



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION

July 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 June 13, 2016 Regular Planning Commission Meetings.

6. **ELECTION OF OFFICERS FOR 2016-2017**

The bylaws require the election of Commission Officers.

7. **PUBLIC HEARING**

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use and live entertainment, respectively, at a sports bar and grill commonly known as Crossroads Sports Bar and Grill located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

8. **PUBLIC HEARINGS**

A. Alcohol Sales Conditional Use Permit Case No. 68

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale and storage of alcoholic beverages for on-site consumption at a banquet hall facility under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

B. Entertainment Conditional Use Permit Case No. 16

Request for approval to conduct and maintain an entertainment use involving an indoor banquet hall facility operating under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

9. **PUBLIC HEARING**

Amendment of Conditional Use Permit Case No. 523

A request for approval to add two (2) new backhaul dish antennas and associated radio and cabling on an existing 82'-high wireless telecommunications tower on an

approximately 1.25-acre site located at 8925 Pioneer Boulevard (APN: 8177-029-908) within the M-2, Heavy Manufacturing, Zone. (Sprint Nextel)

10. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 542 and Modification Permit Case No. 1272

A request for approval to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone. (Calvary Chapel Santa Fe Springs)

11. PUBLIC HEARING

Development Plan Approval Case No. 917 and Modification Permit Case No. 1270

DPA Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; *MOD Case No. 1270:* A request for approval to allow a reduction of the rear yard and side yard setback requirement; a reduction of overall landscaping area requirement; and a 10' high block wall, 10' high wrought iron gate, and 6' high wrought iron fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, heavy manufacturing, zone. (Roy Furuto of Furuto Rubio & Associates)

12. NEW BUSINESS

Lot Line Adjustment No. 2016-02

A request for approval to re-configure the property lines, resulting in two parcels of 75,097 sq. ft. (Parcel 1) and 65,296 sq. ft. (Parcel 2), of a 3.22-acre property located at 11756 Burke Street (APN: 8168-001-009), in the M-2, Heavy Manufacturing, Zone. (Fusco Engineering on behalf of Pilot Chemical Corporation)

13. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 759-1

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 E. Telegraph Rd. (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

B. CONSENT ITEM

Conditional Use Permit Case No. 760-1

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4, Community Commercial, Zone. (Starbucks Coffee Company)

14. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

15. **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

July 8, 2016
Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 13, 2016**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Vice Chairperson Arnold to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Jimenez (Arrived at 6:07 p.m.)
Commissioner Mora

Staff: Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Commissioner Aranda
Steve Skolnik, City Attorney

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 May 9, 2016 Regular Planning Commission Meetings.

Vice Chairperson Arnold moved to approve the minutes of the May 9, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 66

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:02 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 6 before the Planning Commission.

Chairperson Ybarra inquired about the location of the Salt and Pepper Restaurant.

Vice Chairperson Arnold inquired about the type of liquor license that the property owner was applying for, a type 41 liquor license. Vice Chairperson Arnold if a patron could purchase an alcoholic beverage without a meal. Code Enforcement Officer Collazo replied that the Salt and Pepper Restaurant was modeled after BJ's or Chili's Restaurants which has a dining area and a bar separate from the dining area.

Vice Chairperson Arnold also inquired if the applicant had any intentions of having live entertainment. Mr. Collazo replied that should the applicant wish to have live entertainment then the applicant will need to apply for an Entertainment Conditional Use Permit prior to establishing live entertainment at this location.

Vice Chairperson Arnold stated that the restaurant is located near a school and mostly many of the school children would likely be using the parking lot to cut through to get to school, Mr. Arnold inquired would a security guard be required to be on site to prevent an intoxicated driver from driving away. Code Enforcement Officer Collazo replied that a security guard would not be required and also indicated that the restaurant owner and staff are legally responsible to stop serving alcohol to someone who is beyond serving and to make sure that transportation is provided.

Vice Chairperson Arnold inquired if the South Whittier School District inquired about this use. Mr. Collazo replied that the same notice was sent to the school district via US Postal Service and no inquiries were received. The School District also has the opportunity to contact ABC should anything arise regarding this license.

Commissioner Jimenez inquired about the serving times for alcohol and if someone wished to have an alcoholic beverage with their breakfast that was a possibility. Mr. Collazo replied that was correct.

Commissioner Mora indicated that the restaurant was a chain and the other location was in Fullerton and inquired if the Fullerton location had any problems reported. Mr. Collazo replied that he was not aware since the City did not inquire about such.

Chairperson Ybarra commented that he did not have any questions but wanted to state that he was glad to see the property being developed.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on item no. 6.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:12 p.m.

Commissioner Mora moved to approve Item No. 6; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 3-0, noting the absence of Commissioner Aranda and Vice Chairperson Arnold abstaining from the vote.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 67

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at OB USA, Inc. located in the M-2, Heavy Manufacturing, Zone at 13152 Imperial Highway within the Consolidated Redevelopment Project Area. (OB USA, Inc.)

Chairperson Ybarra opened the Public Hearing for Item No. 7 at 6:13 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 7 before the Planning Commission.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 7.

Having no questions or comments Chairperson Ybarra closed the Public Hearing at 6:16 p.m.

Vice Chairperson Arnold moved to approve Item No. 7; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

8. PUBLIC HEARING

Development Plan Approval Case No. 901

A request for approval to construct a 8,926 sq. ft. concrete-block building, and related improvements, on an approximately .46-acre site, located at 8312 Allport Avenue (APN: 8169-007-037), within the M-1, Light Manufacturing, Zone. (Manisha Badlani)

Chairperson Ybarra opened the Public Hearing for Item No. 8 at 6:16 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience was Architect Roy Furuto on behalf of the applicant.

Chairperson Ybarra inquired about the wall and the plant material that would be planted. Planning Consultant Paul Garcia replied that the wall would be 14-feet high and would be planted with ivy plants.

Vice Chairperson Arnold inquired about the number of trips necessary to transport product from the manufacturing location to the storage facility down the street. Planning Consultant Paul Garcia replied that only one trip would be necessary per day.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 8.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:25 p.m.

Vice Chairperson Arnold moved to approve Item No. 8; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

9. PUBLIC HEARING

Development Plan Approval Case No. 909

A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site, located at 9911 Romandel Avenue (APN:

8011-007-043), within the M-2, Heavy Manufacturing, Zone. (Romandel, LLC.)

Chairperson Ybarra opened the Public Hearing for Item No. 9 at 6:25 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 9 before the Planning Commission. Present in the audience was Architect Roy Furuto on behalf of the applicant.

Commissioner Jimenez inquired if user information was available for this site. Planning Consultant Paul Garcia replied that a user has not been established to date.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 9.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:31 p.m.

Vice Chairperson Arnold moved to approve Item No. 9; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

10. PUBLIC HEARING

Development Plan Approval Case Nos. 913, Modification Permit Case No. 1262, and related Environmental Documents

DPA 913: A request for approval allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building; *MOD 1262*: A request to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property; and *Environmental Documents*: A request for approval of the proposed Initial Study/Mitigated Negative Declaration related to the proposed project, on property located at 11651 Greenstone Avenue (APN: 8026-018-029) within the M-2, Heavy Manufacturing, zone. (Maruichi American Corporation)

Chairperson Ybarra opened the Public Hearing for Item No. 10 at 6:31 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 10 before the Planning Commission. Present in the audience was Environmental Consultant Marc Blodgett, and Don Stout of G & W Builders, Inc. on behalf of the applicant.

Commissioner Jimenez inquired if this building was going to be utilized for production of the steel tubes. Senior Planner Cuong Nguyen replied that the manufacturing of the steel tubes currently occurs in the northerly building and the building being constructed was going to be utilized for finished products.

Vice Chairperson Arnold inquired about the area currently being reserved for additional parking if needed. Senior Planner Cuong Nguyen replied that the area is currently being used to improve on-site parking circulation.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 10.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:41 p.m.

Commissioner Mora moved to approve Item No. 10; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

11. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 63

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

B. CONSENT ITEM

Conditional Use Permit Case No. 700-2

Request for approval to allow the continued operation and maintenance of a recycling center, for all types of California Refund Value (CRV) approved aluminum, glass, plastic, and bimetal consumer beverage containers, on property located at 13003 La Dana Court (APN: 8011-015-057) in the M-2, Heavy Manufacturing, Zone. (Adis Starukyan and Jose Herrera for PIVCO Recycling Center)

C. CONSENT ITEM

Conditional Use Permit Case No. 762-1

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

D. CONSENT ITEM

Development Plan Approval Case No. 850-2

Request for an amendment of Development Plan Approval Case No. 850 to allow the removal of condition #36 relating to the screening of all roof-mounted mechanical equipment and/or duct work on properties located at 13700, 13750 and 13770 Firestone Boulevard, in the M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking, Zone. (Roy Furuto for LeFiell Manufacturing Company)

Presentations were not necessary since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item Nos. 11A -11D.

Vice Chairperson Arnold moved to approve Items No. 11A – 11D; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

12. ANNOUNCEMENTS

- ◆ Commissioner Jimenez announced that his ten year old's baseball team would be playing the Little League World Series.
- ◆ Vice Chairperson Arnold thanked everyone for their prayers for his wife.
- ◆ Chair Ybarra inquired about Jersey Mike's opening in Santa Fe Springs. Director of Planning Wayne Morrell confirmed same.

- ♦ Staff wished all father's a Happy Father's Day.

13. ADJOURNMENT

At 6:48 p.m. Chairperson Ybarra adjourned the meeting.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Secretary



PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use and live entertainment, respectively, at a sports bar and grill commonly known as Crossroads Sports Bar and Grill located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding the revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, and thereafter, close the Public Hearing.
2. That the Planning Commission, based on Staff's findings and presentation, find that the premises to which Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 was granted, have not been maintained in compliance with the Conditions of Approval, the City Laws, and the City's Notices to correct the violations. As a result, the action to revoke and nullify these Permits complies with the requirements and provisions set forth under Section 155.811(B).
3. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13.

BACKGROUND

The Planning Commission and the City Council at their respective meetings of August 9, and August 12, 2006, approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 35, to allow the sale and storage of alcoholic beverages for on-site consumption, and Entertainment Conditional Use Permit (ECUP) Case No. 13 to allow live entertainment on the premises within the restaurant located at 9803 Santa Fe Springs Road. As of the approval date of the permits, the premises has changed names and operated under El Chilito, Senior Charlies, Crossroads Sports Bar and Grill, and currently, Baja Grill. At times, the name changed under the same ownership.

As of July 2013, notices and letters have been mailed to the Applicant requesting his cooperation in correcting several property violations which included his failure to obtain a business license, remove weeds and overgrown vegetation within the planters of the property, submit landscaping plans, install new landscaping, maintain the premises in a clean and orderly manner, comply with ABC requirements by ceasing the promotion of

“all-you-can-drink” sales, obtaining a trash bin for the operation, storage of inoperable vehicles on the property, and other property maintenance violations. Administrative citations have also been issued to the Applicant for his unwillingness to comply with the City’s Notices. Copies of the Notices, letters, and citations are attached to this report labeled Exhibit A through Exhibit J.

Currently, the property is being maintained with trash through-out the parking lot and visible from the public street. Based on Staff’s findings, the building appears to have been left in an abandoned and disrepair state (see attached pictures) for more than five months (it could be longer), and the operation has been operating with an expired business license since June 30, 2015. Notices (Exhibit G and Exhibit H) have been sent to the business owner and the property owner without response.

Moreover, an inquiry of the ABC license revealed that the license has not been paid since August 6, 2015.

In accordance with the Conditions of Approval, the Applicant is required to comply with all of the provisions of ASCUP Case No. 35 and ECUP Case No. 13, all laws, statutes, and ordinances to avoid the revocation of the Permits.

Based on Staff’s findings and the information provided, Staff believes that this matter satisfies the requirements provided by Section 155.811(B) to revoke Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13.

ZONING ORDINANCE REQUIREMENTS

Section 155.811 provides that “any variance, modification, permit or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

- (A) That the approval was obtained by fraud or faulty information.
- (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.
- (C) That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- (D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

Staff finds that 155.811(B) applies because the Applicant has violated the conditions of approval, ABC’s regulations, and the City’s laws.

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, the Applicant, Brian Richards, and the property owner, were notified of this Hearing to revoke Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13. The Notice was sent via Certified Mail on June 21, 2016 (Exhibit-D); the Notice was also posted on the subject property.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 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 June 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and within the Civic Center on June 30, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published on the Whittier Daily Newspaper on June 30, 2016. To date, Staff has not received any inquiries regarding this matter.



Dino Torres
Director of Police Services

Attachment(s)

Exhibits

Location Map

Exhibit A

CITY OF SANTA FE SPRINGS
DEPARTMENT OF PLANNING AND DEVELOPMENT

NOTICE OF VIOLATION

THE CITY OF SANTA FE SPRINGS, IN A CONTINUING EFFORT TO IMPROVE THE IMAGE OF THE COMMUNITY, IS SEEKING YOUR COOPERATION IN CORRECTING THE FOLLOWING:

9803 SANTA FE SPRINGS
DBA SENIOR CHARLIE'S

- VIOLATION OF:
- 1. AEC ACT 23001 "ALL YOU CAN DRINK" PROHIBITED.
 - 2. UNPERMITTED BANNERS AND CARDBOARD SIGNS.
 - 3. FAILURE TO PAY BUS. LIC. FEES
 - 4. FAILURE TO PAY C.U.P. FEES
 - 5. FAILURE TO MAINTAIN AND PROVIDE LANDSCAPE.

CEASE ALL "ALL YOU CAN DRINK" PROMOTIONS, AND ADVERTISEMENTS IMMEDIATELY.

