



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

April 11, 2016

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner

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.

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.

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 City Clerk's Office. 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.

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 Aranda, Arnold, Jimenez, Mora, and Ybarra.

4. **ORAL COMMUNICATIONS**

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

5. **MINUTES**

Approval of the minutes of the March 14, 2016 Regular Planning Commission Meetings.

6. **PUBLIC HEARING**

Zone Determination No. 2016-01

A request that the Planning Commission determine that sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone. (Michael Baker International on behalf of King Equipment)

7. **PUBLIC HEARING**

Conditional Use Permit Case No. 771, Modification Permit Case No. 1264, and Environmental Documents

A request to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property; and a request for a Modification of Property Development standards allow the applicant to install and maintain a 14' high fence within the front setback area and to provide and maintain a total of 19 of 42 required parking stalls for located at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

8. **PUBLIC HEARING**

Tentative Parcel Map No. 74025

Request for approval to consolidate two (2) existing parcels measuring approximately +/-51,436 sq. ft. into one (1) parcel located on the S/E corner of Los Nietos Rd. and Santa Fe Springs Rd. (APN: 8011-007-046 and 8011-007-047), in the M-2, Heavy Manufacturing, Zone. (Coory Engineering)

9. **PUBLIC HEARING**

Revocation of Conditional Use Permit Case No. 557

Revocation of Conditional Use Permit Case No. 557, which granted approval to allow the operation and maintenance of a church use located at 13808 Imperial Highway, within the M-1-PD, Light Manufacturing-Planned Development, Zone. (Oikos Community Church)

10. **PUBLIC HEARING**

2014 & 2015 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report (APR) and Environmental Document.

11. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

12. **ADJOURNMENT**

I 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; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

April 7, 2016

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
March 14, 2016**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon City Attorney Steve Skolnik to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: None

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. MINUTES

Approval of the minutes of the February 17, 2016 Regular Planning Commission Meetings.

Vice Chairperson Arnold moved to approve the minutes of the February 17, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Conditional Use Permit Case No. 770 and Modification Permit Case No. 1265

A request to allow for the establishment, operation, and maintenance of an indoor banquet hall facility within a 7,202 sq. ft. single-story building and a request for a Modification of Property Development Standards Permit to not provide forty-two (42) required parking stalls related to the proposed use, at 12215 Slauson Avenue (APN: 8168-014-025), within the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:03 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the Applicant was Ebrahim Ghaneian, Rita DeBenedictis, and Architect Seth Bouman.

Chairperson Ybarra inquired about the type of events being held at the facility. Planning Consultant Paul Garcia replied that the facility will be primarily used for private events that are reserved and not open to the general public.

Commissioner Mora inquired about the parking and if the addition was the factor for the need of additional parking for the facility. Planning Consultant Paul Garcia indicated that the addition did not trigger the need for additional parking since the addition was for the entry and waiting area. City Attorney Steve Skolnik also commented that the site has always had inadequate parking and all the historic uses had a parking deficiency and some of the prior uses also had modification permits because of that and there has not been a historic parking problem there. It's a function of the type of use this building is suitable for, and that the area is suitable for and the size of the building on this irregularly shaped site.

Commissioner Aranda inquired about the off-street parking noted in the report and that no parking will be allowed in the immediate off-street and the reason why this wouldn't be allowed. Planning Consultant Paul Garcia replied that one of the conditions by the Public Works Department is to post no street parking allowed around the property. Mr. Garcia further stated that it seems that the intent of the Public Works Department is that as requests come before them they will condition that no off-street parking be allowed so that eventually all parking will be off City streets and onto the properties.

Commissioner Aranda further commented that parking will be difficult for this type of use if they reach the maximum capacity. Planning Consultant Paul Garcia replied that if the on-site parking and parking with the adjacent property owners prove that it is in excess to what is available then per Condition #57 one of the mitigation measures will be implemented to address that issue. City Attorney Steve Skolnik further elaborated that the intent to post no off-street parking is not a condition that the City is imposing upon the applicant and that is something that can be conceivably modified internally. A discussion ensued regarding the off-site parking situation.

Commissioner Aranda also inquired about security for this use and the ratio of security to patrons. Planning Consultant Paul Garcia indicated that Police Services did not place a condition and will be taken care of under the Applicant's Alcohol Sales Conditional Use Permit.

Commissioner Aranda further inquired about the live entertainment condition and if that condition excluded other type of entertainment such as private speaking events, etc. Planning Consultant Paul Garcia replied that it would not exclude those types of entertainment and that the way this type of use was conditioned was to allow for the types of entertainment typically associated with a reception and/or party.

Commissioner Aranda also inquired about private events and/or organizations collecting money at the door for such things as ticket sales. Planning Consultant Paul Garcia replied that the way the condition is worded it would not allow for any entry fee.

Commissioner Aranda further elaborated that he wanted to clarify as an example if Metro Little League decides to hold a fundraiser dance would they be able to sell tickets. City Attorney

Steve Skolnik said yes that would be allowable.

Applicant Ebi Ghaneian also replied that as the operator we would not be selling the tickets but should an organization want to sell raffle tickets we would set-up a table to do so.

Chairperson Ybarra requested that Mr. Ghaneian introduce himself to the Planning Commission. Mr. Ghaneian indicated that he has been the owner and operator of Café 'N Stuff for over the 28 years and has worked with the City of Santa Fe Springs on numerous catering events.

Commissioner Aranda also commented that the facility can accommodate a higher occupancy but that we are conditioning the applicant at a lower occupancy. Mr. Garcia replied that the City is conditioning the applicant at a lower occupancy based solo on the available parking stalls. A discussion ensued regarding the posted occupancy load.

Commissioner Aranda questioned if the City saw a foreseeable problem with the parking agreements only being available on the weekends with the adjacent property owners. Planning Consultant Paul Garcia replied that in the event that the parking demand be in excess to what is available then mitigation measures would be implemented to correct the off-site parking. Director of Planning Wayne Morrell further stated that Staff is trying to do their best to anticipate any parking needs but until the use continues to operate then Staff will be able to find out what the actual parking needs are and adjust the use accordingly.

Chairperson Ybarra also questioned the number of parking stall being provided by PIH since there was a difference between number of parking stalls being provided in the letter and in the report.

Commissioner Arnold inquired about live bands being allowed at the facility. Paul Garcia replied that live bands would be allowed but that an Entertainment Permit would be required from the Police Services Department.

Commissioner Arnold also inquired about the type of ABC license being obtained. Mr. Ghaneian will be obtaining a license 47 liquor with food license.

Vice Chairperson Arnold had a concern regarding the lighting plan which was not included nor conditioned by Police Services Department. Vice Chairperson Arnold inquired if a lighting plan was even required and if it was not Vice Chairperson Arnold requested that a condition be added to require that the applicant provide a photometric plan.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:28 p.m. and requested a motion on Item No. 6.

Vice Chairperson Arnold moved to approve CUP 770 and Modification 1265 with the inclusion that a photometric plan for the parking be provided by the Applicant; Commissioner Aranda seconded the motion which was unanimously approved.

7. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion

and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit No. 591-5

A compliance review to allow the continued operation and maintenance of a church use at 13808 Imperial Highway (APN: 8044-030-009), Units 100 and 120, in the M-1-PD, Light Manufacturing-Planned Development Overlay, Zone. (Jason Lozano for Freedom Christian Center)

B. CONSENT ITEM

Conditional Use Permit Case No. 736-1

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA)

C. CONSENT ITEM

Conditional Use Permit Case No. 749-1

A compliance review to allow the continued operation and maintenance of a food processing use involving vinegar at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone. (Otafuku Foods, Inc.)

Since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item Nos. 7A -7C.

Commissioner Jimenez moved to approve Item Nos. 7A-7C; Commissioner Mora seconded the motion which was unanimously approved.

8. ANNOUNCEMENTS

◆ Commissioners

Commissioner Aranda announced that he began an Interim position today with the City of Carson as the Community Services Director.

Commissioner Mora caught his first fish in eight years.

Commissioner Arnold wished everyone a Happy St. Patrick's Day.

Commissioner Jimenez announced that the City's Heritage Arts in Public Places Advisory Committee received a CPRS award.

◆ Staff

Planning Consultant Paul Garcia wished everyone a Happy St. Patrick's Day.

Senior Planner Cuong Nguyen introduced the City's newest Planning Consultant Jimmy Wong.

Planning Interns Vince Velasco and Edgar Gonzalez also wished everyone a Happy St. Patrick's Day and Happy Easter.

9. ADJOURNMENT

At 6:35 p.m. Chairperson Ybarra adjourned the meeting to Monday, April 11, 2016 at 6:00 p.m.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

Zone Determination No. 2016-01

A request that the Planning Commission determine that sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone. (Michael Baker International on behalf of King Equipment)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Determination No. 2016-01, and thereafter, close the Public Hearing; and
2. Accept the applicant's withdrawal of the Zone Determination application.

BACKGROUND

In March of 2016, Michael Baker International submitted a Zone Determination application on behalf of King Equipment, a request related to the sales, rental, and servicing of construction and industrial equipment within the Freeway Overlay Zone (FOZ). Staff completed our review of the application materials and prepared a written report with recommendations for Planning Commission consideration. The Public Hearing related to the Zone Determination was, therefore, published in the local newspaper on March 31, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations

On Thursday, April 7, 2016, the applicant, King Equipment, visited City Hall and stated their desire to formally withdraw the Zone Determination application. The applicant explained that, after careful consideration, it was decided that the proposed site was not the right location for them and they would be seeking other opportunities for expansion of their business. Following that conversation, staff requested submittal of a written confirmation of the applicant's withdrawal (see provided attachment). Staff is therefore recommending accepting the applicant's desire to withdraw their Zone Determination application.

Wayne M. Morrell
Director of Planning

Attachments:

1. Written Confirmation of Withdrawal Request

Written Confirmation of Withdrawal Request

Paul M. Garcia

Subject: King Equipment Zone Determination Application

From: Ernie Quijada [mailto:ernie@kingequipmentllc.com]
Sent: Thursday, April 07, 2016 2:25 PM
To: Paul M. Garcia <PaulMGarcia@santafesprings.org>
Subject: RE: King Equipment Zone Determination Application

Paul Garcia

I would like to withdraw my application for my Zone Determination for equipment sales and leasing for the property located at 12624 Rosecrans Avenue



Ernie Quijada | King Equipment LLC
President
909.917.0159 Phone | 909.986.5331 Fax | ernie@kingequipmentllc.com

Follow Us!



From: Paul M. Garcia
Sent: Thursday, April 07, 2016 10:46 AM
To: 'ernie@kingequipmentllc.com' <ernie@kingequipmentllc.com>
Subject: King Equipment Zone Determination Application
Importance: High

Mr. Quijada,

My name is Paul Garcia with the City of Santa Fe Springs Planning Department. I am the staff planner responsible for processing your application for a Zone Determination related to property at 12624 Rosecrans Avenue. It is my understanding that earlier today you expressed to Wayne Morrell, Director of Planning, your desire to withdraw your application. I ask that you provide a written request to withdraw your application, on company letterhead, for our records. Please provide as soon as possible so we can close the matter.

Thank you,

Paul M. Garcia
Contract Planner
City of Santa Fe Springs
562.868.0511 ext. 7354



PUBLIC HEARING

Conditional Use Permit Case No. 771, Modification Permit Case No. 1264, and Environmental Documents

A request to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property and a request for a Modification of Property Development standards to allow the applicant to install and maintain a 14'-high fence within the front yard setback area and to provide and maintain a total of 19 of 42 required parking stalls for located at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 771 and Modification Permit Case No. 1264, and thereafter close the Public Hearing; and
2. 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
3. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
4. Find that the applicant's request meets the criteria set forth in Section 155.695 of the City Zoning Regulations for the granting of a Modification Permit; and
5. Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
6. Approve Conditional Use Permit Case No. 771 and Modification Permit Case No. 1264, subject to the conditions of approval as contained within the Staff Report.

LOCATION / BACKGROUND

The subject property is located on the west side of Cornet, between Alondra Boulevard and Molette Street at 15605 Cornet Street (APN: 7005-003-061), in the M-2 (Heavy Manufacturing) Zone. The property measures approximately 99,563 sq. ft. (2.29-acres) and is currently developed with an approximately 21,250 sq. ft. industrial building. The applicant, Lakin Tire Company, is in the process of purchasing the property with the intent to establish, operate and maintain a tire recycling facility and open storage of trailers on the subject site.

