initiated by the applicant but unfortunately may potentially impact their property and existing batch plant operations.

Moreover, several surrounding properties already have existing conditions equivalent to that of the property in its post grade separation conditions. Additionally, at the time of this writing, staff has received no input from adjacent property owners indicating the project is contrary to public interest.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 210-2022 to determine that the proposed Zone Variance is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15305, Class 5 (a), and to approve Zone Variance Case No. 93 to allow an existing development to deviate from Section 155.260 (C) of the City's Zoning Ordinance and provide a 5 foot wide landscape strip, instead of the required 20-foot width strip, between the on-site parking area and the property line adjoining a major highway (Rosecrans Avenue) for the subject property located at 13949 Stage Road (APN: 8069-005-010 and 8069-005-011), in the M-2, Heavy Manufacturing, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 9th day of May, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Conditions of Approval
Zone Variance Case No. 93
13949 Stage Road

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

1. The owner/developer shall reconstruct two driveways along Stage Road and both shall be commercial-type driveways built per City of Santa Fe Springs standard drawing no. R-6.4C. The owner/developer will be responsible for any associated permit fees.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868-0511 x3811)

2. 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.
3. 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.
4. 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.
5. 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.
6. Signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

7. 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. (Underground storage tank removal and aboveground storage tank installation will require Fire Permits).

8. 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.
9. The applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

10. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

11. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance)*
12. Any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days.
13. The property owner shall plant a minimum of ten (10) 24" box specimen trees at the landscaping area along Rosecrans Avenue. The specimen must be an evergreen species approved by the Director of Planning and Development.
14. Upon completion of both the new landscaping and the landscape upgrade, all landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

15. No portion of the required access driveways, landscape areas, off-street parking and loading areas, shall be impacted or otherwise reduced at any time, without written approval by the Director of Planning and the City's Department of Fire-Rescue.
16. The development shall otherwise be substantially in accordance with the plot plan, landscaping plan, and elevations submitted by the owner and on file with the case.
17. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.



CONSENT ITEM

Conditional Use Permit Case No. 623-2

A compliance review to allow the continued operation and maintenance of an electronic waste recycling facility on property located at 12739 Lakeland Road (APN: 8011-016-022), in the M-2, Heavy Manufacturing, Zone. (CR & R, Inc.)

RECOMMENDATIONS:

- Find that the continued operation of the subject electronic waste recycling 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. 623, be subject to a compliance review in five (5) years, on or before May 9, 2027, to ensure the subject electronic waste recycling facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

On February 23, 2004, the Planning Commission approved CUP Case No. 626 to allow the establishment, operation, and maintenance a City-franchised rubbish hauling use on a 3.33-acre site developed with a 13,650 sq. ft. building. Specifically, the existing CUP allows the applicant to utilize the site for the storage of empty rubbish collection trucks, containers, and bins at 12739 Lakeland Road. On December 14, 2015, an amendment request was granted to allow for the recycling and storage of electronic waste (e-waste) within the interior of the existing building as an ancillary activity to the existing use. The Planning Commission should note that the recycling facility has been operating without complaints or incidents, and no additions or alterations to the recycling facility have been warranted.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.243 (C)(5) of the Zoning Ordinance, state that an industrial waste salvage, recycling, storage, and processing use shall be required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the M-2, Heavy Manufacturing, Zone

Code Section:	Conditional Uses
155.243 (C)(5)	Section 155.243 The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff on November 4, 2021 and on May 4, 2022, to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection the applicant was directed to address the following:

Planning Department

- Condition # 2: That the site use shall continuously be maintained in a neat and orderly manner.

Staff verified the applicant has completed the above referenced item. Staff therefore, finds that if the electronic waste recycling facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is recommending that CUP 623-2 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868.0511 x3335)

1. That all material shall be stored indoors at all times. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION)

(Contact: Chad Van Meeteren 562.868-0511 x3811)

2. Storage height of all plastic is restricted to FIVE feet or less unless design sprinkler densities under Table 15.2.6 (a) of NFPA 13, 2013 edition are provided. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868.0511 x 3812)

3. That the applicant shall maintain a valid certification as an electronic waste recycler with the California Department of Toxic Substances Control. **(Satisfied 4-27-2022)**

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.868.0511 x7569)

4. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Maribel Garcia, at (562) 868-0511 x 7569 for said application. **(Ongoing)**
5. That the applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**
6. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97 **(Ongoing)**
7. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #6. **(Ongoing)**