PAY ALL EXCEPTIONS FEES BY 3-11-13.

SUBMIT WORK SCHEDULE FOR LANDSCAPE AND CLEAN UP.

A FOLLOW-UP INSPECTION WILL BE CONDUCTED ON: 3-11-13

IF YOU HAVE ANY QUESTION REGARDING THIS NOTICE, PLEASE CONTACT THE PERSON ISSUING THIS NOTICE AT (562) 868-0511, EXTENSION _____.

L. COLLAZO 3-5-13
ISSUED BY DATE

Exhibit B



11576 Telegraph Road · CA · 90670-9928 · (562) 409-1850 · Fax (562) 409-1854 · www.santafesprings.org
 POLICE SERVICES CENTER

March 7, 2013

Rick Jimenez
 DBA Senior Charlie's
 9803 Santa Fe Springs Road
 Santa Fe Springs, CA 90670

Re: Notice of Violation of Alcohol Sales Conditional Use Permit Case No. 35
 For Premises at 9803 Santa Fe Springs Road

On March 5, 2013, a Notice of Violation was issued to your business located at 9803 Santa Fe Springs Road for promoting an "all you can drink" alcohol beverage type sale. This promotional activity violates the regulations adopted by the Bureau of Alcohol Beverage Control (ABC); more specifically Act 23001. Any violation of the ABC regulations also violates the conditions of approval as stated in Alcohol Sales Conditional Use Permit (ASCUP) Case No. 35.

While reviewing the file for ASCUP Case No. 35, granting you the privileges to sell, serve, and store alcoholic beverages, we also learned that you have failed to pay for the Permit extension fees, and you are not current with the fees associated with your business license. Additionally, during our visit to your property, we witnessed that the landscaping on the premises is not being maintained and most of the required foliage is no longer present. We also noticed several unpermitted signs, banners and the outdoor storage of miscellaneous restaurant equipment.

The privileges granted under an ASCUP carry responsibilities. Business owners must maintain their respective premises in compliance with the conditions of approval, the Santa Fe Springs Municipal Code, the Alcohol Beverage Control regulations, and all other applicable regulations and laws - at all times. Persons who fail to do so may have the privileges granted under their respective permit revoked.

You are made aware that the violations also constitute a violation of Section 155.880 of the Santa Fe Springs Ordinance which states, in certain part, as follows:

" . . . any use of land or building or premises . . . maintained or operated contrary to the provisions of this chapter are hereby declared to be unlawful and . . . shall therefore be considered a public nuisance."

You are to correct the violations as follows:¹

- 1) Permanently and immediately terminate all promotions associated with an "all you can drink" sale of alcoholic beverages. Fully comply with all ABC regulations.
- 2) Permanently remove all unpermitted sign and banners by March 14, 2013.

¹ There will be no extensions of this deadline.

- 3) By March 14, 2013, fully pay all outstanding ASCUP extension fees. Contact Phillip De Rouse, Management Assistant, at (562) 409-1850 to obtain the total amount due.
- 4) By March 14, 2013, fully pay all outstanding business license fees and penalties. Contact Cecilia Pasos, Business License Clerk, at (562) 409-7527 to obtain the total amount due.
- 5) By March 21, 2013, submit a landscaping plan to the Department of Planning for their review and approval. Additional requirements for the landscaping materials and submittal process may be obtained by contacting Wayne Morrell, Director of Planning, at (562) 868-0511. Within thirty (30) days of the approval of the landscape plans, install all approved landscaping material and maintain it in healthy condition.
- 6) By March 11, 2013, remove all outdoor storage of restaurant equipment and all other trash and debris.
- 7) Undergo and pass a City inspection of the premises.

Please give this matter you immediate attention. If you cooperation is not forthcoming, as requested in this letter, this matter will be referred to the Planning Commission to initiate the revocation of ASCUP Case No. 35, and to the City Code Enforcement attorneys with a request that legal action be initiated against you for the remaining outstanding violations.

You may contact me at (562) 409-1850, extension 3320, in order to schedule the requested inspection, or if you have any questions concerning this matter.

Sincerely,



Lou Collazo
Code Enforcement Officer
Department of Police Services

Attachment

cc: Phillip De Rouse, Management Assistant
Wayne Morrell, Planning Director
Cecilia Pasos, Business License Clerk
Bureau of Alcohol Beverages Control

Exhibit C

CITY OF SANTA FE SPRINGS
DEPARTMENT OF PLANNING AND DEVELOPMENT

NOTICE OF VIOLATION

THE CITY OF SANTA FE SPRINGS, IN A CONTINUING EFFORT TO IMPROVE THE IMAGE OF THE COMMUNITY, IS SEEKING YOUR COOPERATION IN CORRECTING THE FOLLOWING:

9803 SANTA FE SPRINGS RD

VIOLATION OF SECTION 35.073
FAILURE TO OBTAIN A BUSINESS
LICENSE.

VIOLATION OF SECTION 95.03 FAILURE
TO MAINTAIN LANDSCAPING AND PROPERTY

VIOLATION OF SECTION 90.15 MAINTENANCE
OF AN INOPERABLE VEHICLE LPH: 7739251
BLUE CHEVROLET

BY 7-30-13 OBTAIN A VAND BUS.
LICENSE.

BY 8-25-13 SUBMIT LANDSCAPING
PLANS TO PLANNING.

BY 7-30-15 REMOVE INOP. VEHICLE
AND TRASH & DEBRIS FROM PASTO
AREA AND FENCED AREA

-SUBJECT TO CREATION

L. COLLAZO #739
POLICE SERVICES
(92) 404-1850

Exhibit D



Exhibit E



11576 Telegraph Road CA 90670-9928 - (562) 409-1850 Fax (562) 409-1854 www.santafesprings.org
POLICE SERVICES CENTER

August 14, 2013

Brian Richards
DBA Senior Charlie's
9803 Santa Fe Springs Road
Santa Fe Springs, CA 90670

Re: Notice of Violation of Alcohol Sales Conditional Use Permit Case No. 35 and
Entertainment Conditional Use Permit Case No. 13
For Premises at 9803 Santa Fe Springs Road

We recently issued you a Notice of Violation (NOV) for failure to obtain a Business Operation Tax Certificate, commonly known as a business license. The NOV requested that you obtain the business license no later than July 30, 2013. Our records indicate that you have not obtained the business license.

We remind you that the premises are to be maintained in compliance with Alcohol Sales Conditional Use Permit (ASCUP) Case No. 35 and Entertainment Conditional Use Permit Case No. 13. Condition No. 34 of the ASCUP states that ". . . if any provision of this permit is violated . . . or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse."

You are also made aware that any City Code violation also constitutes a violation of Section 155.880 of the Santa Fe Springs Ordinance which states, in part, as follows:

" . . . any use of land or building or premises . . . maintained or operated contrary to the provisions of this chapter are hereby declared to be unlawful and . . . shall therefore be considered a public nuisance."

A citation has been issued to you for failure to comply with the initial NOV. You are to obtain a business license by the date indicated on the citation. Please give this matter your immediate attention. If your cooperation is not forthcoming, as requested in this letter, this matter will be referred to the Planning Commission to initiate the revocation of ASCUP Case No. 35, and Entertainment Case No. 13, at which time, all alcoholic beverage storage and sales, and all entertainment activity shall have to cease.

You may contact me at (562) 409-1850, extension 3320, if you have any questions concerning this matter. Inquiries regarding the citation are printed on the back.

Sincerely,


Luis Collazo
Code Enforcement Officer
Department of Police Services

Attachment

cc: Phillip De Rouse, Management Assistant
Cecilia Pasos, Business License Clerk
Bureau of Alcohol Beverages Control

Exhibit F

City of Santa Fe Springs
ADMINISTRATIVE CITATION

SFSAC 12422

DATE	8/14/13	TIME	0900	YEAR	2013	CASE #	12422
<input checked="" type="checkbox"/> BUSINESS OWNER <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT <input type="checkbox"/> OTHER							
BUSINESS NAME: SENIOR CHARLIES							
NAME (First, Middle, Last): BRIAN RICHARDS							
RESIDENCE OR MAILING ADDRESS: 9803 SANTA FE SPRINGS RD							
CITY: SANTA FE SPRINGS		STATE: CA		ZIP: 90670			
LOCATION OF VIOLATION(S): 9803 SANTA FE SPRINGS RD							
DRIVER'S LICENSE: B5688025		STATE: CA		DATE OF BIRTH:			
CODE VIOLATION(S):						TIMES CITED	
						1 st	2 nd
39.073 FAILURE TO OBTAIN A VALID BUSINESS OPERATION TAX CERTIFICATE (BOTC)						1	
TOTAL CITATION PENALTY DUE: 100 ⁰⁰							
<p align="center">COMPLIANCE ORDER</p> <p>You must take the following required action(s) to correct the violation(s):</p> <p>OBTAIN A BOTC</p>							
<input checked="" type="checkbox"/> Police Services <input type="checkbox"/> Fire and Rescue Department <input type="checkbox"/> Planning Dept./Building Dept. <input type="checkbox"/> Public Works							
You are ordered to correct or otherwise remedy the listed violation(s) by the compliance date of 8-10-13 COLLAZO #739 <i>[Signature]</i> Issued by / Employee Number Witness Signature							
Type of Service: <input type="checkbox"/> Personal <input checked="" type="checkbox"/> Mail SEE REVERSE SIDE FOR PAYMENT AND OTHER INFORMATION							

Exhibit G



11576 Telegraph Road CA 90570-9928 (562) 409-1850 Fax (562) 409-1854 www.santafesprings.org
POLICE SERVICES CENTER

August 22, 2013

Brian Richards
 DBA Senior Charlie's
 9803 Santa Fe Springs Road
 Santa Fe Springs, CA 90670

MAILED VIA CERTIFIED MAIL

Subject: Alcohol Sales Conditional Use Permit Case No. 35 and
 Entertainment Conditional Use Permit Case No. 13
 For Premises at: 9803 Santa Fe Springs Road

The Planning Commission and the City Council, at their respective meetings of August 9, and August 12, 2006, approved Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 for the premises located at 9803 Santa Fe Springs Road. Both permits were approved subject to specific conditions of approval.

Our records indicate that after several written notifications you have not obtained a valid Business Operations Tax Certificate, commonly known as a business license, and therefore, you are operating a business in violation of the City's regulations. Section 155.811(B) of the City's Zoning Code provides that any permit granted by the Planning Commission may be revoked if the "use is being exercised contrary to the terms or conditions of approval, or is in violation of any . . . ordinance, law, or regulation."

In accordance with Section 155.811(D) of the City's Zoning Regulations, the Planning Commission will conduct a Public Hearing on September 9, 2013, at 4:30 p.m. to revoke Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13. Should this occur, your privileges granted under the respective Permits shall terminate.

If you feel that these Permits should not be revoked, you may appeal this decision by filing an appeal with the City Clerk's office (Located at 11710 Telegraph Road, Santa Fe Springs, CA 90670) within 10 calendar days of the date of this notice. No fee shall be due for filing of an appeal. Failure to file a timely appeal shall render this decision final. The procedure to be followed for an appeal is contained within Section 35.094 of the City Code. City Hall business hours are 7:30 a.m. thru 5:30 p.m., Monday thru Friday. City Hall is closed every other Friday, please call ahead on Fridays to determine if City Hall is open. City Hall's telephone number is (562) 868-0511.

This Notice fulfills Section 155.813 which requires notification to the applicant via certified mail ten days prior to the revocation hearing date. Moreover, property owners within 500 feet of the subject site will be notified of the Public Hearing being held by the Planning Commission.

If you have any questions regarding this matter, please do not hesitate to contact me at (562) 409-1850, extension 3320.

Sincerely,

Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Planning Commission
Dino Torres, Director of Police Services
Wayne Morrell, Director of Planning
Phillip De Rouse, Management Assistant
Anita Jimenez, Deputy City Clerk

7030 1670 0000 5991 0870

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent to
BRIAN RICHARDS
 Street, Apt. No.
 or PO Box No. **9803 SANTA FE SPRINGS RD**
 City, State, ZIP+4® **SANTA FE SPRINGS, CA 90670**

PS Form 3811, February 2004 See Reverse for instructions

SENDER, COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
BRIAN RICHARDS
9803 SANTA FE SPRINGS RD
SANTA FE SPRINGS, CA
90670

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 B. Received by (Printed Name) Address
NONALYS LABIS
 C. Date of Delivery
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (transfer from service label) **7030 1670 0000 5991 0870**

PS Form 3811, February 2004 Domestic Return Receipt 16258-02-000-1040

Exhibit H

CITY OF SANTA FE SPRINGS
DEPARTMENT OF POLICE SERVICES



NOTICE OF VIOLATION

The City of Santa Fe Springs, in a continuing effort to improve the image of the community, is seeking your cooperation in correcting the following violation(s).