The project involves the following entitlements:

Conditional Use Permit (CUP) Case No. 771

A request to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property; and

Modification Permit (MOD) Case No. 1264

A request to allow a deviation to Section 155.255 to allow the applicant to install and maintain a 14' high fence within the front yard setback area along Cornet Street and to allow a deviation to Section 155.481(D)(1) of the City's Zoning Regulations to allow the applicant to provide and maintain a total of 19 of 42 required parking stalls.

PROJECT DESCRIPTION**Company Background**

Lakin Tire Company was founded in 1918, in the Chicago, Illinois. The Lakin family thus has almost 100 years of leadership and in-depth experience in the tire industry. Lakin Tire Company is now one of the largest and technologically-advanced tire removal and recycling organizations in the country. Currently, Lakin Tire is the exclusive tire removal and recycling partner for more than 5,000 individual tire retailers across the country, including major chains such as Wal-Mart, Costco, etc. Lakin Tire currently has a facility in Santa Fe Springs at 15305 Spring Avenue. The Spring Avenue facility was opened back in 1972 and has been in operation for over 43 years. Today, the facility receives approximately 50,000 inbound tires per day, making the acquisition of a second facility necessary. Therefore, to accommodate the growing needs of their business, Lakin has been searching for additional space for receiving, sorting, and shipping tires. Lakin believes they found the ideal site in the subject property and, as a result, are in the process of purchasing the property with the intent to establish, operate and maintain a tire recycling facility and open storage of trailers on site.

Details of Proposed Use

The collected tires are delivered to the collection facilities via a company owned fleet of trucks or by common carrier. The tires are then sorted into 2 categories of product: 1) those that are reusable, which are wholesaled to used tire retailers, and 2) those

that are not reusable, which are ground into smaller pieces and sold for various reuse purposes (such as fuel, paving and roadway aggregate, etc.). To help lighten the load of the existing facility at 15305 Spring Avenue, the subject property at 15605 Cornet Street will become a secondary collection facility here in Santa Fe Springs. It should be noted that there will be no material grinding or manufacturing on the subject site. As stated by the applicant in their application materials, the Cornet Street property will be a "little brother" to the main facility on Spring Avenue.

Proposed Improvements

On the interior, Lakin Tire is planning to renovate and occupy the entire 21,250 sq. ft. building for their proposed tire recycling use. A total of 2,278 sq. ft. (10.72%) will be designated as office area with the remaining 18,972 sq. ft. designated as warehouse area. The subject building will be provided with racks and will have the capacity to store approximately 50,000 tires inside the warehouse. There will be no tires stored outside of the building.

Along the exterior, the applicant is proposing to repaint the building, upgrade the landscaping that is immediately visible from Cornet Avenue, re-stripe the rear yard area to provide parking for up to 32 full size trailers and 20 small trailers, install a 14'-high fence to screen the truck storage activities, and provide a new 26' x 8' (208 sq. ft.) trash enclosure on-site.

Proposed Hours of Operation

The business will operate on two shifts: a day shift from 6:00am to 2:30pm and a night shift from 3:30pm to 11:30pm, Monday through Friday. Lakin Tire Company is planning to staff the facility with approximately 9 employees on each shift. There will be a total of 5 administrative employees, 2 yard drivers, and 2 sorters on each shift.

Parking

The applicant is anticipating a daily volume of 24,000 tires (12,000 tires inbound and 12,000 tires outbound) for the subject property at 15605 Cornet Street. With the average delivery truck having a capacity of 1,250 tires, the applicant estimates that the subject recycling activities will generate approximately 19-20 truck trips a day.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243(C)(5) of the Zoning Regulations, states that a tire recycling facility may be allowed only after a valid conditional use permit (CUP) has first been obtained. Additionally, as per Section 155.243(I)(7) of the Zoning Regulations, the open storage of truck, truck trailer, or truck tractor is also subject to a CUP.

Code Section:	
155.243 (C)(5)	<p><u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:</p> <p>(C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds:</p> <p>(5) Industrial waste material salvage, recycling, storage, and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass, and paper.</p>
155.243 (I)(7)	<p>(I) Trucking, transit, transportation facilities of the following kinds:</p> <p>(7) Truck, track trailer, or truck tractor storage.</p>

As proposed, the project would also require approval of a Modification Permit. First, pursuant to Section 155.255 of the City’s Zoning Regulations, fences, hedges, and walls within the required front yard setback shall not exceed three and one-half feet. Second, pursuant to Section 155.481(D)(1) of the City’s Zoning Regulations, industrial uses are required to provide one parking space for each 500 square feet of gross floor area up to 20,000 square feet; thereafter, one space for each 750 square feet of floor area between 20,001 and 100,000 square feet.

Code Section:	
155.255	<p><u>Section 155.255</u> Fences, hedges and walls shall be permitted; except, that in a required front yard, or required side or rear yard where adjoining a dedicated street, the height shall not exceed three and one-half feet</p>
155.481 (D)(1)	<p><u>Section 155.481</u> REQUIRED PARKING.</p> <p>(D) Industrial uses</p> <p>(1) Industrial uses, including incidental office use.</p> <ul style="list-style-type: none"> • 0-20,000: 1 parking space per 500 square feet • 20,001-100,000: 1 parking space per 750 square feet • 100,001-200,000: 1 parking space per 1,000 square feet • 200,001 and above: 1 parking space per 2,000 square feet • Truck parking shall be required as per Section 155.487(F) <p>Notwithstanding the above, multi-tenant industrial unit or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one space shall be provided for each vehicle in connection with the use.</p>

Therefore, concurrently with the CUP, Lakin Tire is requesting approval for a Modification Permit (MOD 1264) to allow a deviation to Section 155.255 to allow the applicant to install and maintain a 14’ high fence within the front setback area along Cornet Street and to allow a deviation to Section 155.481(D)(1) of the City’s Zoning Regulations to allow the applicant to provide and maintain a total of 19 of 42 required parking stalls.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit (CUP) Case No. 771

As mentioned previously, per Section 155.243(C)(5) and Section 155.243(I)(7) of the Zoning Regulations, a tire recycling facility and open storage of truck, truck trailer, or truck tractor may be allowed only after a valid conditional use permit has first been obtained.

Additionally, the Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

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

The subject site is generally surrounded by various industrial, office, and warehouse uses. It is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. The property was previously occupied by Ryder Truck leasing center. A tire recycling facility would be similar to the previous occupant in that the tires sorting and storage will occur entirely inside the building. Although the applicant is proposing to utilize the rear yard area for the open storage of their trucks, this activity is similar to what previously occurred when Ryder Truck leasing center had occupied the site. It should be noted that the applicant, in an effort to screen the open storage activity, will be providing a 14' high screen fence with vision slats immediately following the existing landscape area. Also, to help improve the view of the property from the street, the applicant is also planning to re-paint the building, upgrade the existing landscaping (including providing vines to eventually grow onto the screen fence).

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed tire recycling facility and open storage of truck, truck trailer, or truck tractor 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.

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

The subject property is improved with an existing 21,250 sq. ft. industrial building and related improvements. On the interior, Lakin Tire is planning to renovate and occupy the entire 21,250 sq. ft. building for their proposed tire recycling use. A total of 2,278 sq. ft. (10.72%) will be designated as office area with the remaining 18,972 sq. ft.

designated as warehouse area. The subject building will be provided with racks and will have the capacity to store approximately 50,000 tires inside the warehouse. There will be no tires stored along the outside the building. Along the exterior, the applicant is proposing to repaint the building, upgrade the landscaping that is immediately visible from Cornet Street, re-stripe the rear yard area to provide parking for up to 32 full size trailers and 20 small trailers, install a 14'-high fence to screen the truck storage activities, and provide a new 26' x 8' (208 sq. ft.) trash enclosure on-site.

The proposed improvements will result in a much more attractive building and property. Staff therefore finds that the proposed tire recycling facility and open storage of truck, truck trailer, or truck tractor will not only preserve, but enhance, the general appearance and welfare of the community.

Modification Permit (MOD) Case No. 1265

As proposed, the project requires a Modification Permit to allow two deviations from the City's Zoning Regulations: 1) a deviation to Section 155.255 of the City's Zoning Regulations to allow the applicant to install and maintain a 14'-high fence within the front yard setback area along Cornet Street; and 2) a deviation to Section 155.481(D)(1) of the City's Zoning Regulations to allow the applicant to provide and maintain a total of 19 of 42 required parking stalls.

In accordance with Section 155.697 of the City's Zoning Regulations, and to alleviate hardship that might be cause due to the requirement of immediate compliance with the property development standards, the applicant for temporary modification of development standards shall be exempt from the requirements of Sections 155.694 or 155.695 and 155.696, but shall be required to show that the following conditions apply:

- (A) *That there are hardships involved with immediate compliance with certain property development standards.*

Parking Modification

The subject tire recycling facility, as a function of their daily operations, receive, sort, and ship approximately 24,000 tires a day. To accommodate the incoming and outgoing volume of tires, the applicant needs to store up to 32-full size trailers and 20 smaller trailers on-site. If a total of 42 parking stalls are immediately required of the applicant, there would be limited potential for on-site truck parking. More importantly, given their anticipated employee count of approximately 9 employees on each shift (5 administrative employees, 2 yard drivers, and 2 sorters), Lakin Tire Company does not have the need for 42 parking stalls as required by the City's Zoning Regulations.

Lakin Tire Company is therefore seeking approval to not provide 23 of the 42 parking stalls and instead utilize the rear yard areas as truck and trailer parking for their tire

recycling operations. Lakin Tire will still provide and maintain a minimum of 19 parking stalls to accommodate their anticipated employee count and patrons.

Fence Modification

As previously mentioned, the subject tire recycling facility receives, sorts, and ships approximately 24,000 tires a day. The outdoor storage of trucks and trailers is essential to their operation and related volumes. The proposed fence is required to fully screen the truck storage activities. However, at the location of the proposed fence, the City's Zoning regulations limit the fence to a maximum height of 42 inches. Unfortunately, with a 42-inch high fence, a truck or trailer could not be adequately screen from view. In order to install a fence greater than 42 inches, the applicant would need to provide a minimum setback of 20 feet. A fence at the 20-foot setback would reduce the yard area, thus affecting the applicant's ability to store their trucks/trailers as well as the proposed truck circulation.

Lakin Tire Company is therefore seeking approval to install the subject 14-foot high fence within the 20-foot front yard setback area. To soften the appearance of the 14-foot high fence, Lakin Tire will privacy slats and also plant vines immediately adjacent to the fence.

It should be noted that applicant understands and agrees that the requested Modification Permit, if granted, is for the sole use by Lakin Tire Company. Also, as stated within condition #27, should the Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the truck yard area shall be re-stripped to provide a minimum of 42 parking stalls as required by the City Zoning Regulations. Additionally, the 14'-high fence shall be removed or otherwise setback a minimum of 20' as required by the City Zoning Regulations.

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

Parking Modification

Staff finds the requested Modification to provide and maintain a total of 19 of 42 required parking stalls would not be detrimental to the public or to the property of others for the following reasons:

- Lakin Tire Company has an anticipated employee count of approximately 9 employees on each shift (5 administrative employees, 2 yard drivers, and 2 sorters). Lakin Tire Company, therefore, does not have the need for 42 parking stalls as required by the City's Zoning Regulations.

- The 19 parking stalls that will be provided and maintained in the front parking area could accommodate the 9 employees on each shift and still have 10 parking stalls available for patrons or any employees who are either arriving early or leaving late from their shift.
- As stated within condition #27, should the Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the truck yard area shall be re-stripped to provide a minimum of 42 parking stalls as required by the City Zoning Regulations.

Fence Modification

Staff finds the requested Modification to install the subject 14-foot high fence within the 20-foot front yard setback area would not be detrimental to the public or to the property of others for the following reasons:

- Historically, the rear yard area just south of the building has been utilized as truck storage for Ryder Truck leasing center.
- Currently, there is a 6-foot high chance link fence (without privacy slats) that remains on the subject property. Lakin Tire Company is raising the height of the existing fence in order to fully screen the truck storage activity; however, the new fence will be provided with privacy slats and new vines will be planted to soften the appearance of the fence.
- No trucks or trailers will be parked immediately adjacent to the proposed fence. There will be a setback of 11' from the fence and smaller trailers will occupy the first two rows since they have a lower profile than the larger trucks.
- As stated within condition #27, should the Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the 14-foot high fence shall be removed or otherwise setback a minimum of 20' as required by the City Zoning Regulations.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in §155.716 and §155.697 of the City's Zoning Regulations for the granting of a Conditional Use Permit and a Modification Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Cornet Street. Cornet Street is considered local industrial street within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows (see Table 1 below):

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Manufacturer of Menu Covers</u> (15505 Cornet St/The National Companies)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Auto Repair</u> (13241 Alondra Blvd/Interstate Automotive, Inc.) <u>Equipment and Supplies Warehouse</u> (13241 Alondra Blvd/Menke Marketing Devices, Inc.)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Manufacturer of Industrial Finishing</u> (15520 Cornet St/Tellkamp Systems, Inc.) <u>Utility Supply Warehouse</u> (15600 Cornet St/Underground Technology, Inc.)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Tire Warehouse</u> (13225 Alondra Blvd/Tire's Warehouse Inc.)