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

8. That this approval shall allow the applicant, CR&R, to establish, operate, and maintain a recycling facility involving electronics (e-waste) within an existing approximately 13,650 sq. ft. industrial building located at 12739 Lakeland Road. Said recycling use shall be an accessory use to the existing operation and maintenance of a City-franchised rubbish hauling use. **(Ongoing)**
9. That there shall be no on-site acceptance of e-waste materials from the general public, individuals, or peddlers. **(Ongoing)**
10. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No materials, scrap, or pallets shall be sorted, baled, or otherwise stored outside the building. **(Ongoing)**
11. That the subject uses shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(Ongoing)**
12. That the subject uses shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall immediately take any necessary measures to ensure the objectionable odors are eliminated in a timely manner. **(Ongoing)**
13. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility in conjunction with an existing City Franchise Rubbish Hauler use. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities. **(Ongoing)**
14. That the Applicant and/or his employees shall not park in a temporary or full time basis any rubbish truck, commercial vehicle or employee vehicle on the public street or other properties not approved by the City at any time. It is the responsibility of the Applicant to ensure that truck parking, customer parking and employee parking be provided on the subject site at all times. **(Ongoing)**
15. That the subject e-waste and City franchise rubbish hauling uses shall continuously be maintained in a neat and orderly manner. **(Ongoing)**

16. That trash and/or recyclable materials shall not be permitted on the property at any time. Trucks, containers and roll-off bins stored on the property shall be maintained empty while on the subject property at all times. **(Ongoing)**
17. That the washing of trucks, containers and other equipment associated with the operation shall not be permitted unless full compliance with the water runoff requirements are complied with. **(Ongoing)**
18. That the subject site or any portion thereof shall not be subleased, sublet, or otherwise assigned for use by any other entity other than the applicant's subject business. **(Ongoing)**
19. That Conditional Uses Permit Case No. 623 shall be subject to a compliance review in five (5) years, to ensure the use is still operating in strict compliance with the conditions of approval. That Conditional Use Permit Case No. 623 shall be subject to a compliance review in five (5) years, until **May 9, 2027**. Approximately three (3) months before **May 9, 2027**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - condition is ongoing)**
20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with. **(Ongoing)**
21. That this permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit. **(Ongoing)**
22. That the applicant, CR & R, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the Conditional Use Permit No. 623, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

23. That if there is evidence that the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services in general, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. Applicant shall be notified of any such proceedings.**(Ongoing)**
24. That is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.**(Ongoing)**