- SFSMC 35.073 City Business License Required
- SFSMC 52.04 Illegal Disposal into Storm Drain
- SFSMC 72.05 Parking for Purposes of Washing, Greasing, and the like
- SFSMC 72.50 Parking on Unpaved Areas Prohibited
- SFSMC 90.15 Abandonment or Leaving of Vehicles in Excess of Five Days
- SFSMC 95.03(6) Deteriorated or Disrepair of Building, Fixtures, Etc
- SFSMC 95.03(9) Playground Equipment Visible from Public Right-of-Way
- SFSMC 95.03(12) Outdoor Placement of Merchandise or Products
- SFSMC 95.03(17) Overgrown Vegetation
- SFSMC 95.03(21) Trash Cans Visible from Public Right-of-Way
- SFSMC 95.03(23) Vehicles Exceeding the Vehicle Weight
- SFSMC 95.03(30) Causing, Maintaining or Permitting Graffiti
- SFSMC 155.510 Sign Permit Required
- SFSMC 155.540 Failure to Maintain Landscaping
- Other 95.03(20) ITEMS OF JUNK
VISIBLE FROM PUBLIC VIEW

We encourage you to correct the conditions on your property as follows:

1. REMOVE ALL JUNK & DEBS
2. MAINTAIN (WATER) LANDSCAPING
3. REMOVE ALL BANNERS
4. PAY BUS. LICENSE FEES

If the conditions on your property continue to exist during our next inspection an Administrative Citation may be issued. To avoid fines and penalties please correct the violations by: 5-24-16

Address: 9803 SANTA FE SPRINGS RD

Date Issued: 5-12-16

COLLAZO #739
Issued By (662) 409-1850

Exhibit I



11576 Telegraph Road CA 90670 9928 (562) 409-1850 Fax (562) 409-1854 www.santafesprings.org
POLICE SERVICES CENTER

May 25, 2016

Brian Curtis Richards
9020 Bright Avenue
Whittier, CA 90670

Re: Notice of Violation
For Premises at 9803 Santa Fe Springs Road

On May 12, 2016, we issued you a Notice of Violation (NOV) which notified you of certain property maintenance violations on the property you occupy at 9803 Santa Fe Springs Road. The violations included failure to maintain the property free of trash and debris, failure to obtain a sign permit for the banners and advertisements, and failure to maintain the landscaping on the property. These violations were to be corrected by May 24, 2016.

On May 24, 2016, a follow up inspection conducted on your property revealed that the violations related to the unpermitted improvement continue to exist. We also found the following violations:

1. You have failed to pay for and maintain an ABC License. Fees were due on August 6, 2015.
2. You have failed to pay for and maintain a valid business license. Fees have not been paid since June 30, 2015.

The property code violations further constitute a violation of Section 155.880 of the Santa Fe Springs Zoning Ordinance, which states, in pertinent part, as follows:

" ... any use of land or building or premises ... maintained or operated contrary to the provisions of this chapter are hereby declared to be unlawful and ... shall therefore be considered a public nuisance."

Failure to comply with a NOV is grounds for revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13. **To avoid the process to revoke the Permits, you are to correct the violations by June 8, 2016.**

You may contact me at (562) 409-1850, if you have any questions concerning this letter.

Sincerely,

Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Margarita Matson, Management Assistant

Exhibit J





Report Submitted By: L. Collazo
Department of Police Services

Date of Report: July 6, 2016



Report Submitted By: L. Collazo
Department of Police Services

Date of Report: July 6, 2016



Report Submitted By: L. Collazo
Department of Police Services

Date of Report: July 6, 2016

Location Map



City of Santa Fe Springs

Location Map
9803 Santa Fe Springs



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 68

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale and storage of alcoholic beverages for on-site consumption at a banquet hall facility under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 68, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 68 subject to the conditions of approval contained within this report.

BACKGROUND

The Applicant, Ebriham Fassal, is renowned for his catering services in the general area. Mr. Fassal owns and operates a restaurant in the City of Downey commonly known as Café n' Stuff. The Applicant has recently purchased the subject property located at 12215 Slauson Avenue to use as an auxiliary banquet hall/event center. Before the purchase, the property sat vacant for approximately three years due mainly because the property had some parking and zoning challenges which discouraged other land use activities. At their regular meeting of March 14, 2016, the Planning Commission approved Conditional Use Permit Case (CUP) No. 770, which granted approval for the banquet hall, and Modification Permit (MOD) Case No. 1265, which granted approval to use the property as a banquet hall facility with a modified parking plan.

In addition to the banquet hall activity and catering services, the Applicant is proposing to provide alcoholic beverages as part of the service. The alcoholic beverages will be sold as part of a catering package plan for on-site consumption.

City Ordinance No. 834, approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage, or manufacture of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, Mr. Ebriham Fassal is requesting approval of Alcohol Sales Conditional Use Permit Case No. 68 to allow the operation and maintenance of an alcoholic beverage use for the sale of alcoholic beverages for on-site consumption.

The Applicant is also proposing to allow renters to bring-in their own entertainment (bands, DJs, etc.) during their respective contractual event(s). As a result, the Applicant is concurrently applying for an Entertainment Conditional Use Permit.

Also concurrent with this request, the Applicant is seeking approval to transfer his alcohol license (Type 41 and 58) from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales. If the ABC license transfer is denied, the Applicant will be allowed to seek alternative measures within a year's time before this Permit becomes null and void. It should be noted that alcoholic beverages are not, and will not be permitted to be brought in by the individuals renting the establishment.

STREETS AND HIGHWAYS

The subject site has frontage on Slauson Avenue and Chetle Avenue; Slauson Avenue is designated as a "Major Highway" within the Circulation Element of the City's General Plan while Chetle Avenue is designated as a local industrial street.

ZONING AND LAND USE

The subject site is within two zones; meaning that the majority of the property, including the portion developed with the existing building fronting Slauson Avenue is zoned Heavy Manufacturing (M-2), with the remainder of the property, fronting on Chetle Avenue, zoned Light Manufacturing (M-1). Properties to the south and west are zoned M-2, properties to the northwest are zoned M-1, and properties to north east and east are within the City of Whittier and are zoned for manufacturing uses.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building was previously built this proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for a 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 Alcohol Sales Conditional Use Permit was sent via first class mail to all property owners within 500 feet of the subject property whose names and addresses appear on the latest County Assessor's Roll. The notices were mailed on June 30, 2016. Legal Notices were also posted in Santa Fe Springs City Hall, the City Library, and within the City Civic Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on June 30, 2016. To date, Staff has not received any inquiries regarding the proposal.

ZONING ORDINANCE REQUIREMENTS

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

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

- a. **Conformance with parking regulations.** *At their meeting of March 14, 2016, the Planning Commission approved MOD 1265. A Modification of the Property Development Standards to allow the applicant to not provide forty-two (42) of the required 151 parking spaces. The Applicant did show that they can provide and maintain 79 on-site parking stalls, and has secured parking agreements with two neighboring properties to allow his customers to park on their property. This will provide the subject business with thirty (30) additional parking stalls for a grand total of 109 stalls. A copy of the parking agreement letters and a site plan have been attached to this report. A copy of the reference MOD Permit Staff Report is available upon request.*
- b. **Control of vehicle traffic and circulation.** *The subject property has on-site vehicle circulation with ingress and egress driveways on Slauson Avenue and Chetle Avenue. Driveways are called out on the attached site plan.*
- c. **Hours and days of operation.** *The Applicant states that the hours of operation will be conducted between the hours of 3:00 p.m. to 10:00 p.m. Monday through Thursday, and 3:00 p.m. to 1:00 a.m. Friday through Sunday. The sale of alcoholic*

beverages will not be permitted during the hours of 2:00 a.m. to 6:00 a.m. every day of the week, or as required by ABC.

- d. **Security and/or law enforcement plans.** *As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject property is approximately half a mile to York Field, a baseball park utilized by minors and adults. Moreover, there are two high schools within approximately one-mile from the location (Sierra High School and St. Paul High School). There are no churches within the subject site, but it should be noted that St. Paul High School is a Catholic private school which maintains an on-site chapel.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The subject property is located more than a three-quarter-mile from another establishment (Chevron Gas Station) which sells alcoholic beverages. The establishment is also in the City of Santa Fe Springs operating with an approved alcohol sales conditional use permit. ABC does not recognize the two establishments as a concern for over-saturation or incompatible uses.*
- g. **Control of noise, including noise mitigation measures.** *The proposed use is also operating under Conditional Use Permit Case No. 770, approved by the Planning Commission on March 14, 2016, and is concurrently requesting approval of an Entertainment Permit. As a result, conditions have been authored to mitigate any potential noise generated by the subject use. The Commission should note that this activity and all other activities in the City are subject to Sections 155.421-155.425 of the City Codes pertaining to noise.*
- h. **Control of littering, including litter mitigation measures.** *As part of the conditions of approval, the Applicant, and/or his employees, is required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.*
- i. **Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness,**

drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use. *Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts before they become a public nuisance. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police whenever they see any of the listed activities take place.*

STAFF COMMENTS

As with all alcohol conditional use permit applications, Staff has visited the site and the Applicant's other businesses to ensure compliance with other regulatory ordinances and codes. It should be noted that the Applicant is concurrently transferring the ABC license (Type 41 On-Site Beer and Wine, and Type 58 Caterer's Permit) from his Downey restaurant to this location, and that the Applicant is concurrently applying for an Entertainment Conditional Use Permit.

Staff is recommending that the Planning Commission approve the request to be placed on the City Council's Agenda for approval, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide banquet hall/event use and that this Permit shall become void and terminated if the banquet hall/event use is terminated, closed, or modified to another type of use.
2. That the Applicant shall comply with the Conditions of Approval set forth in Conditional Use Permit (CUP) Case No. 770 and Modification Permit (MOD) Case No. 1265 (attached), and that if CUP Case No. 770 and/or MOD Case No. 1265 are revoked or terminated, this Permit is also subject to termination unless the Applicant can show that the replacing use can legally permit the sale of alcohol.
3. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted outside. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages within the parking area is prohibited at all times.

4. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
5. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating establishment shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
6. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
7. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and gather any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
8. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.

13. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
14. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
15. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits; said permits are available through the Department of Planning.
16. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
17. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
18. That the Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
19. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
20. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
21. That Alcohol Sales Conditional Use Permit Case No. 68 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

22. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
23. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
24. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
25. That ASCUP Case No. 68 shall be subject to a compliance review in one (1) year, no later than July 28, 2017, to ensure the premise is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

26. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.

27. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

- Location Map
- Site Plan
- Parking Agreements
- Conditions of Approval – CUP Case No. 770

Location Map



Alcohol Sales Conditional Use Permit Case No. 68
12215 Slauson Avenue
Azar Event Center

Parking Agreement No. 1

STAR DIE CASTING & MANUFACTURING, INC.

12209 East Slauson Avenue, Santa Fe Springs, CA 90670
Telephone (562) 698-0627 / Fax (562) 696-3331

August 12, 2015

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

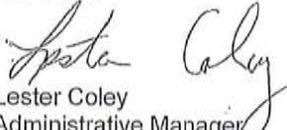
RECEIVED
AUG 23 2015
Planning Dept.

Attention: Planning Commission

Dear Commissioners,

This letter is to advise you that Star Die Casting has agreed with Ebie Ghaneian at Azar Event Center located at 12215 Slauson Avenue to allow his business to utilize our 18 parking spaces after 6:00 pm on weekends when available.

Sincerely,


Lester Coley
Administrative Manager

*This agreement is valid
for 5 years.*


Lester Coley 2/22/16

Parking Agreement No. 2



12401 Washington Blvd.
Whittier, CA 90602-1006
T: 562-698-0811

Hearing Impaired
TTD: 562-696-9267
PIHHealth.org

RECEIVED

FEB 25 2016

Planning Dept

August 28, 2015

To: City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

From: Mary A. Wargo
Real Estate Manager, Administration Department
PIH Health
12401 Washington Blvd
Whittier, CA 90602

Re: Parking Area
12275 Slauson Avenue
Whittier, CA 90606

Dear Planning Commission Members:

This notice is to confirm that PIH Health and Azar Event Center have agreed to a non-binding Letter of Intent ("LOI") to lease parking spaces to be utilized by the Event Center after business hours on specified dates and time (shown below). Terms and conditions of the lease will be finalized upon approval by both parties.

General Terms are as follows:

PREMISES: Approximately 10 parking stalls as shown on the attached site plan for informational purposes only and marked **Exhibit A**

LANDLORD: InterHealth Corp., dba PIH Health
a California not for profit company
12401 Washington Blvd.
Whittier, CA 90601

(562) 698-0811 ext 14863 Telephone
(562) 789-4423 Facsimile

TENANT: Azar Event Center



12401 Washington Blvd.
Whittier, CA 90602-1006
T: 562-698-0811

Hearing Impaired
TTD: 562-696-9267
PIHHealth.org

- PERMITTED USE:** Subject to governing documents, as may be amended by Landlord from time to time, existing leases and prohibited uses and exclusives, the Premises shall be used for the purpose of customer parking and for no other use or purpose. Tenant shall operate the Premises continuously and without interruption.
Permitted use will be for Weekends Only (Fri - Sunday) 5pm until 1am
- INITIAL TERM:** 3 Year (3) years from the Rent Commencement Date
- RENT COMMENCEMENT:** Upon issuance of Certificate of Occupancy
- ASSIGNMENT/SUBLET:** Tenant shall have no right to assign or sublease the Premises under any condition without Landlord's consent, which consent may be withheld in Landlord's sole, exclusive and non-reviewable discretion. No assignment or sublease shall release Tenant from liability.
- PARKING AREAS:** Tenant accepts the parking areas in their "as is, whereas" and Tenant accepts such areas as adequate for Permitted Use.
- COMMISSIONS:** None. Neither Landlord nor Tenant is represented by a broker in this transaction.
- LEASE FORM:** Landlord's standard lease document.

This offer is not to be considered a contractual obligation. Any firm obligation of either party is subject to the negotiation of a definitive lease agreement fully-executed by both parties.

Conditions of Approval for CUP Case No. 770

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868-0511 x7545)

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
2. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
3. All existing buildings shall be connected to the sanitary sewers.
4. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
5. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

6. That Knox access shall be provided for main entrance and all exterior gates.
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
8. Keep clear and maintain fire lanes at all times.
9. Inspect, service, and maintain existing kitchen hood suppression system.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

10. 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.