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 Conditional Use Permit and Modification Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City’s Town Center on March 30, 2016, and published in a newspaper of general circulation (Whittier Daily News) on March 31, 2016, as required by the State Zoning and Development Laws and by the City’s Zoning Regulations. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

ENVIRONMENTAL DOCUMENTS

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

Phases in the Environmental Review Process:

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

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

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

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigation measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect." However, CEQA Guidelines Section 15382 generally defines a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Alta Environmental determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes

a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Alta Environmental determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because either revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Alta Environmental, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from March 22, 2016 to April 10, 2016. The Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

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

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

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include:

1. *aesthetics;*
2. *air quality;*
3. *hazards and hazardous materials; and*
4. *hydrology and water quality;*

These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary,

were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation and Monitoring Program (attachment #10).

Responses to Initial Study/Mitigated Negative Declaration:

To date, staff has not received any correspondence nor has anyone called or come to the counter to provide comments or stating concerns relating to the proposed Initial Study/Mitigated Negative Declaration.

AUTHORITY OF PLANNING COMMISSION:

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

Modification Permit

The Planning Commission shall have the authority, subject to the procedures set forth in this chapter, to grant modifications from requirements of property development standards set forth in this chapter 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.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning

Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

2. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Offsite improvements such as new drive approaches to be approved per separate City Public Works permit. Concrete drive approaches to be built per City Standard (R-6.4).
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511 x3319)

4. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbs to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.
5. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
6. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than sixty

(60) days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

7. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
8. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
9. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
10. That the Applicant and/or his employees shall not allow trucks to back in from the street, block traffic, load or unload from the street or queue trucks on the street at any time.
11. That the Applicant shall remove the unpermitted flag pole from the front yard setback, and obtain approval for the relocation and re-installation should the Applicant desire to maintain the flag pole on the site.
12. That within thirty (30) days of the approval of this Permit by the Planning Commission, the Applicant shall submit an application for a Recyclable Materials Dealer to the Department of Police Services.

13. That the Applicant and his employees shall comply with Chapter 119 of the Santa Fe Springs Municipal Code at all times.
14. That the Applicant shall not park and/or store inoperable trucks, dismantled trucks, or wrecked trucks on site.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

15. Provide minimum 26 feet fire access lane around the building and maintain at all times.
16. Submit plans for interior storage of rubber tires prior to stocking material within the building.
17. Provide adequate fire protection for the storage of rubber inside the building.
18. Service existing sprinkler system, correct any deficiencies, and provide 5 year certification of the system.
19. Provide central station fire alarm monitoring.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

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

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

21. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.
22. That the applicant shall not knowingly transport loads containing more than 10% residue.

23. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
24. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7359)

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

31. That subject recycling facility operations shall be limited to a daily volume of 24,000 tires (12,000 tires inbound and 12,000 tires outbound).
32. That all parking areas shall be re-stripped in accordance with the proposed site plan (sheet B – SITE PLAN), as submitted by the applicant and on file with this case.
33. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material.
34. That all recycling activities (i.e. receiving, sorting, and shipping), except the transferring of tires into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building.
35. That the subject property and areas immediately adjacent to the property be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner.
36. That the applicant shall ensure the trash bins are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times.
37. That the subject recycling operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
38. That the subject tire recycling activities shall not involve any material grinding or otherwise manufacturing on the subject site. Additionally, activities shall not involve any melting or odorous processes.
39. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
40. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Cornet Street, use said streets as staging, or to back up onto the street from the subject property.
41. That the site shall otherwise be substantially in accordance with the site plan and floor plan submitted by the applicant and on file with the case.

42. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said plans shall detail any upgrades to existing landscape area as well as all new landscape areas.
43. That the landscaped areas shall all be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
44. That upon completion of the new landscaping and landscape upgrade, all landscaped areas thereafter 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.
45. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
46. That the applicant shall not accept materials from the general public, individuals or peddlers.
47. That the applicant shall obtain all the necessary Building Permits and approvals from the Building, Planning, Engineering and Fire Department.
48. That prior to occupancy of the building, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
49. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities.

50. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
51. That Conditional Use Permit Case No. 771 shall be subject to a compliance review in one (1) year, no later than April 11, 2017, to ensure the subject recycling use is still operating in strict compliance with the conditions of approval as stated in the staff report.
52. That the applicant, Lakin Tire Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP Case No. 771) or Modification Permit (MOD Case No. 1264), or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
53. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject conditional use permit.
54. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse

Wayne M. Morrell
Director of Planning

Attachments:

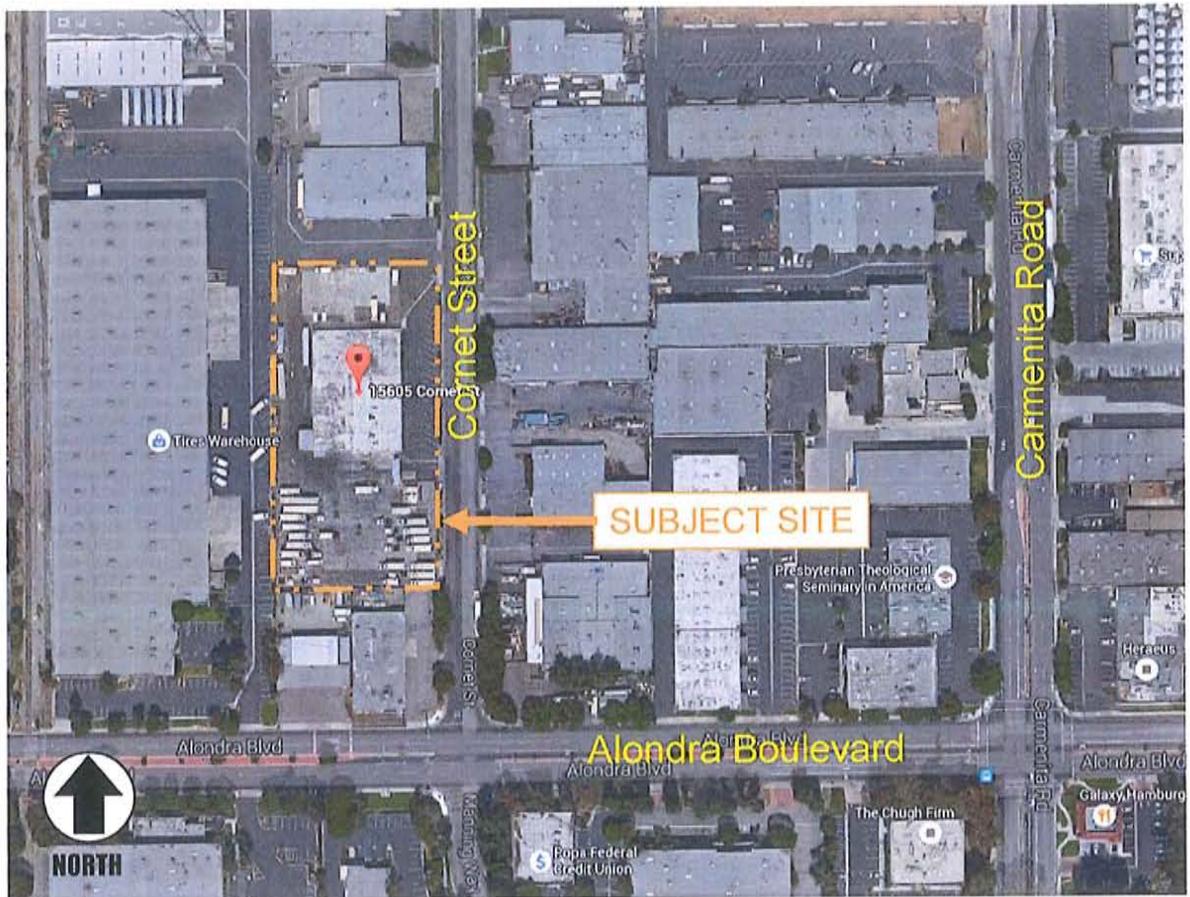
1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. Elevations
5. Conditional Use Permit Application
6. Modification Permit Application
7. Public Hearing Notice
8. Radius Map for Public Hearing Notice
9. Draft Mitigated Negative Declaration
10. Mitigation Monitoring and Reporting Program

C:\Cuong\Cases\Aug.15-Aug.16\CUP 771 & MOD 1264 - Lakin Tire\CUP771&MOD1264_PCStaffReport.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 15605 Cornet Street

PROJECT:

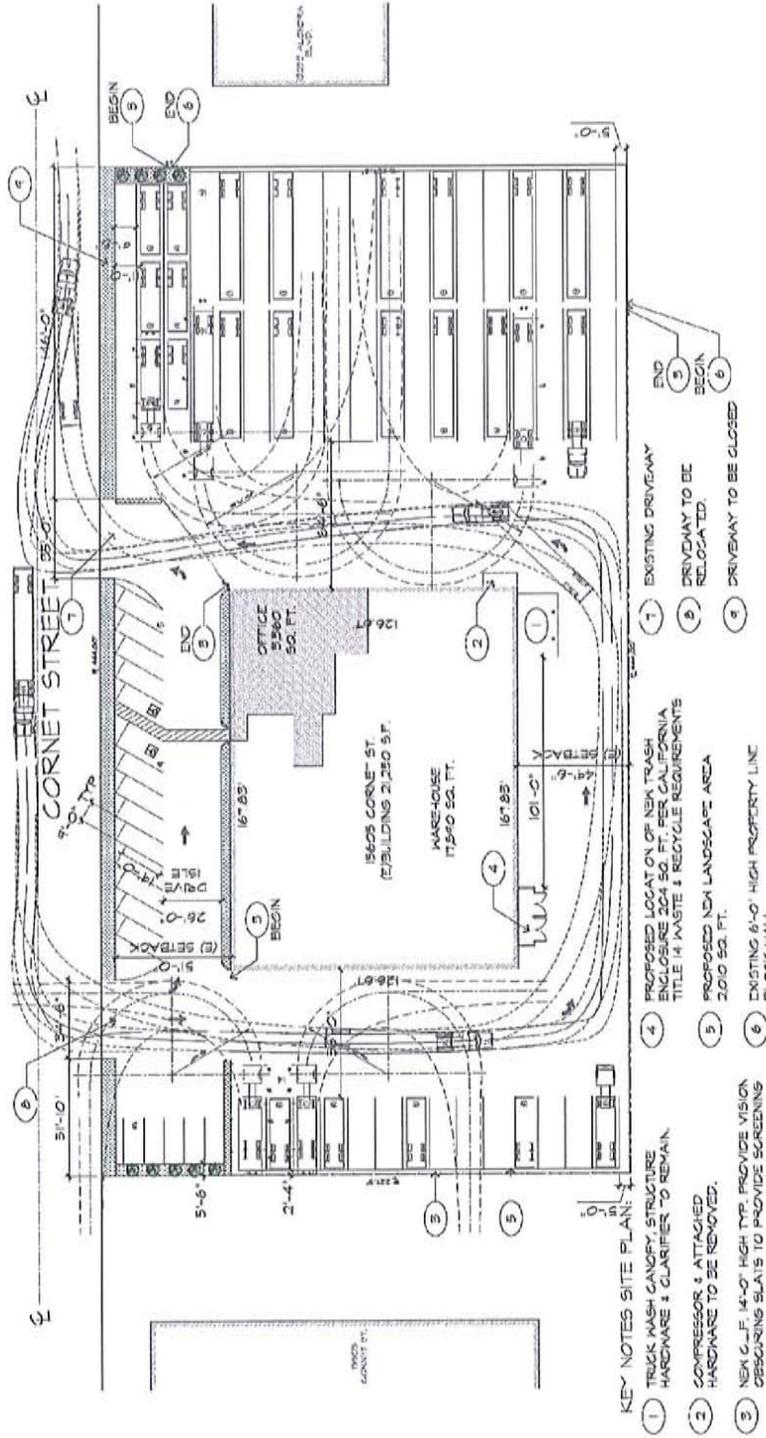
Conditional Use Permit (CUP) Case No. 771
& Modification Permit (MOD) Case No. 1264

APPLICANT:

Lakin Tire Company

Site Plan

B - SITE PLAN



- KEY NOTES SITE PLAN:
- 1 TRUCK WASH/GANGWAY STRUCTURE HARDWARE & CLARIFIER TO REMAIN.
 - 2 COMPRESSOR & ATTACHED HARDWARE TO BE REMOVED.
 - 3 NEW 6" F. 14'-0" HIGH TYP. PROVIDE VISION OBSCURING SLATS TO PROVIDE SCREENING AS REQUIRED PER ZONING CODE.
 - 4 PROPOSED LOC AT ON OF NEW TRASH ENCLOSURE 50' X 50' FT. PER CALIFORNIA TITLE 14 WASTE & RECYCLE REQUIREMENTS 2,010 SQ. FT.
 - 5 PROPOSED NEW LANDSCAPE AREA 6'-0" HIGH PROPERTY LINE BLOCK WALL
 - 6 EXISTING DRIVEWAY
 - 7 DRIVEWAY TO BE RELOCATED.
 - 8 DRIVEWAY TO BE CLOSED.