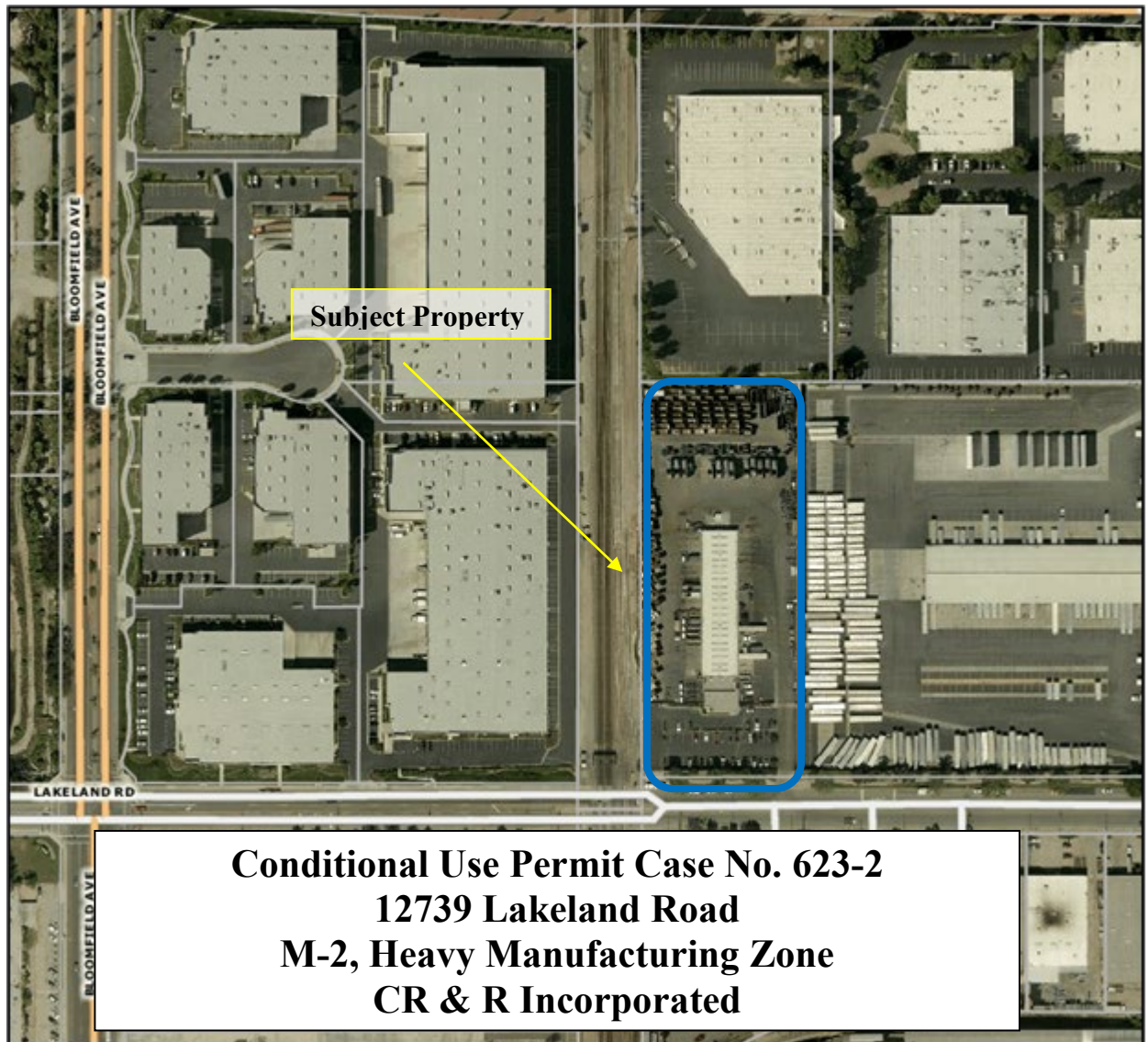


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos
3. CUP Compliance Review Request Letter

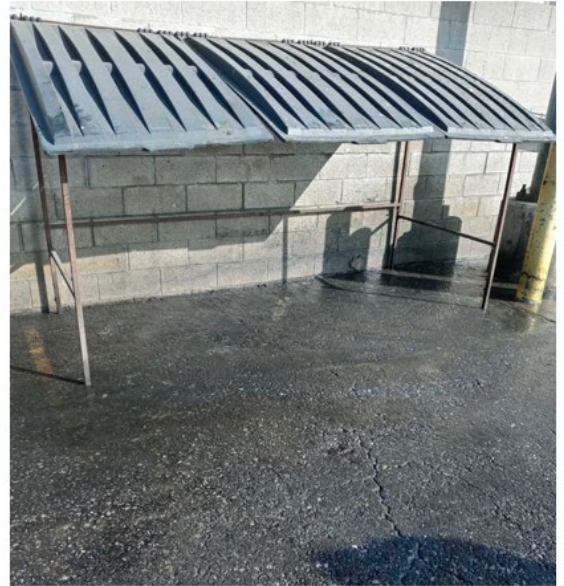
Attachment 1: Aerial Photograph



Attachment 2: Site Photos (Continued)

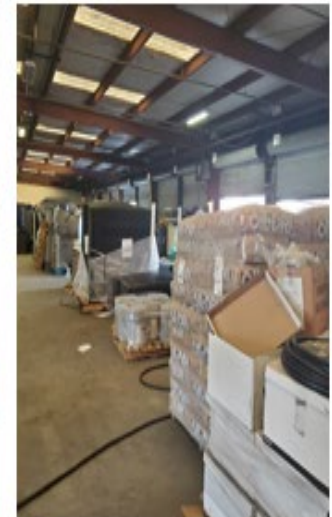
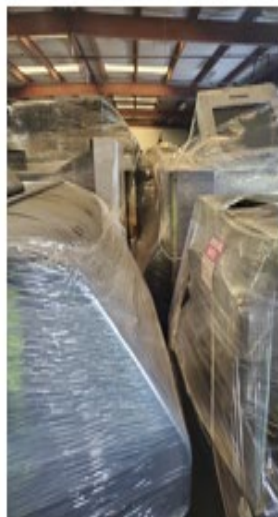
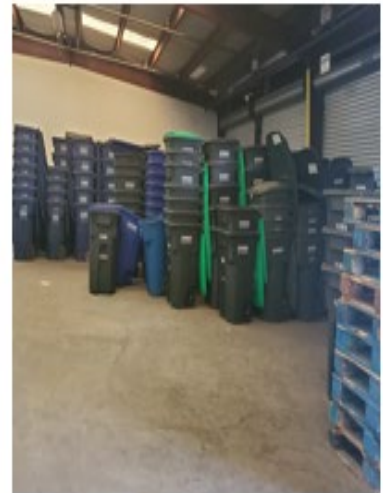
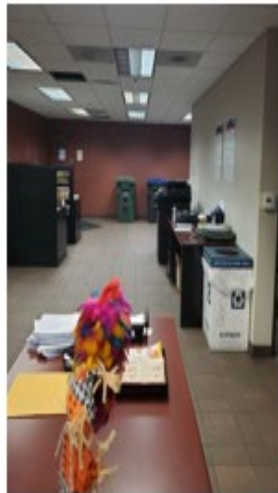