11. That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division of the Santa Fe Springs Department of Fire-Rescue for the disposal of industrial wastewater through the existing grease interceptor.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409.1850 x3319)

12. That the Applicant shall obtain a valid License from the Department of Alcoholic beverage Control (ABC) and an Alcohol Sales Conditional Use Permit and from the Department of Police Services prior to commencing any banquet events offering alcoholic beverages.

13. That the Applicant shall obtain an Entertainment Conditional Use Permit from the Department of Police Services.

14. The serving of alcoholic beverages shall comply with the requirements set forth by the California division of Alcoholic Beverage Control (ABC).

15. 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 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.

16. That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department

of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.

17. That the Applicant shall provide a uniformed and licensed security guard at all events which serve alcoholic beverages.
18. That event invitees shall not be permitted to bring in their own alcoholic beverages, or be allowed to consume alcoholic beverages within the parking lot or street.
19. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
20. That the preparation of food within the facility shall comply with the requirements set forth by the Los Angeles County Health Department. All food preparation and cooking shall be conducted indoors at all times.
21. That all events shall be private in nature. Open invite invents through flyers or the social networks is prohibited.
22. That the Applicant and/or his contracted users shall not charge a door fee or a voluntary contribution to enter an event on the premises.
23. That during closing time and 30 minutes after the establishment's closing time, the Applicant shall provide a security guard whose sole purpose is to patrol the parking lot, and around the premises, to maintain order therein, and to prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
24. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
25. That the use of the on-site parking area shall be used exclusively for parking of vehicles and shall not be reduced or encroach upon with inflatables, and/or other similar carnival type rides.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

26. 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.

27. 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: Paul M. Garcia 562.868-0511 x7354)

28. That Conditional Use Permit No. 770 allows for an indoor banquet facility within a 7,202 sq. ft. building located at 12215 Slauson Avenue. Specifically, the use will offer accommodations for private events including birthday parties, corporate events, wedding receptions, and other social occasions. The public portion of the building shall not exceed 5,076 sq. ft., as shown on the submitted floor plan and on file with this case. Approval of Conditional Use Permit No. 770 is contingent upon approval of Modification Permit Case No. 1265.
29. That Modification Permit Case No. 1265 allows for a forty-two (42) parking stall reduction to the minimum parking requirements associated with the subject banquet facility use. Said parking reduction is specific to the subject indoor banquet facility use.
30. That the proposed indoor banquet facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires plans to be submitted, reviewed, approved, permits to be obtained, and field inspected with a final approval granted by the City Fire Department and Building Department. The building shall not be occupied for such use until such time that this process has been completed.
31. That the maximum occupancy of the banquet facility shall not exceed 200 individuals, including guests, employees, security, and other personnel. If a lesser number is determined by either the Fire Department or Building Department, said number shall be enforced.
32. That the banquet facility shall only be available for use by private banquet events. A "private banquet event" shall mean a private party that is not open to or arranged for the general public to attend, nor arranged by a vendor for the general public, with food services as the primary use and alcohol service, dancing, and/or live entertainment being ancillary and subordinate uses. Promoters shall not be used to promote any event and cover charges shall not be established. Banquet contracts

for private banquet events must be available on-site for presentation to law enforcement, Fire, or other City personnel upon request.

33. That live entertainment and/or dancing are allowed as ancillary uses, and under an approved Entertainment Conditional Use Permit, at any banquet event but shall not be the primary use at any time. Said dancing and live entertainment shall only occur inside the dining area shown on the proposed floor plan, out of the way of exits and paths of travel. The dance floor area shall consist of a removable interlocking dance floor to distinguish it as the dancing area. Live entertainment shall be limited to disc jockeys, karaoke, and live bands. No other form of live entertainment shall be permitted unless approved in writing by the Director of Planning.
34. That no fog machines, fireworks, pyrotechnics, open flames, or other similar devices shall be used on the premises.
35. That private, licensed security guards shall be provided at all banquet events offering alcoholic beverage service, music, or dancing. Such events include, but are not limited to corporate parties, wedding receptions, special events, and any other social gathering held at the facility. Security personal shall wear clothing/uniforms that is/are easily identifiable by law enforcement and City personnel.
36. That alcoholic beverages may only be served in accordance with the Department of Alcoholic Beverage Control (ABC) licensing requirements. No alcoholic beverages may be served or consumed outside of the facility. Employees who are responsible for alcohol sales or service shall complete the necessary ABC training and comply with all ABC rules and regulations. The applicant is also responsible for ensuring compliance with all applicable state and federal laws and pertaining to the sale and consumption of alcoholic beverages.
37. That a drink minimum shall not be established at any time or for any function. Additionally, staff and servers shall ensure that there are no sales or service of alcoholic beverages to obviously intoxicated persons.
38. That a strict identification policy shall be implemented to prevent consumption of alcoholic beverages by minors.
39. That the applicant shall comply with all applicable state and local laws and regulations pertaining to smoking and e-cigarettes.

40. That all activities related to the indoor banquet facility shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning, Director of Police Services, and the Fire Marshall or their designee(s).
41. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and guests not to loiter or make loud noises outside of the building before, during, or after events.
42. That noise emanating from the building shall not be audible beyond the area under control of the business or property owner, shall be within the limitations prescribed by the City's Noise Ordinance, and shall not create a nuisance to surrounding properties. In the event noise levels outside of the subject site are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.
43. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage customers from waiting outside.
44. That the days and hours of operation shall be Monday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday through Sunday from 10:00 am to 1:00 am. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning.
45. That the applicant shall maintain the area surrounding the subject site in a clean and orderly manner at all times, free of debris, litter, and graffiti. The applicant shall be responsible for the removal of graffiti within 48 hours of its appearance and the removal of litter within 24 hours on the site and on adjacent rights-of-way. If surfaces are pressure-washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agents may be discharged to the storm drain.
46. That the indoor banquet facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case, date stamped February 22, 2016. Any modification shall be subject to the review by the Director of Planning to determine if administrative relief is available or if the conditional use permit must be amended.

47. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments and/or the Planning Commission.
48. That the applicant shall notify, in writing, of any change in ownership within 30 days. All conditions of approval shall be binding to any successors.
49. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City for the proposed landscape improvements. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
50. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
51. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
52. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the *prior* approval of the Fire Department and the Department of Planning and Development.
53. That prior to occupancy of the tenant space, 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).

54. That Conditional Use Permit Case No. 770 shall be subject to a compliance review in one year, on or before March 14, 2017 to ensure that the subject banquet facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.
55. That the applicant understands and agrees that any future changes to the floor plan whereby the public portion of the subject building is increased beyond the approved 5,076 sq. ft., the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
56. That the remaining 79 on-site parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
57. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls and on the two adjacent properties, within the parking stalls associated with the shared parking agreements the applicant has recently secured and executed. If parking issues or complaints arise due to the proposed use and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction.
58. That the applicant shall notify the Director of Planning, in writing, three (3) months prior to the expiration of any shared parking agreement. At that time, the applicant shall provide a copy of an extension of said parking agreement(s). If said agreement is not extended, the applicant shall work with staff to implement mitigation measures necessary to offset any loss of parking associated with said parking agreement(s).
59. That there shall be a maximum capacity of eleven (11) employees total at peak shift for the applicant or any future tenant. An employee roster shall be provided by all future tenants to confirm the employee count before Planning Department approval of any future business license applications relating to the subject property.

60. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
61. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City.
62. 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.
63. That the applicant, Azar Event Center, 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 and Modification Permit, 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.
64. 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 use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
65. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.



PUBLIC HEARING

Entertainment Conditional Use Permit Case No. 16

Request for approval to conduct and maintain an entertainment use involving an indoor banquet hall facility operating under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 16, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Entertainment Conditional Use Permit Case No. 16 subject to the conditions of approval contained within this report.

BACKGROUND

The Applicant, Ebriham Fassal, is renowned for his catering services in the general area. Mr. Fassal owns and operates a restaurant in the City of Downey commonly known as Café n' Stuff. The Applicant has recently purchased the subject property located at 12215 Slauson Avenue to use as an auxiliary banquet hall/event center. Before the purchase, the property sat vacant for approximately three years due mainly because the property had some parking and zoning challenges discouraging other land use activities. At their regular meeting of March 14, 2016, the Planning Commission approved Conditional Use Permit Case (CUP) No. 770, which granted approval to use the property as a banquet facility, and Modification Permit (MOD) Case No. 1265, which granted approval to use the property with a modified parking plan.

While it is common to have entertainment during festive events, Section 155.723 provides that all businesses conducting entertainment shall first obtain approval of an Entertainment Conditional Use Permit by the City Council, after consideration by the Planning Commission. In accordance with Section 155.723, the Applicant is requesting

approval of Entertainment Conditional Use Permit Case No. 16 to allow live entertainment and disc jockeys. Concurrent with this request, the applicant is seeking approval of an alcohol sales conditional use permit for the sale of alcoholic beverages for on-site consumption.

STREETS AND HIGHWAYS

The subject site has frontage on Slauson Avenue and Chetle Avenue; Slauson Avenue is designated as a "Major Highway" within the Circulation Element of the City's General Plan while Chetle Avenue is designated as a local industrial street.

ZONING ORDINANCE REQUIREMENTS

Section 155.723 of the Santa Fe Springs Zoning Ordinance requires a Conditional Use Permit approval for "entertainment, amusement, dance halls and other uses as defined in Section 155.003."

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building was previously built this proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for a 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 Entertainment Conditional Use Permit was sent via first class mail to all property owners within 500 feet of the subject property whose names and addresses appear on the latest County Assessor's Roll. The notices were mailed on June 30, 2016. Legal Notices were also posted in Santa Fe Springs City Hall, the City Library, and within the Civic Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published on the Whittier Daily Newspaper on June 30, 2016. To date, Staff has not received any inquiries regarding the proposal.

STAFF COMMENTS

Staff has conducted several inspections of the location as a result of the requested entitlements. Based on its findings, Staff believes that the proposed use does not pose a negative impact on the surrounding area. Moreover, Staff believes that allowing entertainment as an auxiliary use at the banquet hall will not pose a risk or nuisance to patrons or the general public if the entertainment is conscientiously conducted in strict compliance with the Conditions of Approval.

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely granted to allow entertainment for a bona-fide banquet hall/event use and that this Permit shall become void and terminated if the banquet hall/event use is terminated, closed, or modified to another type of use.
2. That the Applicant shall comply with the Conditions of Approval set forth in Conditional Use Permit (CUP) Case No. 770, Modification Permit (MOD) Case No. 1265, and ASCUP Case No. 68.
3. That the Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
4. That mosh pits, mosh dancing, and slam-type dancing is prohibited, and management shall remove patrons from the premises who initiate, or participate in such activity or other similar type of activity.
5. That equipment, decorations, props or other similar ornaments shall not interfere with interior doors, emergency exits or emergency access at all times. Pyrotechnics of any type are strictly prohibited at all times.
6. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate or participate in such activity or other similar type of activity.
7. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, within the parking areas, and parkways.
8. That, as a minimum standard, during the closing time and 30 minutes after the established closing time, the applicant/licensee shall provide a security guard whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.

9. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
10. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
11. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel, and code enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.
13. That all existing exit signs shall continue to be maintained and illuminated at all times per California Fire Code 2501.15.
14. That exit doors are not to be blocked at any time.
15. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
16. That the Applicant shall provide adequate professional security for the entertainment provided or any special event and/or private parties.
17. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
18. That in the event the Applicant intends to sell, lease or sublease the subject business, or transfer the subject Permit to another party, the Director of Police Services shall be notified in writing within sixty (60) days prior to signing of the agreement to sell, lease, or sublease the business.
19. That this Permit shall be subject to a compliance review in one year, no later than July 28, 2017, to ensure the entertainment activity is still operating in strict compliance with the original conditions of approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

20. That Entertainment Conditional Use Permit Case No. 16 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
21. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
22. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning.
23. That the owner/operator must receive approval by the Director of Police Services for the installation of all pay telephones on the premises and such telephones shall not be capable of receiving calls.
24. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.
25. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)
Location Map

Location Map



**Entertainment Conditional Use
Permit Case No. 16
12215 Slauson Avenue
Azar Event Center**



PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 523

A request for approval to add two (2) new backhaul dish antennas and associated radio and cabling on an existing 82'-high wireless telecommunications tower on an approximately 1.25-acre site located at 8925 Pioneer Boulevard (APN: 8177-029-908) within the M-2, Heavy Manufacturing, Zone. (Sprint Nextel)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the equipment upgrade and continued operation and maintenance of the existing telecommunication facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
2. Find and determine that the proposal meets the criteria for "Existing Facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
3. Approve Amendment of CUP 523, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject site is an undeveloped 1.25-acre parcel (APN: 8177-029-908) just south of the Union Pacific railroad right-of-way, between the San Gabriel River Freeway (I-605) on the east, and the San Gabriel River Flood Control Channel on the west. The property is located in the M-2, Heavy Manufacturing, Zone.

In July of 1995, the City approved a Conditional Use Permit (CUP 523) to allow an 82'-high mono-pole antenna and related equipment on the subject site. It should be noted that the site is City-owned. The applicant is, therefore, currently leasing a portion of the subject site for its telecommunications facility.

The applicant is requesting to amend the existing CUP to allow for equipment upgrades to the existing 82'-high wireless telecommunications tower, specifically to allow for the installation of two (2) new backhaul dish antennas and associated radio and cabling. The new antennas will be mounted at the 80 ft. level. With the addition of the new antennas, the mono-pole will have a total of twelve (12) antennas; all new antennas will be painted to match the existing mono-pole.

Per the existing conditions of approval, specifically condition of approval #2, the installation of additional antennas requires Planning Commission approval. As a result, the applicant has filed an application for amendment of the existing CUP.