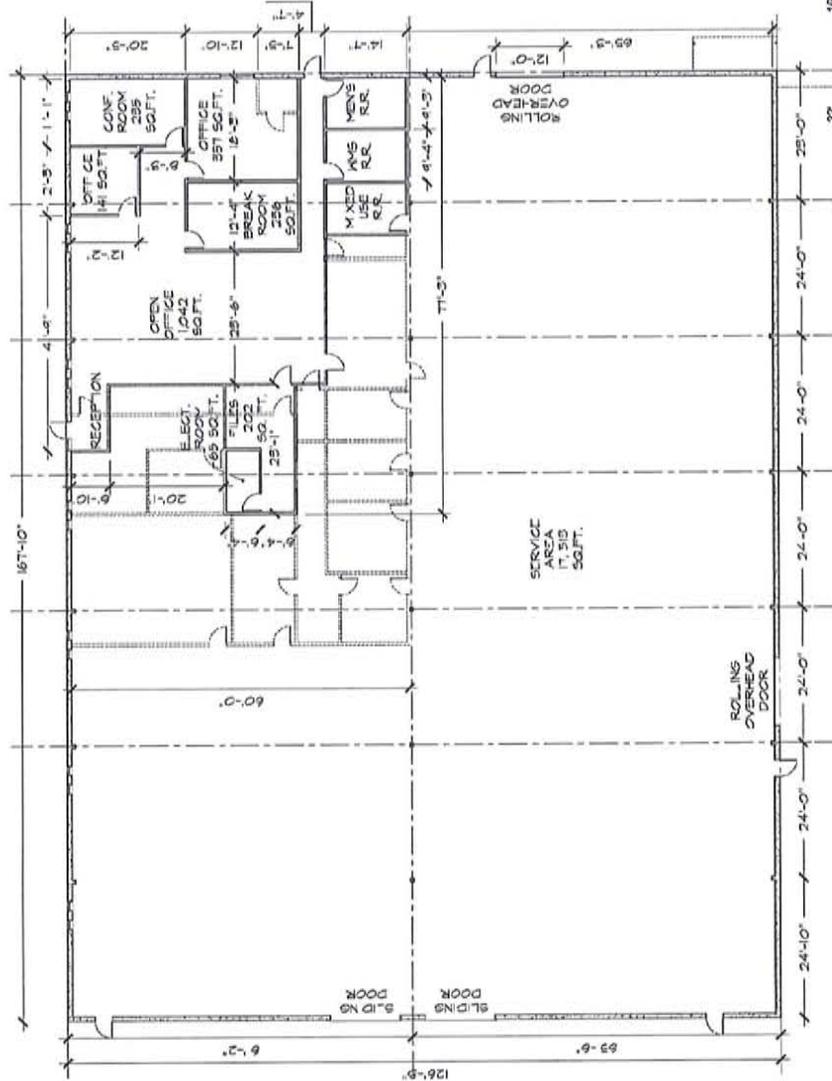
PICKARD ARCHITECTS
 February 15, 2016
 SCALE 1" = 40'-0" NORTH
 PA # 2015002

LAKIN TIRE
 15605 CORNET ST. SANTA FE SPRINGS, CALIFORNIA, 90670

Floor Plan

C - FLOOR PLAN

- WALL LEGEND:**
- EXISTING CONCRETE TILT UP WALL TO REMAIN
 - PARTITION WALL TO BE DEMOLISHED/REMOVED
 - ==== EXISTING WOOD FRAMED PARTITION WALL TO REMAIN
 - ==== NEW WOOD FRAMED PARTITION WALL
 - D EXISTING BK. WOOD POST



PICKARD
ARCHITECTS
P.C.
15500 SANTA FE SPRINGS, CA 92670
TEL: 949.251.8822
FAX: 949.251.8823

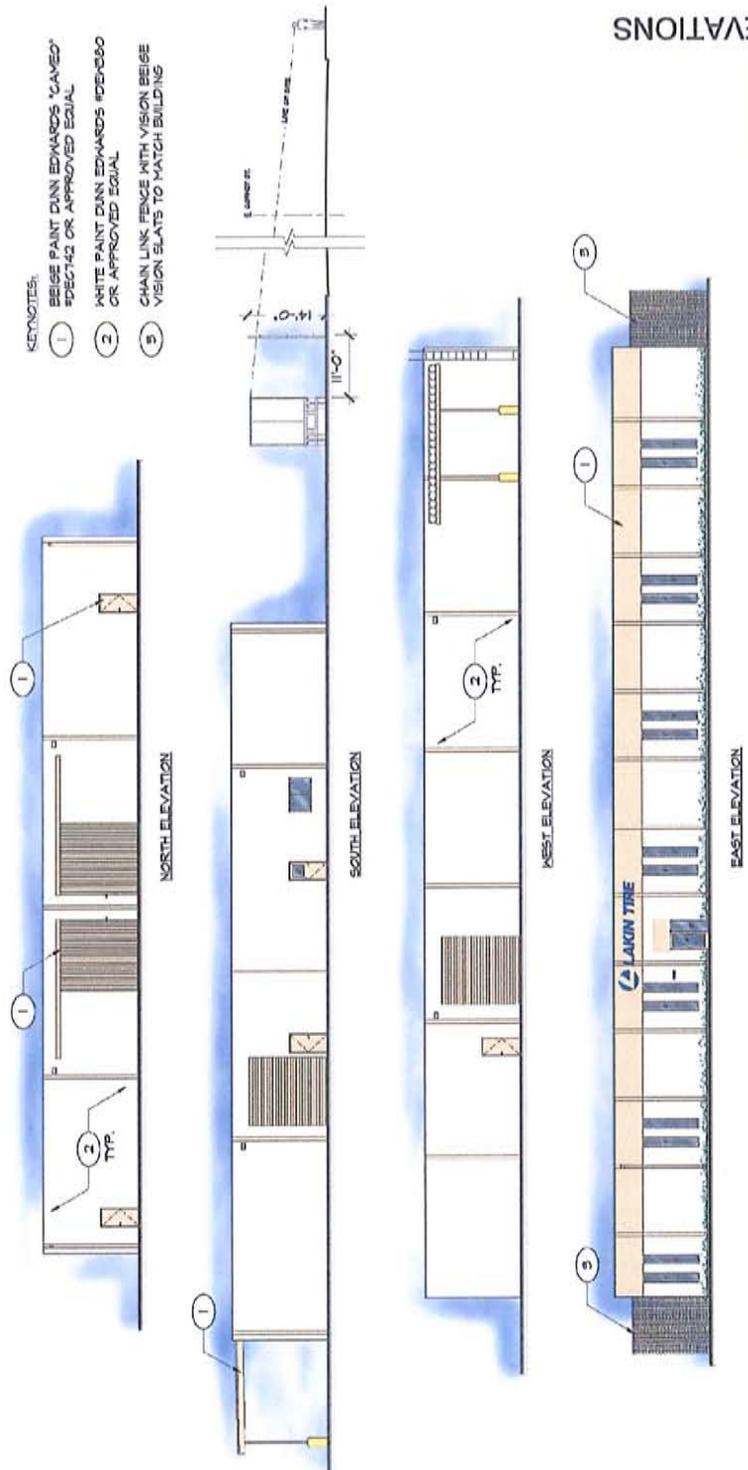
February 15, 2016
PA # 2015032

SCALE 1/16" = 1'-0"
NORTH

LAKIN TIRE ① PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

15605 CORNET ST. SANTA FE SPRINGS, CALIFORNIA, 90670

Elevations



- KEYNOTES:
- ① BEIGE PAINT DANN EDWARDS 'CAVED' #262742 OR APPROVED EQUAL
 - ② WHITE PAINT DANN EDWARDS #026260 OR APPROVED EQUAL
 - ③ CHAIN LINK FENCE WITH VISION BEIGE VISION SLATS TO MATCH BUILDING

D - ELEVATIONS

PICKARD
ARCHITECTS
February 15, 2016
PA# 2015022

SCALE 1/16" = 1'-0"

① ELEVATIONS
SCALE 1/16" = 1'-0"

LAKIN TIRE
15605 CORNET ST. SANTA FE SPRINGS, CALIFORNIA, 90670

Conditional Use Permit Application



City of Santa Fe Springs Application for **CONDITIONAL USE PERMIT (CUP)**

RECEIVED
OCT 21 2015
Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 15605 Cornet St.
Santa Fe Springs, CA 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) Lot description = PM 61 LOT 1, Assessor's ID No. = 7005-003-061, Property type = commercial/ industrial.

Record Owner of the property: _____
Name: Randy Roth Phone No: 562.802.2752
Mailing Address: 15305 Spring Ave. Santa Fe Springs, CA 90670 Date of Purchase: _____
Fax No: 562.802.7584 E-mail: randy@lakintire.com
Is this application being filed by the Record Owner? _____
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Pickard Architects Phone No: 562.945.8821
Mailing Address: 13215 Penn St. Whittier, CA 90602
Fax No: 562.945.1114 E-mail: d3.pickard@pickard.com
Describe any easements, covenants or deed restrictions controlling the use of the property: _____

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): _____
The proposed use of this property is to expand the recycling business (recycle used tires to wholesalers/retailers for re-use) of Lakin Tire and park approximately thirty two 53' trailers, eighteen 28' trailers and ten tractors.

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

Conditional Use Permit Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.
Lakin Tire has an existing facility that is located in an industrial building at 15305 Spring Avenue in Santa Fe Springs. They have operated at this location for 43 years, since 1972. Business has grown, and Lakin needs some additional space for receiving, sorting, and shipping tires. The subject property is a mere 1.19 miles via major truck routes along Excelsior Drive, Carmenita Road, and Alondra Boulevard. Not only is it a convenient location, allowing Lakin to concentrate its West coast business operations entirely in the City of Santa Fe Springs, the short travel route helps mitigate traffic by minimizing on-the-road truck time between facilities.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
The proposed use is located in an industrial area of the city, surrounded predominantly by warehouses, factories, and yard facilities. There is frequent semi-truck traffic in the immediate area, and rail sidings as well. The proposed use is consistent with the existing surrounding uses. As such, it is not detrimental to persons and properties in the vicinity nor to the welfare of the community in general.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
The proposed use of receiving, sorting, and shipping tires does not generate noise, dust, or odors. There will be no operating process machinery, or processing and grinding of tires at the property. All sorting work is done by hand. The only noise generated will be from propane fork trucks and semi trucks to deliver and pickup loaded trailers on site. The applicant will agree to a condition limiting the use at the property as described herein.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
The proposed use will be conditioned for the operations as described above, thus limiting the possibility that it will become a hindrance. Additionally, and to ensure that Lakin will not abandon a stockpile of tires at the site at some time in the future, Lakin maintains a Major Waste Tire Facility Permit with CalRecycle, a California state agency, which includes a "closure plan" secured by a Bond and Letter of Credit in favor of the State of California to guarantee proper closure and site cleanup in the event business operations cease at the property.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
All truck and trailer parking is provided on-site, which takes trucks directly off the street upon arrival at the proposed site, without the need for queuing or blocking traffic in the street in front of the site. The property has ample circulation to allow for truck turning and maneuvering on-site, without burdening adjacent or adjoining streets for such.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
The property owner will be an entity named Lakin Roth Associates, LLC, a California Limited Liability Company, 15305 Spring Avenue, Santa Fe Springs, CA 90670. The operator will be an entity named Lakin Tire West, Inc., a California Corporation, 15305 Spring Avenue, Santa Fe Springs, CA 90670.