Site Photo at time of initial inspection



Cleanup effort completed

Attachment 2: Site Photos



Attachment 3: CUP Compliance Review Request Letter

Report Submitted By: Claudia Jimenez
Planning and Development Department

Date of Report: May 6, 2022



City of Santa Fe Springs
Planning of Department and Development
Attention: Ms. Claudia Jimenez
11710 Telegraph Road
Santa Fe Springs, California 90670-3679

October 25, 2021

RE: CUP 623 for 12739 Lakeland Road, Santa Fe Springs

Dear Ms. Jimenez:

The purpose of this letter is to respond to your letter dated October 19th, 2021 regarding the review of compliance for the Conditional Use Permit (CUP Number 623) at CR&R Inc.'s Lakeland Road facility located at 12739 Lakeland Road in the City of Santa Fe Springs (Site). The Conditions of Approval of the CUP requires a compliance review of the Site on a regular schedule. This letter is our official request to the City for a review of the compliance with the permit at the Site. A check for the processing fee of \$563.00 is included with this letter. The CUP is for e-waste collection, storage, handling and shipping and those are currently in operation at the Site. The Site is operating in compliance with the conditions of the CUP and there have been no changes or alterations to the use.

Please do not hesitate to contact the undersigned at johnm2@crrmail.com or at (714) 372-8281 if you have any questions or require additional information.

Sincerely,

CR&R Inc.

A handwritten signature in black ink, appearing to read "John McNamara".

John McNamara, PG/CEG Vice President of Environmental Compliance

Attachments: Check Number 099309 for \$563.00 for City processing fee

Cc: Mr. Dan Stepanian/ CR&R, Inc.

11292 Western Ave.
P.O. Box 125
Stanlon, CA 90680-2912

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crrwasteservices.com

p. 1

the face of a greener generation



PRESENTATION

ADU Study Session

RECOMMENDATION

- Receive the presentation provided by the Woodsong Associates and provide feedback as desired.

BACKGROUND

In 2021, the City of Santa Fe Springs applied for and was selected by the Southern California Association of Government (SCAG) and the State of California Department of Housing and Community Development (CA HCD) to participate in the SCAG 2020/2021 Sustainable Communities Program (SCP) as part of the Regional Early Action Program (REAP). The SCP is a multi-year program designed to support and implement the policies and initiatives of Connect SoCal, the 2020 Regional Transportation Plan, and the Sustainable Communities Strategy (RTP/SCS) and continues the themes of the previous round of funded projects.

The project type that the City had applied for was Advance Accessory Dwelling Unit Implementation. This project aims to provide planning assistance to help develop effective accessory dwelling unit (ADU) implementation policies and programs to help accelerate housing production and serve as best practices for cities in the region. The project deliverables will result in (1) an all-in-one ADU handbook that offers technical assistance; (2) an ADU brochure detailing the development process, relevant zoning, building codes, and design standards that showcase various ADU prototype designs; and (3) an ADU calculator that allows local property owners to estimate the total cost of various types of ADUs. SCAG has selected Woodsong Associates as the primary consultant for this project.

The purposed of this Study Session is to introduce the project, showcase local ADU production trends, convey the results of an analysis of demographic data from recent census products, provide highlights of the new state ADU regulatory context, and identify ADU best practices. In addition, staff from Woodsong Associates will deliver a brief presentation to go over said topics and allow the Planning Commission an opportunity to ask questions or otherwise provide feedback, as desired.

A blue ink signature of Wayne M. Morrell.

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 the Planning and Development Department throughout the past year. The presentation highlights the development projects that were entitlement last year and 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, and 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 previous PC meetings, however, due to technical difficulties, a decision was made to postpone the presentation until the April PC meeting since the audio/visual challenges will no longer be an issue.

A blue ink signature of Wayne M. Morrell, written in a cursive style.

Wayne M. Morrell
Director of Planning