STREETS AND HIGHWAYS

The subject site is located west of Pioneer Boulevard; Pioneer Boulevard is designated as a Major Highway 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. Industrially zoned areas generally surround the subject site and consist of a mix of industrial type uses.

ENVIRONMENTAL DOCUMENTS

After review and analysis, staff finds the project to be Categorically Exempt, pursuant to Section 15301 (Class 1) – Existing Facilities of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

As aforementioned, the project will consist minor alterations to the existing telecommunications facility. The equipment upgrades will not significantly alter the existing use and will be a negligible expansion of the existing use. Staff finds that the project meets the criteria stated above and believes the telecommunications use will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

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 use 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 June 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center and published in a newspaper of general circulation

(Whittier Daily News) on June 30, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

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; and
- 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.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed upgrades to the existing wireless telecommunication facility will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A wireless telecommunication facility is consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by industrial uses which would be compatible with the proposed use.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the upgrades to the existing use 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. **That the proposed upgrades to the existing wireless telecommunications facility use has been designed to preserve the general appearance and welfare of the community for the following reasons:**

The proposed upgrades will not compromise the character, integrity, or views of the property or vicinity. More importantly, the project will continue to be in conformance with the overall purposes and objectives of the Zoning Regulations. As aforementioned, the upgrades will occur on an existing 82'-high monopole which will remain virtually unchanged aesthetically. Staff therefore finds that since the site characteristics will remain practically unchanged, the proposed use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS

For the reasons mentioned above, staff finds that the proposed upgrades to the existing telecommunications facility use will continue to be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is therefore recommending an approval of Amendment of Conditional Use Permit Case No. 523, subject to the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

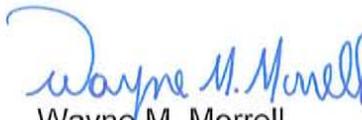
NOTE: All conditions of approval are existing from prior approvals. Minor changes to existing conditions are provided as a strike-through or bolded lettering.

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Paul Garcia 562.868.0511 x7354)

1. That the proposed antennae facility and related improvements shall be developed substantially in accordance with the plot plan and elevations submitted by the applicant, **with a date stamp of May 18, 2016**, and on file with this case. **(Revised – condition is ongoing)**
2. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), or the co-location of additional antenna, shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by the carrier other than the applicant, the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City. **(condition is ongoing)**
3. ~~That the proposed unmanned equipment shelter shall be provided with an approved architectural façade composed of stucco, brick or masonry materials. Exposed or painted metal exterior treatment shall not be permitted for the unmanned equipment shelter.~~ **(Condition has been satisfied)**
4. That the proposed antennae facility shall be continually operated in accordance with all applicable State and Federal regulations governing such operations. **(condition is ongoing)**
5. That the applicant shall abide by the terms, conditions, and provisions of the land lease agreement between Nextel Communications and the City of Santa Fe Springs. **(condition is ongoing)**

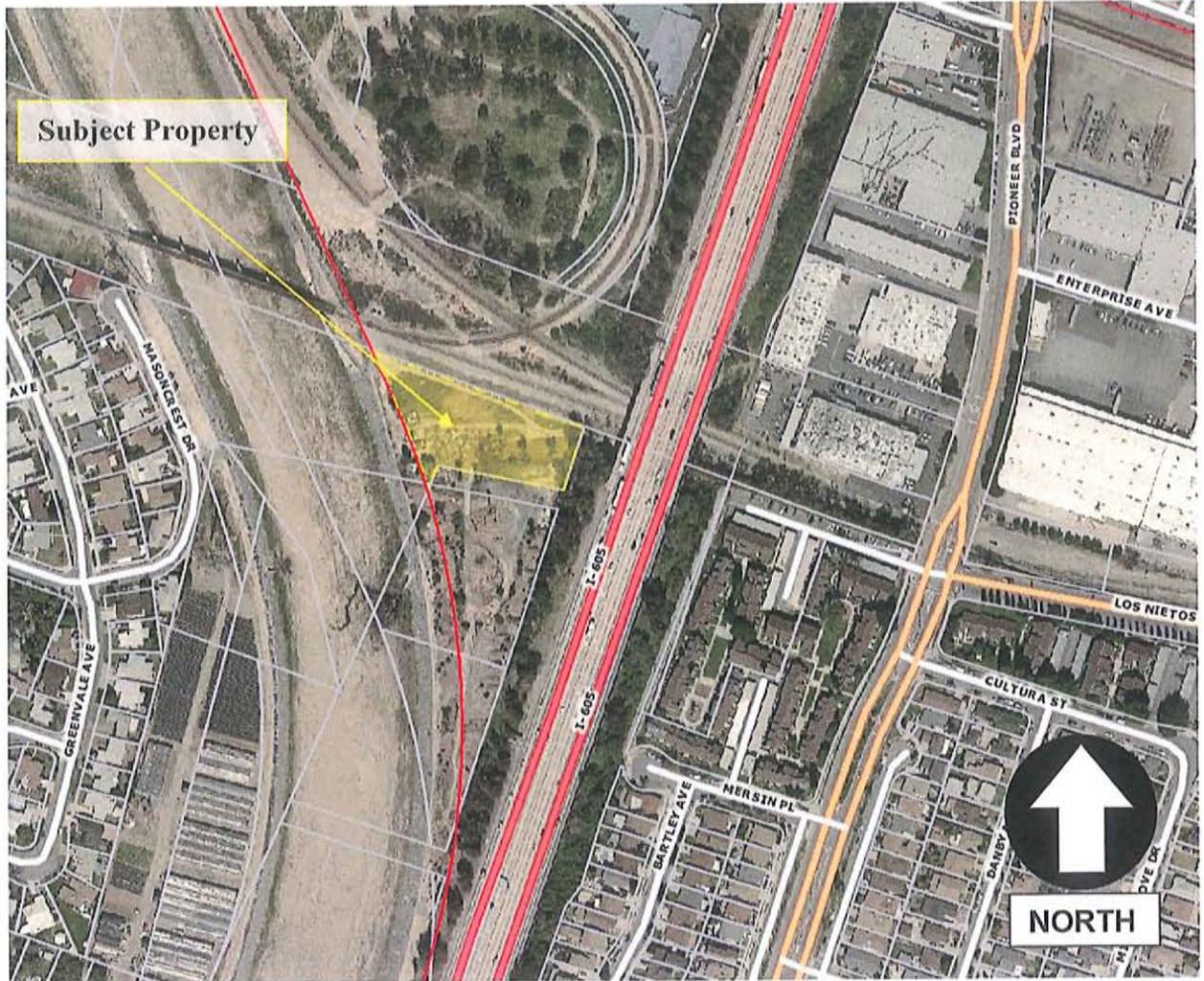
6. That the antennae structure and related improvements shall be continuously well maintained. **(condition is ongoing)**
7. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements shall be permitted on the antennae structure. **(condition is ongoing)**
8. That all other requirements of the Building Code, Fire Code, and Zoning Ordinance, and all other regulations, rules and codes governing this use shall be fully complied with at all times. **(condition is ongoing)**
9. That this permit shall be valid for a period of ten (10) years, until December 22, 2019. Approximately three (3) months before December 22, 2019, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(condition is ongoing)**
10. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(condition is ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Application
3. Set of Plans dated May 18, 2016
4. Public Hearing Notice
5. Public Hearing Notification Radius Map

Aerial Photograph



Amendment of Conditional Use Permit Case No. 523

8925 Pioneer Boulevard

Sprint Nextel



Conditional Use Permit Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

RECEIVED

DEC 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): 8425 Pioneer Blvd., 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) Monopole

Record Owner of the property: City of Santa Fe Springs

Name: Guadalupe Lee Phone No: (310) 312-3081

Mailing Address: 11710 Telegraph Rd., Santa Fe Springs, CA Date of Purchase: _____

Fax No: _____ E-mail: _____

Is this application being filed by the Record Owner? NO

(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: _____ Phone No: _____

Mailing Address: _____

Fax No: _____ E-mail: _____

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): _____

To connect line on site with other antennas.

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 (continued)

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.

Current line of site is blocked & a new location is required to connect signals.

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.

We are adding telecomm equipment, which will not affect the community or environment.

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?

N/A
The telecomm equipment provides none of the above.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

N/A
Telecomm equipment going on existing tower.

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.

N/A
The equipment is going on the tower.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Conditional Use Permit Application (continued)

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): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, _____, 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: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

On _____ before me, _____
Personally appeared _____
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

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<i>Amend CUP 523</i>
DATE FILED:	<i>12/21/15</i>
FILING FEE:	<i>\$2,355.00 *</i>
RECEIPT NO:	<i>1CL6863</i>
APPLICATION COMPLETE?	_____

* INCLUDES \$75.00 NDE recording fee.
12-21-15 1CL6863 CHECK 2355.00

12-21-15 1CL6863 CHECK 2355.00

Conditional Use Permit Application (continued)



LETTER OF AUTHORIZATION

LICENSEE NAME: Nextel Communications d/b/a Sprint Nextel
ATC SITE # / NAME: 302243/ Santa Fe Springs CA 1
SITE ADDRESS: Los Nietos Rd. Extention 1/4 mile West of 605 Free, Pico Rivera, California
APN: 8177-029-908

I, Thaddeus McCormack Lessor, Property Owner, and or duly authorized agent thereof of the property identified above do hereby authorize Nextel Communications d/b/a Sprint Nextel, American Tower*, their parents, subsidiaries, affiliates, successors, assigns, contractors, and agents, to act as my non-exclusive agent for the sole purpose of filing and consummating any current or future land-use or construction permit application(s) as may be required by the applicable permitting authorities.

Signature: [Handwritten Signature]
Print Name: Thaddeus McCormack

NOTARY BLOCK

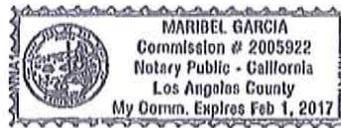
State of California
County of Los Angeles

On May 2, 2016 before me, Maribel Garcia, Notary Public, Thaddeus McCormack, who provide 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/hor/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 CA that the foregoing paragraph is true and correct.

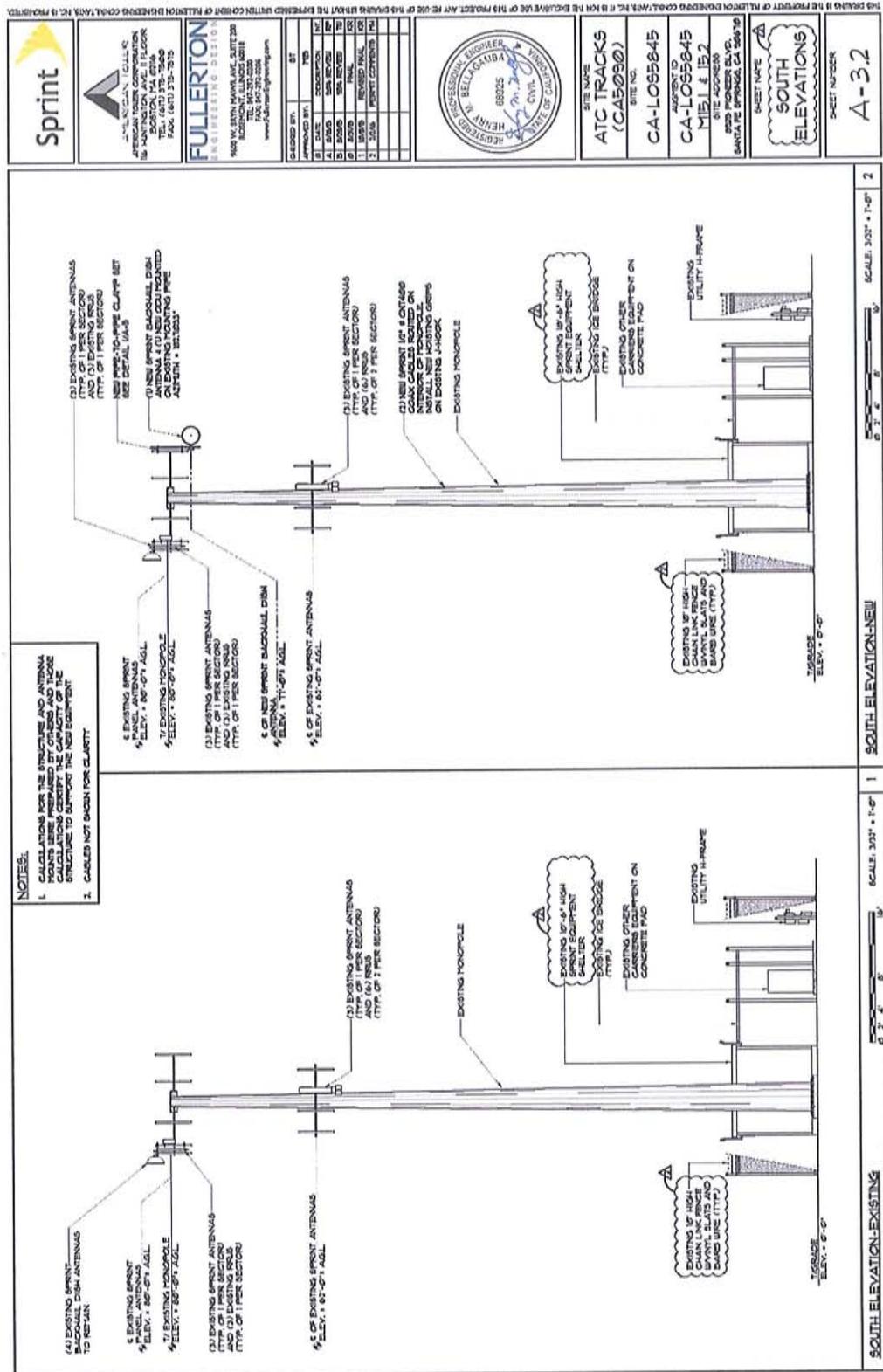
Witness my hand and official seal.