Conditional Use Permit Application (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): RANDY S. ROTH
Mailing Address: 15305 SPRING AVE SANTA FE SPRING CA 90670
Phone No: 562 802 2752
Fax No: 562 802 7584 E-mail: RANDY@LAKINTRE.COM
Signature: [Signature]

Name (please print): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

CERTIFICATION

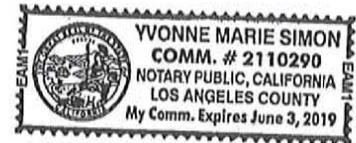
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Randy Roth, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Signature]
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On 10-22-15 before me Yvonne Marie Simon, notary public
Personally appeared Randy Roth
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Yvonne Marie Simon
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: <u>CUP No. 771</u>
DATE FILED: <u>10/26/15</u>
FILING FEE: <u>\$4,046</u>
RECEIPT NO: <u>1CL3879</u>
APPLICATION COMPLETE? _____

Modification Permit Application



City of Santa Fe Springs Application for **MODIFICATION PERMIT (MOD)**

RECEIVED

MAR 01 2016

Planning Dept.

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 15605 Cornet St. Santa Fe Springs, CA

Legal description of property: *TR=PARCEL MAP AS PER BK 83 P 84 OF P M LOT 1

Record Owner of Property:
Name: _____ Phone No: _____
Mailing Address: _____

Fax No: _____ E-mail: _____

The application is being filed by:
_____ Record Owner of the Property
_____ Authorized Agent of the Owner
(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____

Describe the modification requested: Lakin Tire is requesting a modification of the allowable height and location of the property line fencing to properly screen the trailer storage on site. The request is to allow the fencing to remain at the front property line (existing location) and an increase in height from six (6) feet to fourteen (14) feet. The request is also to allow the parking requirement to be based on employee count and not on square footage for 19 total spaces

NOTE

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"

Modification Permit Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.
The tenant needs full use of the side yards to accommodate the required storage and truck circulation. In order to meet requirements of the planning department the trailer storage must be fully screened from public view. Also there will be many unused parking spaces if the parking count is based on the building square footage.
4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.
The current use of the property parks trucks and trailers up against the fence line in the same manner proposed by the new tenant.
5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.
Similar properties in the city have high fencing to provide adequate screening of the property.
The use of parking on site will be very minimal and will not affect neighbors or street parking.
6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.
The modification will have no adverse effects on the neighboring properties, pedestrians or the general public. Moreover the tenant is proposing to provide additional landscaping to further screen and enhance the view from the public way.

Modification Permit Application (Cont.)

MOD Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): Lakin Roth Associates
Mailing Address: 15305 Spring Ave Santa Fe Springs CA 90670
Phone No: 562-802-2752
Fax No: 562-802-7584 E-mail: randy@lakintire.com
Signature:

Name (please print):
Mailing Address:
Phone No:
Fax No: E-mail:
Signature:

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

I, Randy Roth, being duly sworn, depose and say that I am the petitioner in this application for a Modification Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Signature]
(If signed by other than the Record Owner, written authorization must be attached to this application)

On Feb. 29, 2016 before me, Hortense Wilson, Notary Public (seal) personally appeared Randal Steven Roth personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

Please See
California Notarial Certificate Attached
Hortense Wilson
Notary Public-Signing Agent

WITNESS my hand and official seal

Hortense Wilson
Notary Public - Signing Agent
Commission #2082371
Commission Expires: Sept. 20, 2018

FOR DEPARTMENT USE ONLY
CASE NO: Mod No. 12684
DATE FILED: 3/1/16
FILING FEE: \$1,140
RECEIPT NO: 1CLO631
APPLICATION COMPLETE?

Modification Permit Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

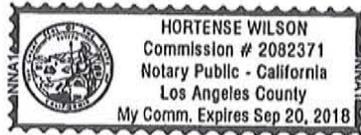
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On February 29, 2016 before me, Hortense Wilson, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Randal Steven Roth
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Hortense Wilson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owners Statement
 Document Date: Feb. 29, 2016 Number of Pages: one
 Signer(s) Other Than Named Above: No other signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Public Hearing Notice

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS WITHIN 500 FEET

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at an adjourned meeting on Monday, April 11, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Lakin Tire Company
Property located at: 15605 Cornet Street (APN 7005-003-061)

Conditional Use Permit Case No. 771: A request to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property; and

Modification Permit Case No. 1264: A request to allow a deviation to Section 155.255 to allow the applicant to install and maintain a 14' high fence within the front setback area along Cornet Street; and to allow a deviation to Section 155.481(D)(1) of the City's Zoning Regulations to allow the applicant to provide and maintain a total of 19 of 42 required parking stalls.

CEQA Status: On the basis of an Initial Study conducted for the proposed project, Staff finds that the proposed project will not have a significant adverse effect on the environment with the meaning as defined in the Guidelines for implementation of the California Environmental Quality Act. The City is hereby proposing to adopt a Mitigated Negative Declaration for this project. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department or prior to the Public Hearing. Any person interested in this matter may contact Cuong Nguyen at 562-868-0511, Ext. 7359 or cuongnguyen@santafesprings.org



City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

NEOPOST

FIRST-CLASS MAIL

US POSTAGE \$000.00⁰⁰



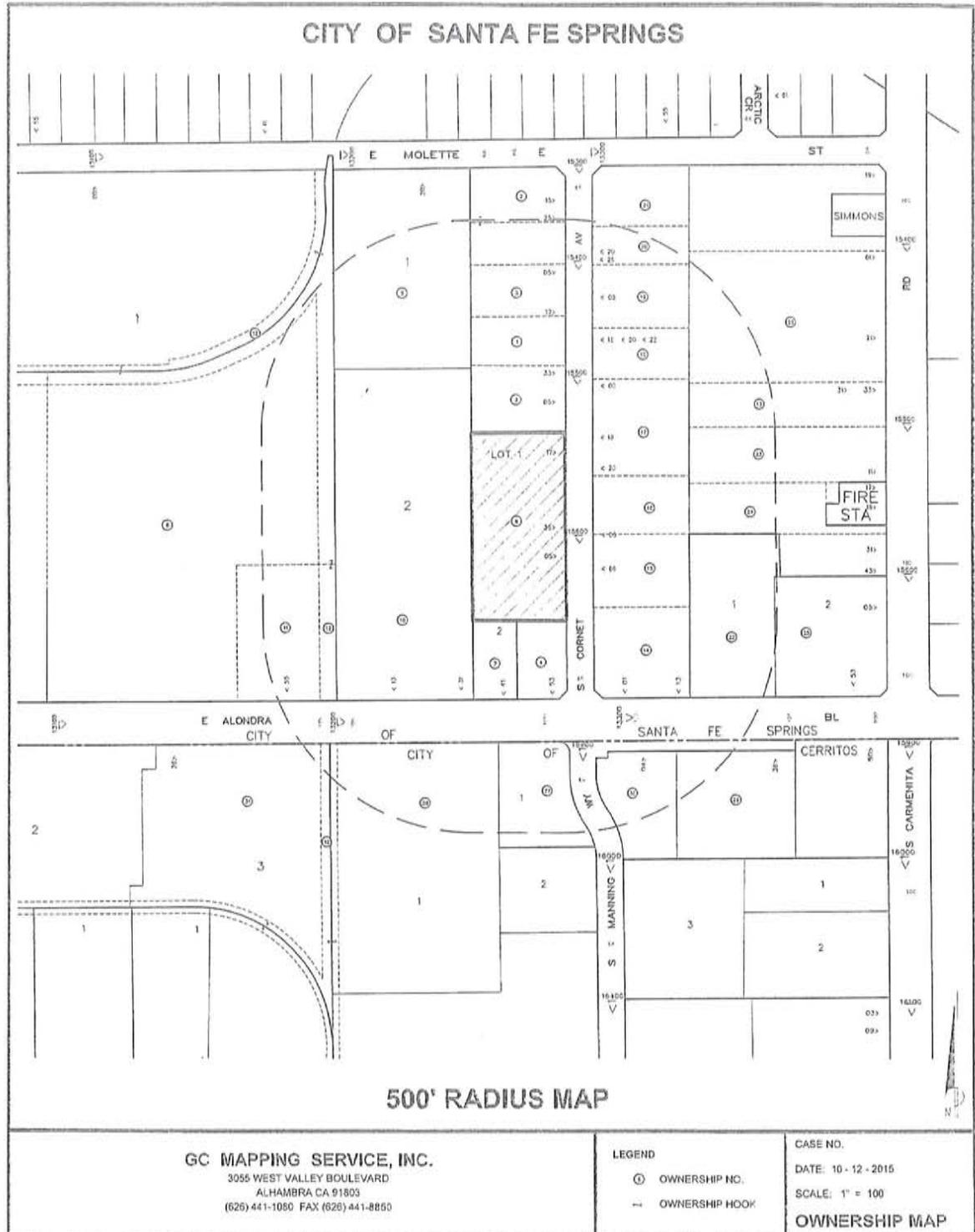
ZIP 90670
041111257783

FILE

(NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

Radius Map for Public Hearing Notice





PUBLIC HEARING

Tentative Parcel Map No. 74025

Request for approval to consolidate two (2) existing parcels measuring approximately +/-51,436 sq. ft. into one (1) parcel located on the S/E corner of Los Nietos Rd. and Santa Fe Springs Rd. (APN: 8011-007-046 and 8011-007-047), in the M-2, Heavy Manufacturing, Zone. (Coory Engineering)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 74025 and thereafter close the Public Hearing; and
2. Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
3. Find that Tentative Parcel Map No. 74025 is consistent with the City's General Plan; and
4. Find that Tentative Tract Map No. 74025 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
5. Approve Tentative Tract Map No. 74025, subject to the conditions of approval as stated within this report.

LOCATION/BACKGROUND

The subject site, measuring approximately +/-51,436 sq. ft., is a combination of two (2) parcels, Lot 33 (APN # 8011-007-046) and Lot 34 (APN # 8011-007-0047), as stated by Los Angeles County Assessors Map. The subject site is located on the southeast corner of Los Nietos Road and Santa Fe Springs Road, in the M-2, Heavy Manufacturing, Zone. Properties surrounding the subject site are all in the M-2, Heavy Manufacturing, Zone. Lot 33 (APN # 8011-007-046) is located on the southwest corner of Los Nietos Road and Romandel Avenue, while lot 34 (APN # 8011-007-047) is located in the southeast corner of Los Nietos Road and Santa Fe Springs Road, adjacent to lot 33. The subject site is composed of two (2) vacant parcels that have remained vacant and essentially undeveloped for years.

STREETS AND HIGHWAYS

The subject site has frontage on Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. Los Nietos Road is designated as a "Secondary Highway" and Santa Fe Springs Road is designated as a "Major Arterial" within the Circulation Element of the City's General Plan. Romandel Avenue is a local industrial street.

ZONING AND LAND USE

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

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (9719 Santa Fe Springs Rd. / Zumar Industries, Inc.)
Northeast	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (12631 Los Nietos Rd. / Metro Diesel Injection, Inc.)
Southwest	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (9831 Romandel Ave. / AC Metal Finishing, Inc.)
East	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (12637 Los Nietos Rd. / United Plastic & Gift Supply)
West	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (9803 Santa Fe Springs Rd. / Crossroads Sports Bar and Grill)

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 74025) was set for Public Hearing. Legal notice of the Public Hearing for the TPM 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 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on March 30, 2016, and published in a newspaper of general circulation (Whittier Daily News) on March 31, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15315, Class 15 (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA). The proposed project consists of the consolidation of property in urbanized areas zoned for residential, commercial, or industrial use and involves four or fewer parcels that are in conformance with the General Plan and zoning regulations. Additionally, services and access to the proposed parcel are available, the subject parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent.

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones

previously acquired by the public.

8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table 2
General Plan Consistency Analysis

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce a single larger lot that will provide single ownership and a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of two (2) existing parcels and nineteen (19) easements measuring approximately +/-51,436 sq. ft. into one (1) parcel located at S/E corner of Los Nietos Rd. and Santa Fe Springs Rd.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and encourage the future development on the industrial zoned property within city limits.

In summary, the proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

2. *The site is physically suitable for the type of development and proposed density of development.*

The project involves the consolidation of two parcels and nineteen easements into a single larger lot. At this time, there is no proposed development, however any future development will need to comply with the Santa Fe Springs Zoning Regulations, as well as the General Plan.

3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. The purpose of this request is to consolidate the subject properties into one lot.

4. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

Currently, access for the subject site is provided off of Santa Fe Springs Road. There is no proposed development at this time, however future development will be reviewed to ensure there is no conflict with easements. The proposed Tentative Parcel Map will not conflict with the easements and, in addition, all easement holders on the site have been notified by mail. To date, staff has not received comment on the proposed subdivision from any easement holders.

5. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

The project involves the consolidation of two parcels into a single lot. No new development nor discharge of waste will be generated at this time. Any future development will be reviewed to ensure that it meets all state and local ordinances and requirements including the California Regional Water Quality Control Board.

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

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

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 74025, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 74025, subject to the Conditions of Approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Edgar Gonzalez- 562.868-0511 x7356)

3. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
4. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
5. That Tentative Parcel Map No. 74025 shall expire 24 months after Planning Commission approval, on April 11, 2018, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 74025 shall not be effective until such time that a final map is recorded.
6. That as a condition for approval for Tentative Parcel Map No. 74025, the "Subdivider," Christian D. Sorenson, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
7. That should the Planning Commission agree with staff's recommendation that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), specifically Class 15 (Minor Land Division), the applicant understand and agrees that they will need to provide the Planning Department with cash or check made payable to the Los Angeles County Clerk, in the amount of \$75.00, for the recordation of a Notice of Exemption (NOE) within 3 calendar days from the Planning Commission's decision. Said check may not be from a personal checking account.

8. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
9. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

Wayne M. Morrell
Director of Planning

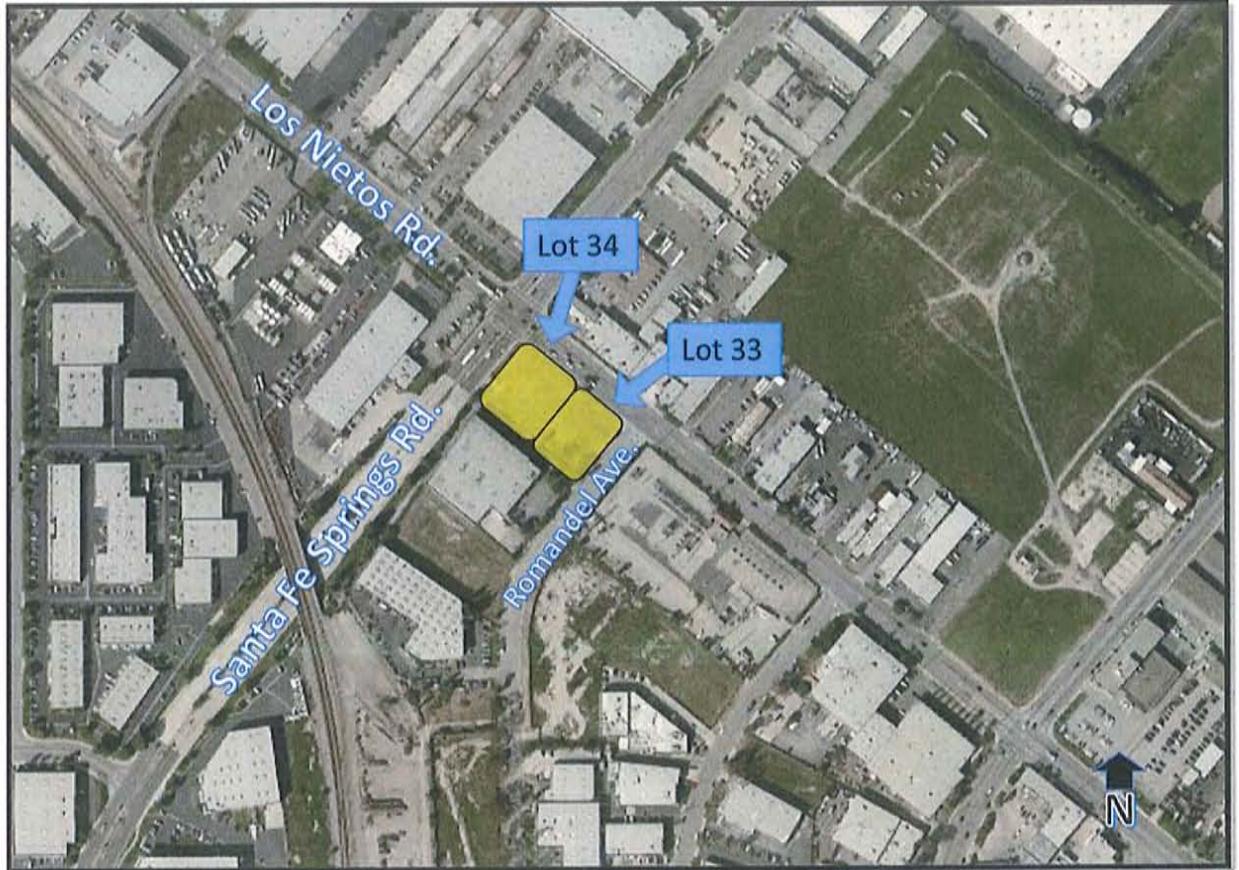
Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 74025)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice.



CITY OF SANTA FE SPRINGS

Aerial Photograph



TENTATIVE PARCEL MAP No. 74025

S/E Corner of Los Nietos Rd. and Santa Fe Springs Rd.

Coory Engineering – Mr. Samir M. Khoury, P.E.

Tentative Tract Map Application



City of Santa Fe Springs



SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filing the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

PROPERTY LOCATION:

Address: S/E COR. OF SANTA FE SPRINGS RD. & LOS NIETOS RD.

Assessor's Parcel Number: 8011-007-046 & 047

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

TO MERGE EXISTING 2 PARCELS INTO ONE PARCEL
LOTS 33 AND 3A OF TRACT No. 33485, M.B. 892/57-64.

PROJECT AND LAND USE DATA:

Existing Land Use: VACANT LAND

Zoning Classification: M-2

Intended Land Uses of Lots within the Subdivision: FOR MARKETING PURPOSES AT THIS TIME.

General Plan Land Use Classification:

Surrounding Land Uses:

North: LIGHT INDUSTRIAL
South: LIGHT INDUSTRIAL
East: LIGHT INDUSTRIAL
West: LIGHT INDUSTRIAL

Existing No. of Lots: 2 LOTS

Proposed No. of Lots: ONE PARCEL

Tentative Tract Map Application (Cont.)

Lot Area-per Parcel (S.F./Acres): 51,562 SQ. FT.

Building (footprint) Area-per Parcel: N/A

Are dedications or public improvements required? N/A

PROJECT FINDING:

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	X		
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?	X		
Is the site physically suitable for the proposed density of development?	X		
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage or likely to injure fish or wildlife or their habitat?		X	
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?		X	
Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision?		X	

UTILITIES:

Grading: Is any grading of lots contemplated? NOT AT THIS TIME (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? EXISTING

Sewers: What provisions are being made to provide an adequate sewer system? EXISTING

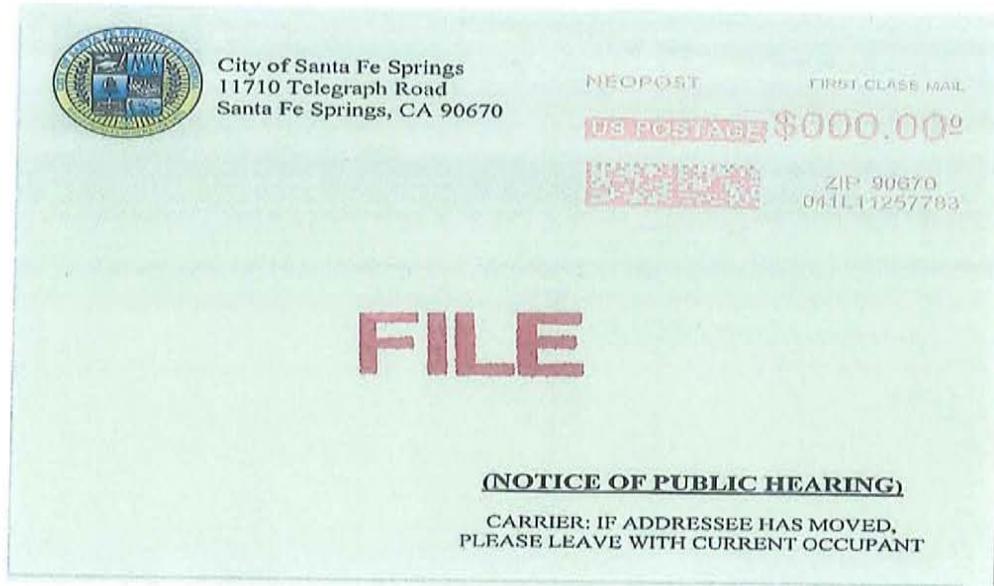
Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
GAS & ELECTRICITY ARE AVAILABLE
 (SERVICE APPLICATIONS SHALL BE MADE WHEN SITE PLAN IS APPROVED BY CITY)

Streets: Will each resulting parcel or lot front on a dedicated and improved street? YES

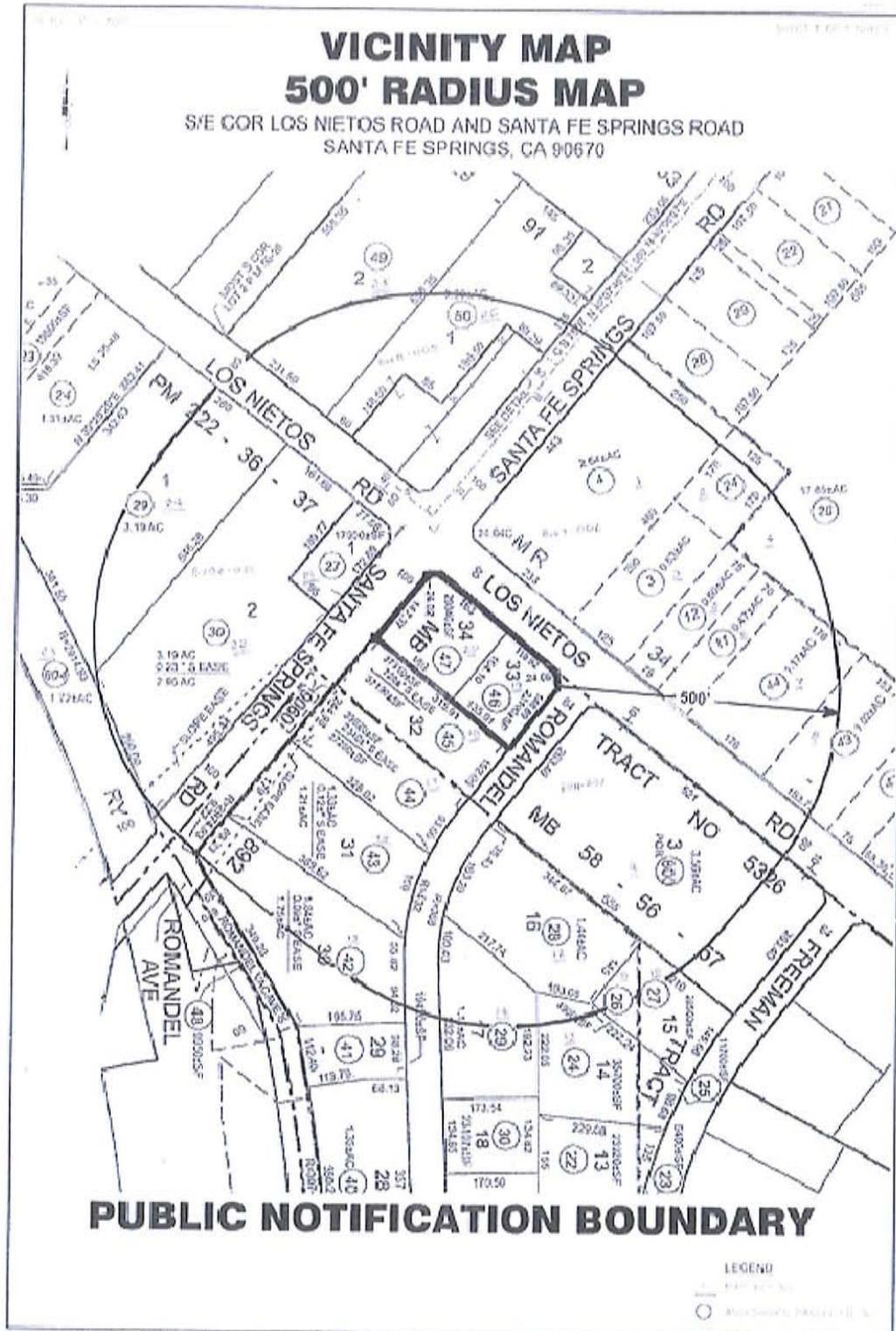
Have you discussed street improvement requirements with the Department of Public Works? N/A

Deed Restrictions: State nature of deed restrictions, existing and proposed: NONE KNOWN AT THIS TIME

Public Hearing Notice



Radius Map





PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 557

Revocation of Conditional Use Permit Case No. 557, which granted approval to allow the operation and maintenance of a church use located at 13808 Imperial Highway, within the M-1-PD, Light Manufacturing-Planned Development, Zone. (Oikos Community Church)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Find that the church activities, for which Conditional Use Permit Case No. 557 granted, has ceased operations for one year or more and operated in violation of Section 35.073(A) of the City of Santa Fe Springs Municipal Code. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 557 complies with the requirements and provisions under section 155.811(B)(D).
2. Revoke and nullify Conditional Use Permit Case No. 557.