Signature [Handwritten Signature] (Seal)
My Commission Expires: Feb. 1, 2017

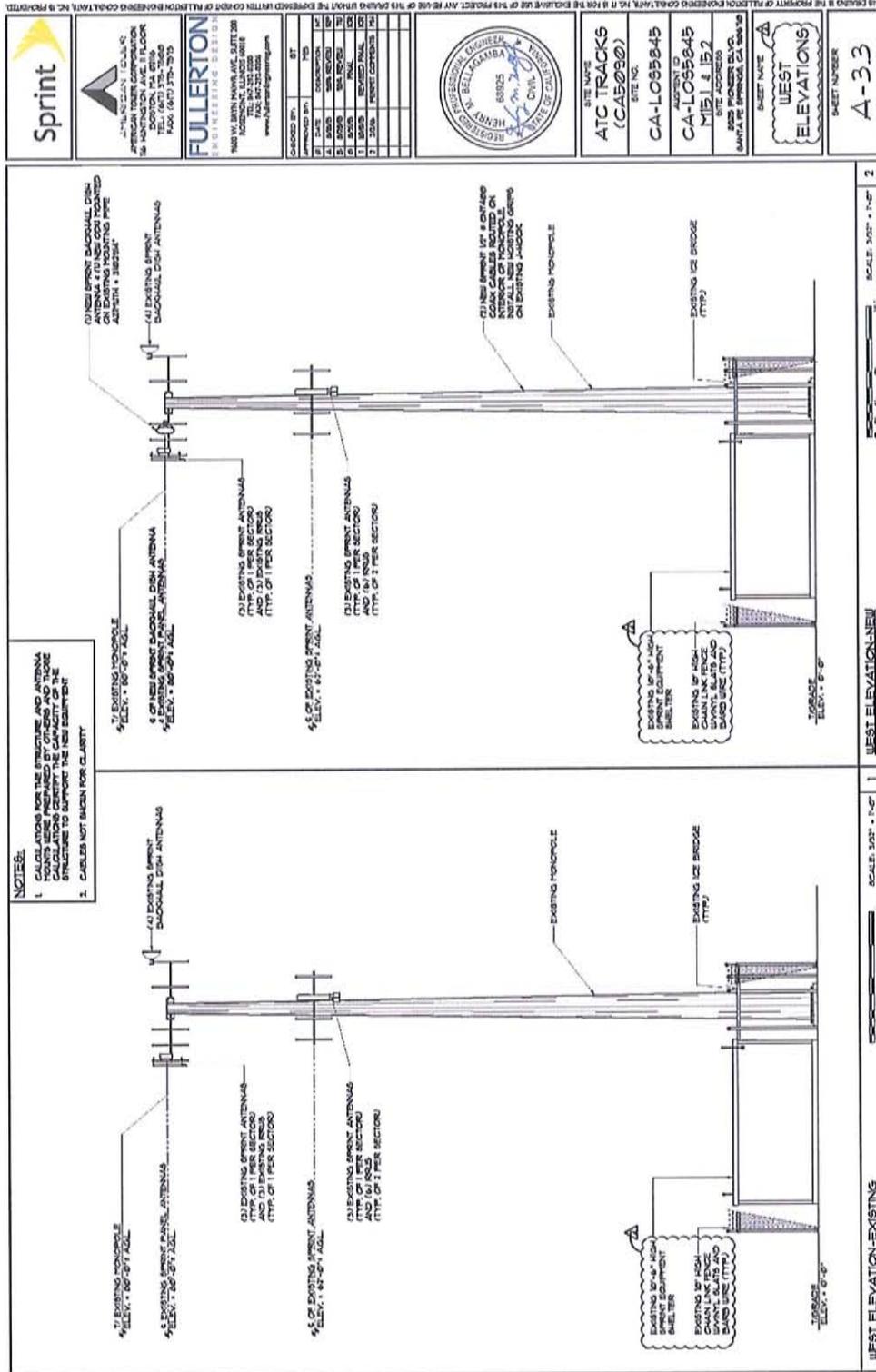


*American Tower as used herein includes any affiliates or subsidiaries of American Tower Corporation

Submitted Plans



Submitted Plans



Public Hearing Notices

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 523**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 523: A request for approval to add two (2) new backhaul dish antennas and associated radio and cabling on an existing 82'-high monopole on an approximately 1.25-acre site within the M-2, Heavy Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Sprint Nextel / 8925 Pioneer Boulevard (APN: 8177-029-908)

CEQA STATUS: After staff review and analysis, 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). Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, July 11, 2016 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs City Clerk, Planning Commission or City Council at, or prior to, the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7354, paulmgarcia@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#818708

Pub: June 30, 2016 Whittier Daily News

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING**

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

Applicant: Sprint Nextel

Property located at: 8925 Pioneer Boulevard (APN: 8177-029-908)

Amendment of Conditional Use Permit Case No. 523: A request for approval to add two (2) new backhaul dish antennas and associated radio and cabling on an existing 82'-high monopole on an approximately 1.25-acre site within the M-2, Heavy Manufacturing, Zone.

CEQA Status: After staff review and analysis, 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). Therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA.

Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List)

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 Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Paul M. Garcia at 562-868-0511, Ext. 7354 or paulmgarcia@santafesprings.org



PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 542 and Modification Permit Case No. 1272

A request for approval to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone. (Calvary Chapel Santa Fe Springs)

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 542 and Modification Permit Case No. 1272, and thereafter, close the public hearing; and
2. 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
3. Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulation for the granting of a Modification Permit; and
4. Find that the proposed church expansion, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
5. Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
6. Require that Conditional Use Permit Case No. 542, be subject to a compliance review in one (1) year, on or before July 11, 2017, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
7. Approve Amendment of Conditional Use Permit Case No. 542 and Modification Permit Case No. 1272, subject to the conditions of approval as contained with the Staff Report.

LOCATION / BACKGROUND

The subject site, located at 12227 Florence Avenue, is comprised of one parcel (APN: 8009-020-023) measuring approximately 9.1-acres. The site is zoned M-2-PD (Heavy Manufacturing – Planned Development) and currently occupied by various office and industrial uses. The site is currently developed with four industrial buildings that total approximately 184,900 sq. ft. The applicant, Calvary Chapel Santa Fe Springs, is located on the northeast corner of Norwalk Boulevard and Florence Avenue, occupying the southwest building.

At their respective meetings of April 14 and April 24, 1997, the Planning Commission and the Community Development Commission initially approved Conditional Use Permit Case No. 542, a request to establish, operate and maintain a church use in a 10,450 sq. ft. unit. The initial approval was granted for a period of three years. The Planning Commission has since granted two time extensions, each for a period of five years.

PROJECT DESCRIPTION

The applicant currently occupies the approximately 10,450 sq. ft. easterly unit within the existing 19,000 sq. ft. building. They are requesting to merge into the neighboring westerly unit and occupy the entire 19,000 sq. ft. building. This expansion will allow for additional office space, restrooms, and a new 3,828 sq. ft. sanctuary. It should be noted that the existing 2,100 sq. ft. congregation hall will be used for gathering purposes following weddings and funerals, but will not be occupied simultaneously with the sanctuary services.

Operational Details

Day	Time	Use and Service
Sunday	8:30 am – 1:30 pm	Morning Service
	1:30 – 6:00 pm	Office Hours
	6:00 – 8:00 pm	Evening Service
Monday	7:00 – 9:00 pm	Bible Study
Tuesday	9:00 am – 5:00 pm	Office Hours
	7:00 – 9:00 pm	Bible Study
Wednesday	9:00 am – 5:00 pm	Office Hours
	7:00 – 9:00 pm	Bible Study
Thursday	9:00 am – 7:00 pm	Office Hours
	7:00 – 8:00 pm	Prayer Meeting
Friday	9:00 am -5:00 pm	Office Hours
	7:00 – 9:00 pm	Bible Study
Saturday	7:00 – 8:00 am	Prayer Meeting
	8:00 am – 3:00 pm	Office Hours

Parking

Upon review of the proposal, Staff has determined the proposed church expansion, based on a 1/35 sq. ft. ratio of the 3,828 sq. ft. assembly area, requires 109 parking stalls. Additionally, the expansion, based on a 1/300 sq. ft. ratio of the 15,342 sq. ft. office area, requires 52 parking stalls. Off-street parking is calculated by a total from the sum of each use. Overall, the multi-tenant industrial complex requires 456 parking stalls. Currently, there are 384 parking stalls throughout the property including 112 compact and 15 handicap/accessible stalls. According to these calculations, the property is deficit 72 parking stalls. The property, however, has an existing Modification Permit (MOD 898), to allow for a portion of the required parking stalls to be compact and to reserve and not provide a portion of the required parking stalls. It should be noted that, at Staff’s direction, the applicant has provided an updated site plan to accurately depict both existing and reserve parking stalls on the subject site. According to the updated site plan, the property may provide up to 416 parking stalls on-site: 384 stalls are currently provided with 32 parking stalls shown to be “reserved and not provided” at this time. The existing MOD would remain in full and effect and Staff will place a copy of the updated site plan in the MOD file to update the records. Considering that the site may provide up to 416 parking stalls, this will create a deficit of forty (40) parking stalls. As a result, the applicant has submitted an application for a Modification of Property Development Standards Permit to allow for said deficit of required parking stalls.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (L) of the Zoning Regulations, states that public, private or quasi-public uses of an educational or recreation nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.329 (A)	<p data-bbox="570 1297 764 1329"><u>Section 155.329</u></p> <p data-bbox="667 1346 1461 1436">(A) A Conditional Use Permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone.</p>

STREETS AND HIGHWAYS

The subject site has frontage on Florence Avenue and Norwalk Boulevard; Florence Avenue and Norwalk Boulevard are designated as a “Major Highway” within the Circulation Element of the City’s General Plan.

ZONING AND LAND USE

The subject site is zoned M-2-PD, Heavy Manufacturing – Planned Development. The adjoining properties to the north, south, east, and west, are zoned M-2, Heavy Manufacturing, and are developed with a mixture of light manufacturing, industrial office, and service commercial uses.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 – Existing Facilities and Class 3, Section 15303 – New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA). The proposed project involves uses that either previously existed or are similar to what already occurs on-site. Additionally, the proposed activities and any related equipment will be inside the existing building. Staff, therefore, believes the project will not be detrimental to persons or property in the immediate vicinity.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 30, 2016, and published in a newspaper of general circulation (Whittier Daily News) June 30, 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 proposed project.

COMMISSION'S CONSIDERATIONS

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 542

As mentioned previously, Section 155.329 (A) of the Zoning Regulations, states that a Conditional Use Permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone.

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 give consideration to the following:

- 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 located within the M-2-PD (Heavy Manufacturing – Planned Development Overlay) and has a General Plan land use designation of Industrial. A church use is consistent with the current zoning and land use designation. The church has co-existed with the other industrial uses, office, etc. for a total of 19 years with no issues arising. With the implementation of the recommended conditions of approval, the proposed church expansion will continue to be compatible with the surrounding industrial uses.

The primary concern would be to ensure that there is sufficient parking to accommodate the patrons, and employees, of the proposed use. As aforementioned, upon review of the proposal, staff determined the proposed use and its related required parking demand will create a deficit of forty (40) parking stalls. The multi-tenant industrial complex, however, has an existing Modification Permit (MOD 898). Condition number 16 of MOD 898 gives the Director of Planning authority to allow for a portion of the required parking to be reserved and not provided. Upon review of the MOD, and the site's ability to accommodate additional parking if needed, it is staff's opinion that the site could accommodate the parking demand associated with the proposed use. Additionally, other typical concerns related to safety, noise, and loitering have been addressed through the conditions of approval. It should be noted that, in accordance with condition number 24, the existing 2,100 sq. ft. congregation hall would be used for gathering purposes following weddings and funerals, but will not be occupied simultaneously with the sanctuary services.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed church use expansion 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 applicant currently occupies approximately 10,450 sq. ft. of the southerly building within the approximately 9.1-acre multi-tenant industrial complex. The applicant is proposing a new 3,828 sq. ft. sanctuary with additional office space and restrooms which will expand their use to occupy the entire ±19,000 sq. ft. building. All activities related to the church use will occur within the interior of the building. Staff therefore finds that the proposed church use expansion will preserve the general appearance and welfare of the community.

MODIFICATION PERMIT CASE NO. 1272

The applicant is requesting a modification of property development standards to not provide forty (40) on-site required parking stalls associated with the proposed church expansion.

REQUIRED SHOWING

In accordance with Section 155.695 of the City's Zoning Regulations, a Modification Permit request by an applicant in non-residential zones may be granted by the Planning Commission if the applicant shows the following conditions apply:

(A) *That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.*

The church use has its highest demand for parking during the weeknights and weekend hours of operation, when the other on-site businesses are not fully operational. As such, the peak parking demand for the church use will not conflict with other uses operating within normal business hours. Additionally, the nature of the proposed use results in families arriving together in a single vehicle. Moreover, if a similar request arose, Staff would consider the circumstance of the case and, if the facts are similar, staff would also recommend approval for a Modification.

(B) *That the subject property cannot be used in a reasonable manner under the existing regulations.*

If a need for additional parking were to arise on the subject property, Staff would require that all thirty-two (32) reserved stalls be provided, at which time the subject property would be fully developed. As such, there would be no available space on the subject property to provide the additional forty (40) on-site required parking stalls. The only alternatives would be to reduce the assembly area by 1,400 sq. ft., reduce the maximum occupancy of the building, reduce the days and hours of operation, explore alternative parking solutions, or a combination thereof. If it is found that the site cannot accommodate the additional parking demand associated with the proposed expansion, Staff has conditioned (condition of approval number 18) that one or more of the alternative outlined above be implemented.

(C) *That the hardship involved is due to unusual or unique circumstances.*

The unique circumstance in this case is related to the highest parking demand for the use, which will occur on weeknights and on weekend hours of operation, thereby not conflicting with other uses operating within normal business hours. Additionally, the nature of the proposed use results in families arriving together in a single vehicle. As a result, the 384 provided parking stalls are sufficient to accommodate the demands of the subject church use.

(D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. In support of their application, the applicant conducted a parking survey to determine the availability of parking stalls. The applicants parking survey was conducted on seven separate dates, with one count done Monday through Saturday and four counts done on Sunday. It was found that, at a minimum, there remained 220 parking stalls available. It should be noted that staff conducted its own parking survey to confirm the results of the submitted parking survey, which was consistent with the submitted application materials. The two parking surveys are provided an attachment to this report. Based on these factors, staff believes that the modification, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

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 §155.695 of the City's Zoning Regulations for the granting of a Conditional Use Permit and a Modification Permit, respectively.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission may grant, conditionally grant or deny approval of a conditional use permit plan and/or modification request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval 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.

CONDITIONS OF APPROVAL:

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3716)

1. That the proposed changes increase the building area above 12,000 square feet and provide an occupancy load greater than 300 people. Per section 902.2.1.3 of the 2013 edition of the California Fire Code, the applicant shall provide fire sprinkler protection throughout the occupancy.

2. That plan submittals shall be provided prior to the installations for fire alarm monitoring, sprinkler protection, tenant improvement, and emergency exit lighting for A-3 occupancy.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409.1850 x3319)

3. 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) day from the date of approval by the Planning Commission.
4. That, prior to the construction phase, the applicant shall provide an emergency phone number and a contact person (i.e. superattendant, project manager) to the Department of Police Services. Emergency information shall allow the emergency services to reach the applicant or their representative any time, 24 hours a day.
5. 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
6. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

7. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
8. That the applicant and/or members of the assembly shall not conduct any outdoor activities. This includes the use of canopies, tables or other items which will reduce, and/or encroach into the required off-street parking at any time. The applicant and/or entity may apply for a Special Event Permit to conduct temporary outdoor activities. The Permit request shall be submitted to the Department of Police Services thirty (30) days prior to the event. At that time, the proposed event will be evaluated and provided with separate conditions of approval.
9. That the applicant and/or members of the assembly shall notify the Department of Police Services of any special or open public event(s) (concerts, special guest speakers, etc.) that could increase the parking demands on the premises, or require security. Notification of the event shall be provided to the Police Services thirty (30) days prior to the event and prior to any advertisement of the proposed event.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

10. 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.
11. 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: Vince Velasco 562.868-0511 x7353)

12. That this approval shall allow the applicant, Calvary Chapel Santa Fe Springs, to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue.

13. Approval of Amendment of Conditional Use Permit No. 542 is contingent upon approval of Modification Permit Case No. 1272.
14. That Modification Permit Case No. 1272 allows for a forty (40) parking stall reduction to the minimum parking development requirements associated with the subject property. Said parking reduction is specific to the subject church use.
15. That the remaining 384 parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
16. That the applicant understands and agrees that any future changes to the floor plan whereby the seating area or the square footage of activity area is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.
17. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to provide the 32 reserved stalls in order to immediately mitigate the parking issues.
18. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls. If parking issues or complaints arise due to the proposed expansion and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction.
19. That the hours of operation for the church activities shall be limited to the following:
 - Church Services:
 - Sunday: 8:30am – 1:30pm; 6:00pm – 8:00pm
 - Bible Study:
 - Monday, Tuesday, Wednesday & Friday: 7:00pm – 9:00pm
 - Prayer Meeting:
 - Thursday: 7:00pm – 8:00 pm

- o Saturday: 7:00am – 8:00am

Any change(s) to said hours must be approved by the Director of Planning prior to the commencement of such change.

20. That all church activities shall be conducted within the subject building at all times. Further, Calvary Chapel Santa Fe Springs shall actively and continually remind their congregation that loitering within the parking areas after congregational hours is not permitted and may result in the restriction or revocation of privileges granted under this Permit.
21. That all noise, music, and other related audible sounds shall be controlled and maintained within the church facility.
22. That food shall not be prepared or served at the site at any time without City and/or health department approval.
23. That the parking areas shall not be used for special-event activities, e.g., car washing or other fund raising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall.
24. That church services shall only be conducted in the sanctuary as shown on the floor plan submitted by the applicant and on file with this case, i.e., the sanctuary area shall not exceed 3,828 sq. ft. as shown. Additionally, the sanctuary area and Fellowship Hall shall not be used for assembly purposes simultaneously.
25. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
26. That *prior* to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

- i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
27. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
28. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and 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.
29. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.
30. That the Department of Planning and Development shall first review and approve all new sign proposals for the subject church. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
31. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
32. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid

in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

33. That church services shall only be conducted in the sanctuary as shown on the plot plan submitted by the applicant and on file with this case.
34. 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.
35. That Amendment of Conditional Use Permit Case No. 542 shall be subject to a compliance review in 1 year, on or before July 11, 2017. Approximately three (3) months before July 11, 2017, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
36. That the applicant, Calvary Chapel Santa Fe Springs, 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, 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.
37. That if there is evidence that these 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 back 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 Conditional Use Permit.

38. 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

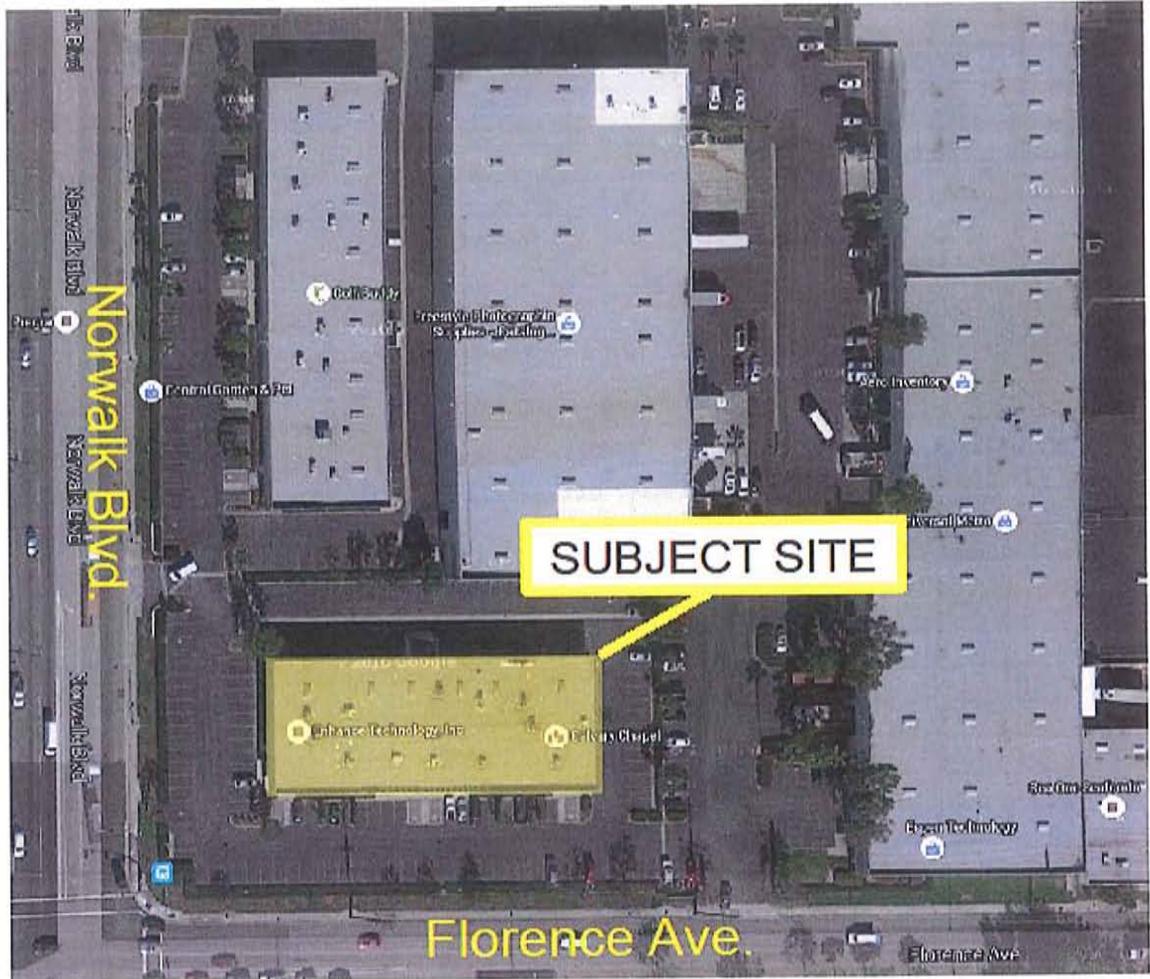
Attachments:

1. Aerial Photograph
2. Plans (Site Plan, Floor Plan, Elevations)
3. Conditional Use Permit Application
4. Modification Permit Application
5. Applicant Parking Survey
6. Public Hearing Notice
7. Radius Map for Public Hearing Notice