BACKGROUND

The Planning Commission, at its meeting on November 23, 1998, originally approved Conditional Use Permit (CUP) Case No. 557, a request to allow the establishment, operation, and maintenance of a church use in an 8,000 sq.ft. unit within a 54,000 sq.ft. multi-tenant building located at 13808 Imperial Highway, Suite 150. Since the initial approval in 1998, the Conditional Use Permit has been granted four (4) extensions by the Planning Commission.

Staff recently conducted a site visit for an adjacent property and observed that the subject use was no longer operational at the subject site. On March 23, 2016, Staff sent the operator of subject use, Oikos Community Church, a letter notifying them of our intent to revoke the CUP and provided an opportunity to contact us if they wished to maintain the CUP. To date, staff has not received a response. Additionally, Staff contacted the property owner, B & Y Properties, and received confirmation that the church use vacated the subject site in December of 2011 (see attached letter).

In accordance with Section 155.811(B)(D), Staff is recommending that the Planning Commission revoke and nullify Conditional Use Permit Case No. 557 because the church use activities does not have a valid business tax certificate, and is therefore in violation of condition #8, referring to the compliance of all Federal, State, and local regulations; Specifically, Section 35.073(A) of the City's Municipal Code. Additionally, the church use has ceased to exist for one year or more.

MUNICIPAL CODE REQUIREMENTS**City of Santa Fe Springs – Zoning Regulations**
Section 155.811 – GROUND FOR REVOCATION (B)(D)

Any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

(B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is violation of any statute, ordinance, law or regulation.

(D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

City of Santa Fe Springs – Taxation Regulations
Section 35.073 – TAX REQUIRED; EXCEPTION (A)

(A) There shall be imposed upon the businesses and persons specified in this subchapter taxes in the amounts prescribed in this subchapter. It shall be unlawful for any person to transact and carry on any business in the city without first having procured a tax certificate from the city to do so and without complying with all applicable provisions of this subchapter.

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.

In accordance with Section 155.813 a letter (copy attached as Revocation Letter) was mailed to the business owner via Certified Mail ten days or more prior to the date of this hearing to revoke and nullify CUP Case No. 557. The property owner was also notified of the hearing and provided an opportunity to maintain the Permit. However, the property owner chose to decline the opportunity.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Case No. 557 was also sent via 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 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on March 30, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of April 4, 2016, Staff has not received any inquiries regarding the proposal, and Applicant did not submit a formal appeal.

Wayne M. Morrell
Director of Planning

Attachment:

1. Revocation Letter
2. Letter from Property Owner
3. Public Hearing Notices
4. Public Hearing Notification Radius Map

Revocation Letter



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

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

March 23, 2016

Oikos Community Church
Attn: Maxwell Min
13808 Imperial Highway, Suite 150
Santa Fe Springs, CA 90670

Subject: Conditional Use Permit Case No. 557
13808 Imperial Highway, Suite 150

The Planning Commission, at their respective meeting of November 23, 1998, approved your request for Conditional Use Permit (CUP) Case No. 557 for the property located at 13225 Marquardt Avenue. We recently learned that you are no longer occupying this property and are no longer utilizing the Permit. To avoid any further costs charged to you in regards to the Permit, we will be requesting that the Planning Commission terminate (revoke) CUP Case No. 557.

If you feel that this Permit shall not be revoked, please contact us immediately. Otherwise, this matter will be placed on the Planning Commission's agenda for their meeting of April 11, 2016, with a recommendation for termination.

If you have any questions regarding this matter, please do not hesitate to call me at (562) 868-0511, extension 7353 or email VinceVelasco@santafesprings.org.

Sincerely,

Vince Velasco
Planning Intern
Department of Planning and Development

Letter From Property Owner



April 4, 2016

City of Santa Fe Springs
Planning Department
11710 E Telegraph Rd,
Santa Fe Springs, CA 90670

Re: Tenant information – Oikos Community

Dear Mr. Velasco:

Per our request regarding our past tenant, this letter is to confirm that Oikos Community Church is no longer leasing our premises located on 13808 Imperial Hwy #150 in Santa Fe Springs.

Per our records, the tenant vacated the location since December 2011.

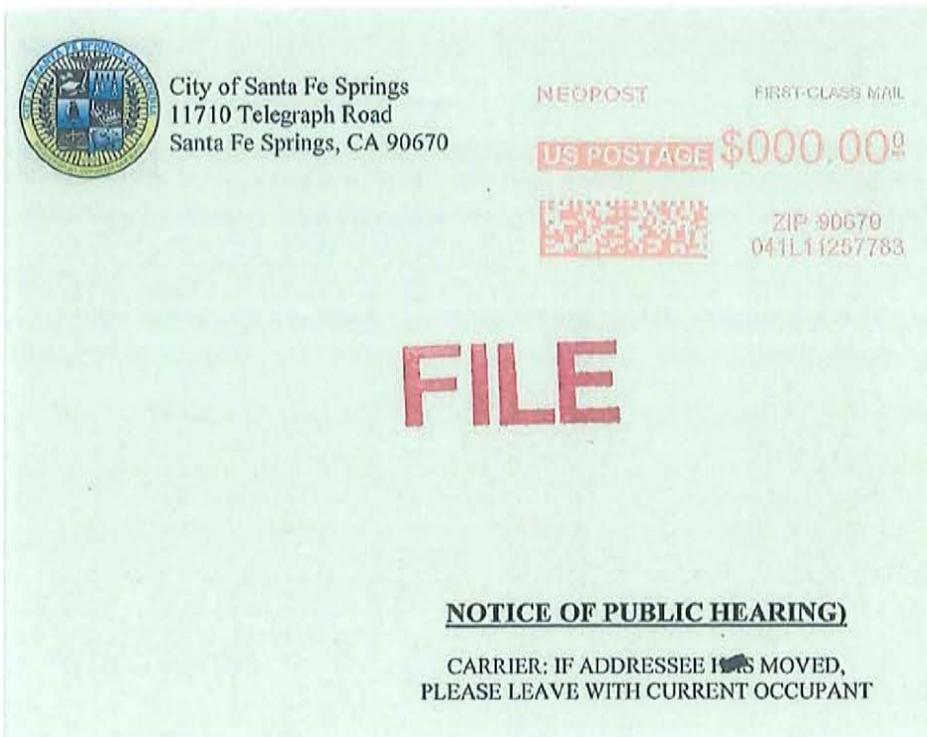
I hope you find this information helpful.

Sincerely,

A handwritten signature in black ink, appearing to read "Imperial Park, L.L.C.", is written over a horizontal line.

Imperial Park, L.L.C.

Public Hearing Notices



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, April 11, 2016 at 6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

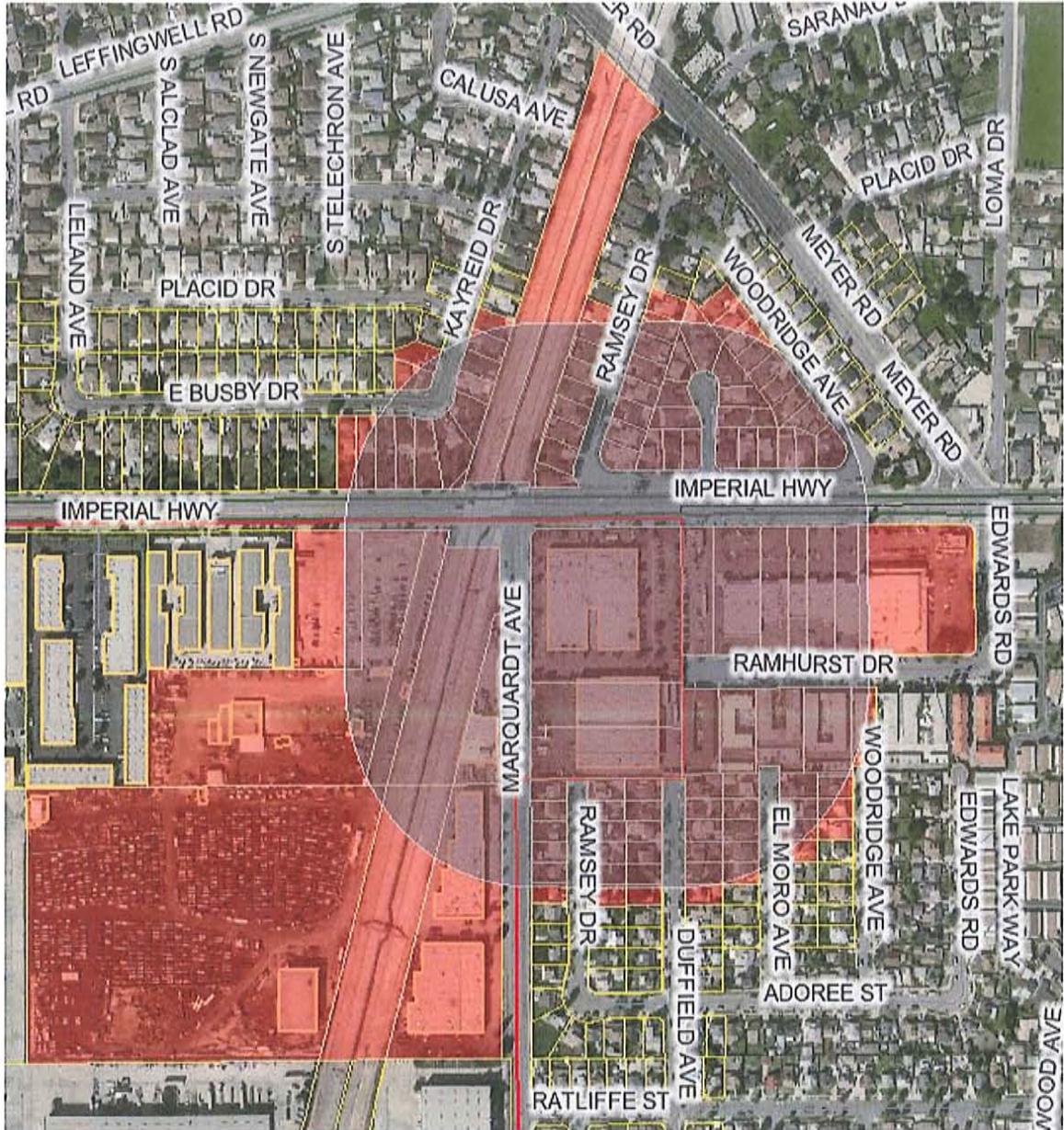
Initiated By: City of Santa Fe Springs
Property located at: 13808 Imperial Highway, Suite 150 (APN: 8044-030-009). (Oikos Community Church).

Revocation of Conditional Use Permit (CUP) Case No. 557: In accordance with Section 155.811(D), Staff is recommending to the Planning Commission to revoke and nullify Conditional Use Permit Case No. 557 because the use for which approval was granted has ceased to exist.

CEQA Status: After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 1, Section 15301—Existing Facilities of the California Environmental Quality Act (CEQA). Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Police Services at, or prior to the Public Hearing. Any person interested in this matter may contact Vince Velasco at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org

Public Hearing Notification Radius Map





PUBLIC HEARING

2014 & 2015 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report (APR) and Environmental Document.

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding the City of Santa Fe Springs General Plan Housing Element Annual Progress Report, and thereafter close the Public Hearing.
2. Find and determine that the APR is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3). The 2014 and 2015 APR was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.
3. Recommend that the City Council approve the 2014 and 2015 General Plan Housing Element APR.

BACKGROUND

The purpose of this item is for the Planning Commission to consider the status of the General Plan Housing Element Annual Progress Report (APR) for 2014 and 2015, and the progress of its implementation, which needs to be reported to the California Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of its General Plan, the Housing Element of its General Plan, and the actions taken towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

Except for the Land Use Element and the Housing Element of the City's General Plan, adopted in 1993 and 2014, respectively, all other elements (Open Space/Conservation, Safety Element, Circulation Element, Noise Element, and Environmental Element) of the General Plan were adopted in 1994. Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by

State Law. It should be noted that the City is currently reviewing proposals to update its General Plan.

The previous Housing Element 2008-2014 (4th Cycle), was adopted by the City on December 11, 2008 and certified by HCD on January 21, 2009. The City of Santa Fe Springs Housing Element 2014-2021(5th Cycle) was adopted by the City Council on January 30, 2014 and certified by HCD on February 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2013-2021 and is one of seven integral and interrelated elements of the General Plan.

The 2014 and 2015 Annual Reports reflect the City's progress during the first two years of the Regional Housing Need Allocation (RHNA) planning period (January 1, 2014 - October 1, 2021) for the 5th cycle Housing Element. The RHNA allocates the amount of housing growth each jurisdiction must plan for in their housing element by providing "adequate sites" through zoning. So long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. However, pursuant to Government Code Section 65863, jurisdictions are required to maintain an adequate sites inventory throughout the planning period¹. For example, to the extent that high density sites identified as accommodating the lower income RHNA are developed with fewer units, the jurisdiction will need to make up any shortfall on other sites, including rezoning as necessary.

As presented in Table 1 below, Santa Fe Springs was allocated a total RHNA of 324 units for the planning period. During 2014 and 2015, a total of 207 residential building permits were issued. Review of sales and rent levels in these projects indicates all 207 units address the City's above moderate income RHNA needs. The City will need to continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its outstanding RHNA throughout the planning period.

Table 1: Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation	Building Permits 2014 & 2015	Remaining RHNA by Income Level
Very Low	82	0	82
Low	50	0	50
Moderate	53	0	53
Above Moderate	139	207	0
Total	324		

¹ "No Net Loss" planning law (Gov Code 65863) requires an adequate sites inventory to be maintained throughout the RHNA planning period. Jurisdictions are not permitted to approve projects at a lower residential density than identified in the sites inventory unless the remaining sites in the housing element are adequate to address the outstanding RHNA.

The City of Santa Fe Springs continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The APR represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2014 and 2015 reporting periods. Many of the implementation measures of the Housing Element are ongoing and/or are scheduled to commence in 2016.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of the Public Hearing for the 2014 and 2015 General Plan Housing Element Annual Progress Report was posted in Santa Fe Springs City Hall, the City Library and Town Center on March 30, 2016, and published in a newspaper of general circulation (Whittier Daily News) on March 31, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

CEQA STATUS: This report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3). The 2014 and 2015 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.

FISCAL IMPACT

No fiscal impacts are associated with the submittal of the 2014 and 2015 General Plan Housing Element Annual Progress Report to HCD and OPR.

Wayne M. Morrell
Director of Planning

Attachments:

1. 2014 APR
2. 2015 APR
3. 2014 and 2015 Residential Building Permits and Unit Affordability

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects

1		4				5	5a	6		7	8
		Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income						Above Moderate-Income
(9) Total of Moderate and Above Moderate from Table A3											
(10) Total by Income Table A/A3			0	0	0	156					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHINA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	6	0	150	0	0	156	156

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 9			
Very Low	Deed	0	0	0	0	0	0	0	0	0	0	82	
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	Deed	0	0	0	0	0	0	0	0	0	0	50	
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	53	
Above Moderate		0	156	0	0	0	0	0	0	0	-	156	
Total RHNA by COG. Enter allocation number:													
Total Units	▲	0	156	0	0	0	0	0	0	0	0	156	185
Remaining Need for RHNA Period ▲													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2014 - 12/31/2014

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Objective	Timeframe in H.E.	Status of Program Implementation
1. Home Improvement Rebate Program	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014.	2014-2021	Given funding constraints, the city has not re-initiated the program. Staff is re-evaluating viability of maintaining such a program over the long term.
2. Property Maintenance Program	Seek to complete 60 residential inspections on an annual basis.	2014-2021	2014-2021	During calendar year 2014, the city had a total of 84 residential code enforcement cases, exceeding its goal to complete 60 residential inspections.
3. Residential Rental Inspection Program	Continue the annual inspection of rental units; bring substandard units into compliance.	2014-2021	2014-2021	The city continued to implement its annual inspection of rental units. During fiscal year 2013-14, a total of 365 rental units were inspected.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide 2 moderate income units.	2014-2015	2014-2015	The City had a potential income-qualified purchaser for 1 of the HARP properties, but purchaser subsequently withdrew their application. City is currently replacing front yard landscaping with drought tolerant plant materials, and intends to issue RFP for 2 HARP properties in 2016.
8. Affordable Housing Development Assistance	Enter into a DDA on two City-owned sites for development with affordable housing. Seek to achieve minimum of 100 affordable units, and waive application	2014- Lakeland/Laur el DDA, 2015- 10934 Laurel	2014-2015	City completed rezoning of two sites to R-3-PD in 2013. City has an existing DDA with a non-profit developer entered into prior to the elimination of Redevelopment; the City plans to update the existing DDA to encompass both sites and to reflect the City's post-redevelopment resources.

	processing fees for projects with min. 10% ELI units.	DDA	
9. Housing Element Monitoring/Annual Report	Submit annual Housing Element Report to HCD.	annually	The City is submitting its Annual Report for calendar year 2014,
10. Second Dwelling Unit Program	Implement City's second unit ordinance, and seek to achieve at least three second units during the planning period.	2014-2021	No second units were built in 2014.
13. Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within one year of potential expiration	No projects were at-risk of conversion to market rate, with the earliest potential expiration not until 2025.
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional and supportive housing, emergency shelters, manufactured housing, community care facilities and SROs.	2013-SB 2 related amendments; 2014-balance of Code amendments	In December 2013, city Council adopted SB 2 related Zoning Code revisions to: permit emergency shelters by right within the ML zone district; permit transitional and supportive housing within residential zones; and modify the definition of "family" consistent with State and Federal law. Zoning Code amendments pertaining to manufactured housing, community care facilities and SROs will be completed in 2016.
15. Density Bonus	Adopt and maintain a density bonus program and advertise on the city's website.	2013 - Adopt ordinance	City Council adopted a local density bonus ordinance in December 2013.
17. Fee Deferrals and/or Waivers for Affordable Housing	Inform developers that fee reductions may be requested as an incentive; amend the Code to waive application processing fees for projects with 10% ELI units.	2014 - Amend Code for ELI	City's density bonus ordinance identifies fee reductions as an eligible incentive. The City will amend the Code in 2016 to specify application fee waivers for projects with ELI units.
18. Zoning for Small Employee Housing	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.	2016	The City will complete the Zoning Code amendment in 2016 in conjunction with other Code amendments identified in the Housing Element.
19. Fair Housing Programs	Promote fair housing program through dissemination of brochures and advertisement in City newsletter.	2014-2021	The City continues to provide information about fair housing services available through the Fair Housing Foundation, and will ensure brochures are available in the City Hall lobby and information is added to the City website.
21. Reasonable Accommodation Procedures	Adopt and implement reasonable accommodation procedures; disseminate information on the City website and at the public counter.	Adopt Code procedures in 2013, and begin	City Council adopted procedures for Reasonable Accommodation in 2013. The city will develop a handout and place information on its website in 2016.

		disseminating information in 2014	
--	--	-----------------------------------	--

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2015 - 12/31/2015

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	51	0	0	0	0	51	51

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA FE SPRINGS
 Reporting Period 01/01/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Objective	Timeframe in H.E.	Status of Program Implementation
14. Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional and supportive housing, emergency shelters, manufactured housing, community care facilities and SROs.	2013-SB 2 related amendments; 2014-balance of Code amendments	In December 2013, city Council adopted SB 2 related Zoning Code revisions to: permit emergency shelters by right within the ML zone district; permit transitional and supportive housing within residential zones; and modify the definition of "family" consistent with State and Federal law. Zoning Code amendments pertaining to manufactured housing, community care facilities and SROs will be completed in 2016.	
15. Density Bonus	Adopt and maintain a density bonus program and advertise on the city's website.	2013 - Adopt ordinance	City Council adopted a local density bonus ordinance in December 2013.	
17. Fee Deferrals and/or Waivers for Affordable Housing	Inform developers that fee reductions may be requested as an incentive; amend the Code to waive application processing fees for projects with 10% ELI units.	2014 - Amend Code for ELI	City's density bonus ordinance identifies fee reductions as an eligible incentive. The City will amend the Code in 2016 to specify application fee waivers for projects with ELI units.	
18. Zoning for Small Employee Housing	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.	2016	The City will complete the Zoning Code amendment in 2016 in conjunction with other Code amendments identified in the Housing Element.	

19. Fair Housing Program	Promote fair housing program through dissemination of brochures and advertisement in City newsletter.	2014-2021	The City continues to provide information about fair housing services available through the Fair Housing Foundation, and will ensure brochures are available in the City Hall lobby and information is added to the City website.
21. Reasonable Accommodation Procedures	Adopt and implement reasonable accommodation procedures; disseminate information on the City website and at the public counter.	Adopt Code procedures in 2013, and begin disseminating information in 2014.	City Council adopted procedures for Reasonable Accommodation in 2013. The City will develop a handout and place information on its website in 2016.
1. Home Improvement Rebate Program	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014.	Given funding constraints, the city has not re-initiated the program. Staff is re-evaluating viability of maintaining such a program over the long term.
2. Property Maintenance Program	Seek to complete 60 residential inspections on an annual basis.	2014-2021	During calendar year 2015, the city had a total of 74 residential code enforcement cases, exceeding its goal to complete 60 residential inspections.
3. Residential Rental Inspection Program	Continue the annual inspection of rental units; bring substandard units into compliance.	2014-2021	The city continued to implement its annual inspection of rental units. During FY 2014-15, a total of 233 rental units were inspected.
4. Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide 2 moderate income units.	2014-2015	The City had a potential income-qualified purchaser for 1 of the HARP properties, but purchaser subsequently withdrew their application. City is currently replacing front yard landscaping with drought tolerant plant materials, and intends to issue RFP for 2 HARP properties in 2016.
8. Affordable Housing Development Assistance	Enter into a DDA on two City-owned sites for development with affordable housing. Seek to achieve minimum of 100 affordable units, and waive application processing fees for projects with min. 10% ELI units.	2014-Lakeland/Laurel DDA, 2015-10934 Laurel DDA	City completed rezoning of two sites to R-3-PD in 2013. City has an existing DDA with a non-profit developer entered into prior to the elimination of Redevelopment; the City plans to update the existing DDA to encompass both sites and to reflect the City's post-redevelopment resources.
9. Housing Element Monitoring Report	Submit annual Housing Element Report to HCD.	annually	The City is submitting its Annual Report for calendar year 2015.
10. Second Dwelling Unit Program	Implement City's second unit ordinance, and seek to achieve at least three second units during the planning period.	2014-2021	No second units were built in 2014.
13. Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within one year of	No projects were at-risk of conversion to market rate, with the earliest potential expiration not until 2025.

		potential expiration.	
--	--	-----------------------	--

**City of Santa Fe Springs
2014 and 2015 Residential Building Permits and Unit Affordability**

Residential Building Permits: 2014

Date Issued	Project Name/ Address	# Units	Rents/Sales Prices	Affordability Level
1/28/14	12371-12391 Azaleas Dr.	6 attached condo units	> \$350,000	Above moderate income
4/18/14	Miro Apartments 12257 Heritage Springs Dr.	150 apartment units	1 bdrm: \$1,770 - \$1,860 2 bdrm: \$2,120 - \$2,625 3 bdrm: \$2,695 - \$2,920	Above moderate income

Residential Building Permits: 2015

Date Issued	Project Name/Address	# Units	Sales Prices	Affordability Level
7/30/15	10453 Pioneer Blvd.	1 single-family unit	> \$350,000	Above moderate income
12/18/15	Keana Development LLC 9830 Jersey Ave and 9841-51 Alburtis Ave	50 townhome units	> \$350,000	Above moderate income

Los Angeles County Maximum Affordable Rents: 2014/2015

Income Level	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Low Income	\$1,366	\$1,540	\$1,707
Moderate Income	\$1,555	\$1,750	\$1,943

Los Angeles County Maximum Affordable Housing Cost: 2015

Affordable Housing Cost - Moderate Income	4 person household
Household Income @ 120% Median	\$77,750
Income Towards Housing @ 35% Income	\$27,210
Maximum Monthly Housing Cost	\$2,270
Less Ongoing Monthly Expenses:	
Utilities	\$120
Property Taxes (1.1% sales price)	\$315
Insurance	\$130
HOA Fees, Maintenance & Other	\$200
Monthly Income Available for Mortgage	\$1,505
Supportable 30 yr Mortgage @ 4.0% interest	\$315,000
Homebuyer Downpayment (10% of affordable hsg price)	\$35,000
Maximum Affordable Purchase Price	\$350,000