Aerial Photograph



CITY OF SANTA FE SPRINGS



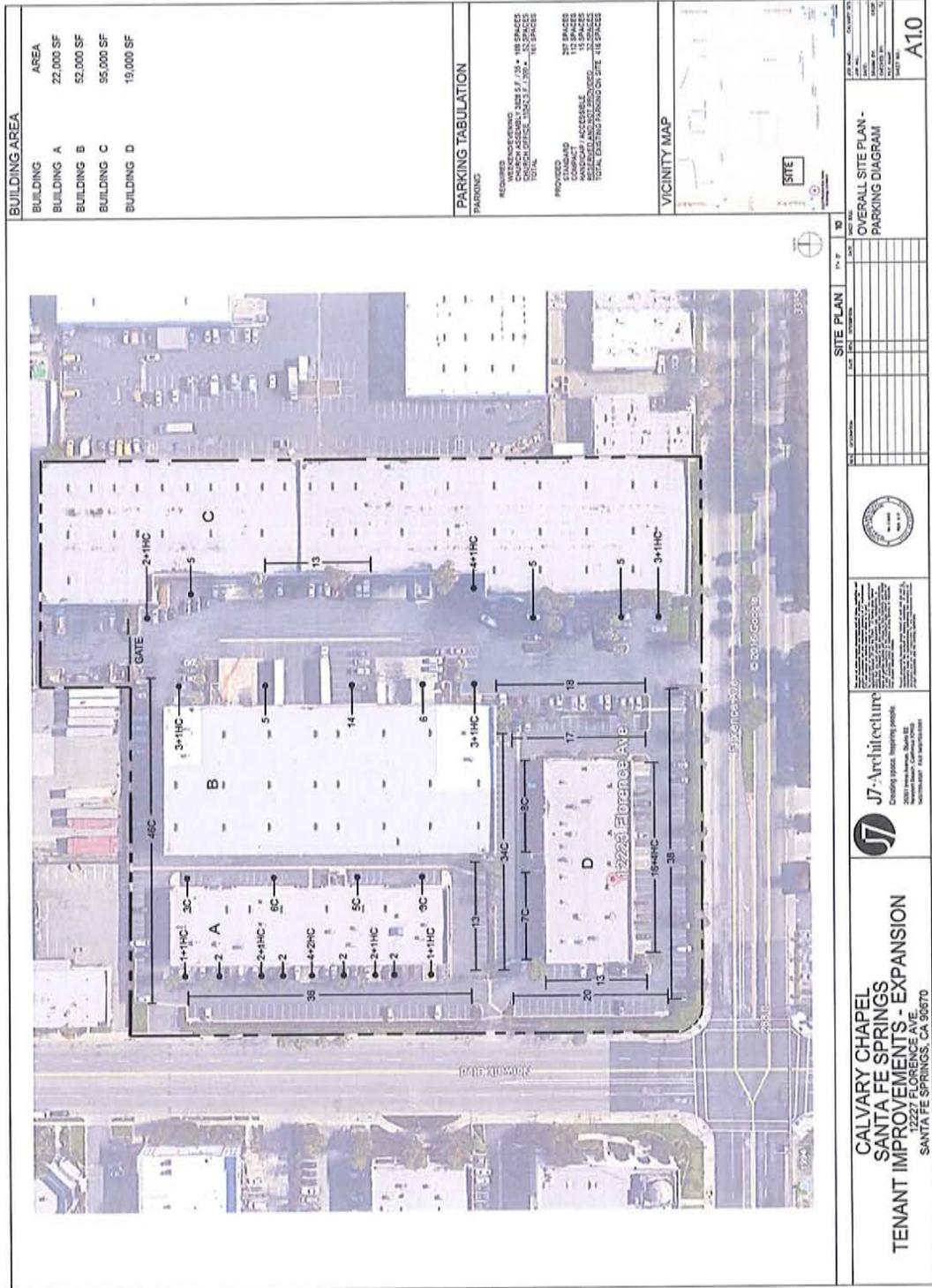
AERIAL PHOTOGRAPH

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 542

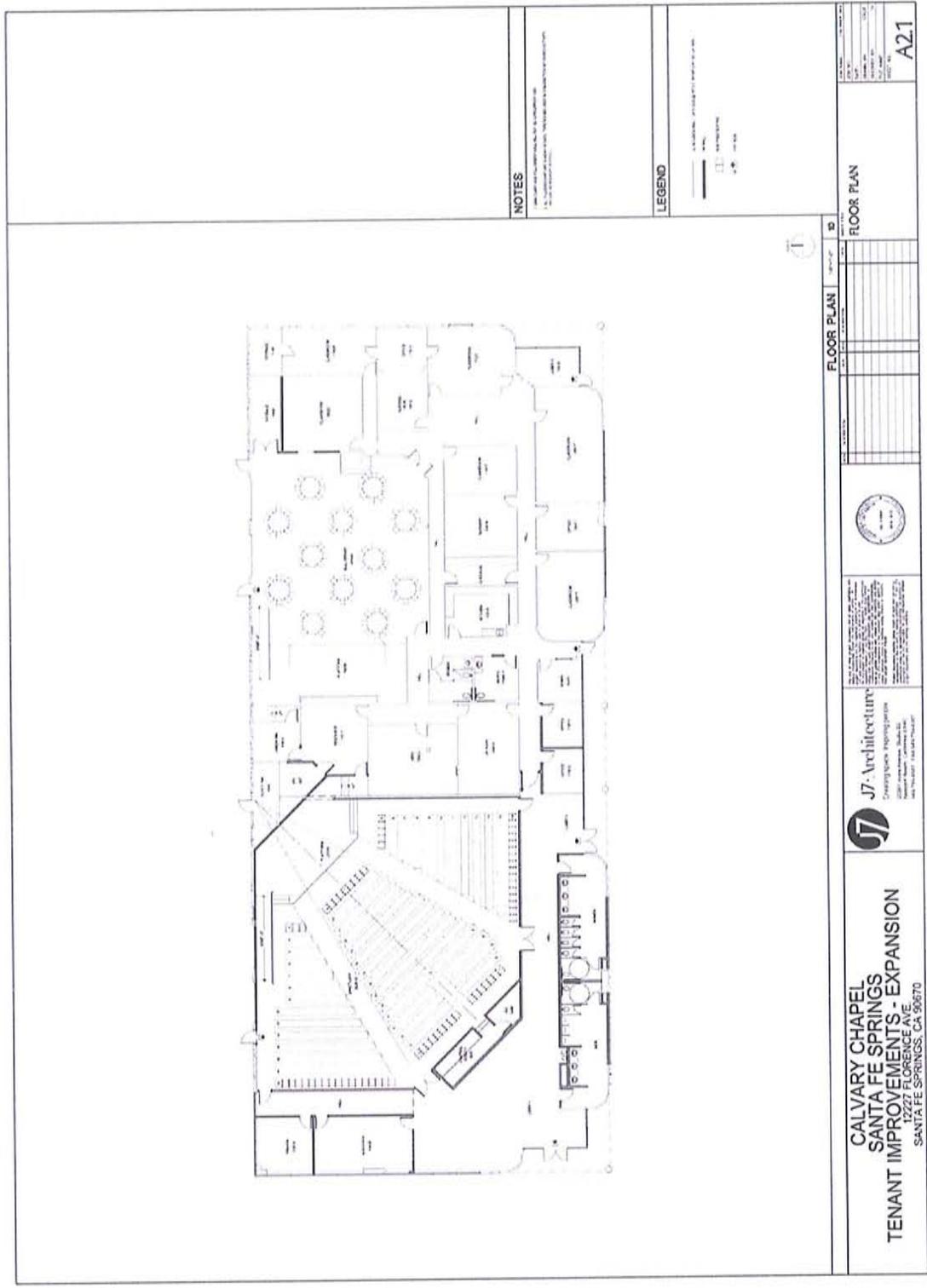


12227 Florence Avenue
(Applicant: Calvary Chapel)

Site Plan



Floor Plan



NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

LEGEND
 - - - - - EXISTING
 ———— NEW
 [] FINISH
 [] FINISH

<p>J7 Architecture Creating Space, Inspiring People 12227 Florence Ave., Suite 100 Santa Fe Springs, CA 90670 Tel: (714) 942-7777</p>	<p>CALVARY CHAPEL SANTA FE SPRINGS TENANT IMPROVEMENTS - EXPANSION 12227 FLORENCE AVE SANTA FE SPRINGS, CA 90670</p>	<p>FLOOR PLAN</p>	<p>DATE: 7/7/2016</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 1272</p>	<p>DATE: 7/7/2016</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 1272</p>
			<p>DATE: 7/7/2016</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 1272</p>	<p>DATE: 7/7/2016</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 1272</p>

Conditional Use Permit Application



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

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): 12227 FLORENCE AVE.
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) SEE ATTACHED

Record Owner of the property: THE CONNIE QUAMME TRUST & THE CONSTANCE C. QUAMME TRUST
Name: MS CONNIE MOSES Phone No: 949-673-4660
Mailing Address: 2618 SAN MIGUEL DR, SUITE 519 Date of Purchase: UNKNOWN
NEWPORT BEACH, CA 92660 E-mail: JOHN.CLEMENTE@VESTMENTSOURCE.COM
Fax No: 949-220-0966
Is this application being filed by the Record Owner? YES
(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: RAY LHO Phone No: 562-906-0697
Mailing Address: 12227 Florence Ave Santa Fe Springs Ca. 90670
Fax No: 562-906-0117 E-mail: ray@ccsf.s.com
Describe any easements, covenants or deed restrictions controlling the use of the property: NONE

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):
CHURCH

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 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): CONSTANCE C. QUARRE TRUST
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
X Signature: Constance C. Moore

Name (please print): THE CONNIE QUARRE TRUST
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
X Signature: Constance C. Moore

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, _____, 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: Constance C. Moore X
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On _____ before me, _____
Personally appeared _____
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) of the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>ACUP 542</u>
DATE FILED:	<u>5-5-2016</u>
FILING FEE:	<u>\$ 2933.00</u>
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

95-95-56 1019171 08.06 295.0.09

Conditional Use Permit Application (Cont.)

California All-Purpose Certificate of Acknowledgment

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.

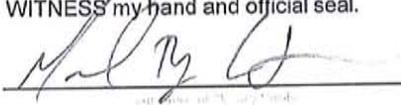
State of California
 County of Orange s.s.

On April 14, 2016 before me, Michael Ray Lefonts, Notary Public
 personally appeared Constance C. Moses
NIA

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.



OPTIONAL INFORMATION

All rights reserved. Information on this form is for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. For more information on the acknowledgment process, visit www.np.org. All rights reserved. All other trademarks are the property of their respective owners.

<p>Description of Attached Document</p> <p>The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of <u>CUP</u></p> <p>containing <u>2</u> pages, and dated _____</p> <p>The signer(s) capacity or authority is/are as:</p> <p><input type="checkbox"/> Individual(s) <input type="checkbox"/> Attorney-in-fact <input type="checkbox"/> Corporate Officer(s) _____</p> <p><input type="checkbox"/> Guardian/Conservator <input type="checkbox"/> Partner - Limited/General <input checked="" type="checkbox"/> Trustee(s) <input type="checkbox"/> Other: _____</p> <p>representing: <u>Constance C. Quare Trust</u></p>	<p>Method of Signer Identification</p> <p>Proved to me on the basis of satisfactory evidence:</p> <p><input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)</p> <p>Notarial event is detailed in notary journal on:</p> <p>Page # _____ Entry # _____</p> <p>Notary contact: _____</p> <p>Other</p> <p><input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)</p> <p><input type="checkbox"/> _____</p>
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Modification Permit Application



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

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): _____

12227 FLORENCE AVE.
SANTA FE SPRINGS, CA 90670

Legal description of property: _____

SEE ATTACHED

Record Owner of Property: THE CONSTANCE C. QUAME TRUST

Name: THE CONSTANCE QUAME TRUST AND Phone No: 949.673.4660

Mailing Address: 4685 Mac ADAMS COURT, SUITE 375
NEWPORT BEACH, CA 92660

Fax No: 949.320.0566 E-mail: JOHN.L.CLEMENT@VENTUREPOINTINC.COM

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.): _____

ASSET MANAGER

Describe the modification requested: _____

40 CAR PARKING DEFICIENCY FOR CHURCH USE

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 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): JOHN E. CLEMENT
Mailing Address: 4685 MacArthur Blvd., Suite 375, Newport Beach, Ca 92660
Phone No: 949.673.4660
Fax No: 949.220.0966 E-mail: JOHN.E.CLEMENT@NEWPORTBEACHCITY.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, _____, 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: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

On _____ before me, _____,
Personally appeared _____
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

Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: <u>MO 1272</u>
DATE FILED: <u>6-23-2016</u>
FILING FEE: <u>\$1,140.00</u>
RECEIPT NO: <u>16L7177</u>
APPLICATION COMPLETE? _____

Modification Permit Application (Cont.)

California All-Purpose Certificate of Acknowledgment

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 Orange s.s.

On 6-23-2016 before me, Michael Ray Lefonts, Notary Public,

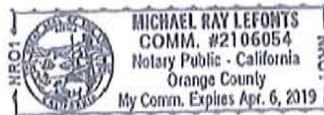
personally appeared John E. Clement

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.

Michael Ray Lefonts



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of City of Santa Fe Springs Modification of Permit containing 2 pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
 - Attorney-in-fact
 - Corporate Officer(s) _____
 - Guardian/Conservator
 - Partner - Limited/General
 - Trustee(s)
 - Other: The Constance C. Quare Trust
- representing: the Constance C. Quare Trust

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification | credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

Applicant Parking Survey

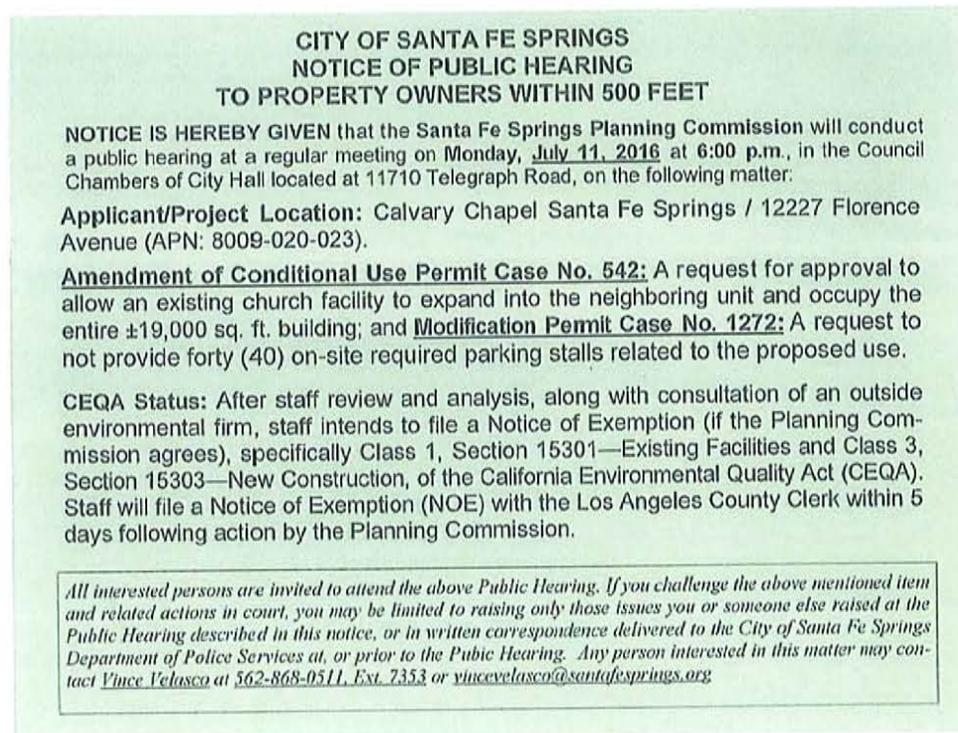
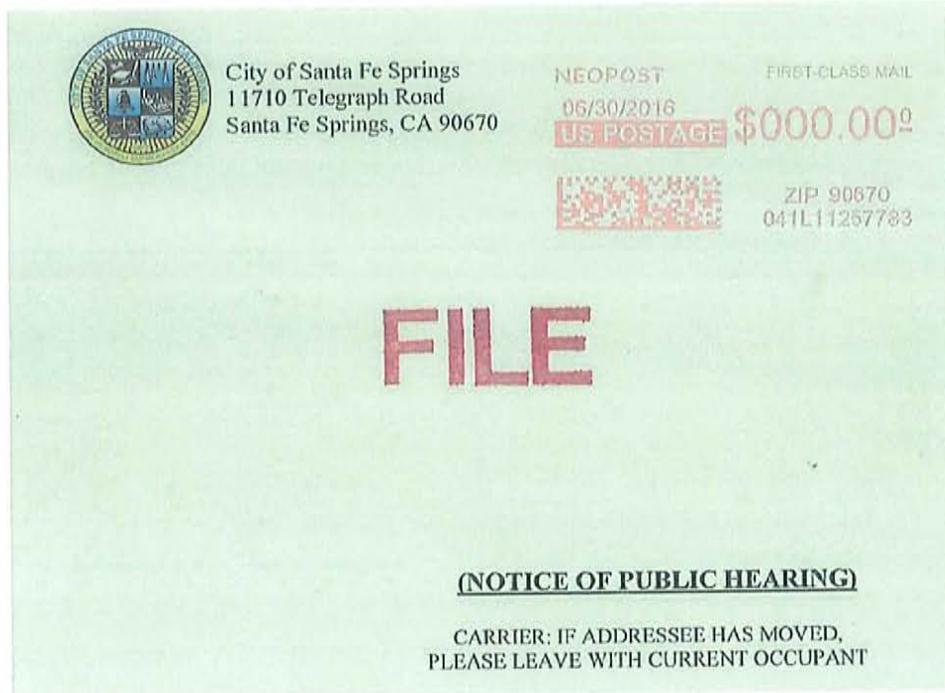
Applicant Survey

Calvary Chapel Santa Fe Springs

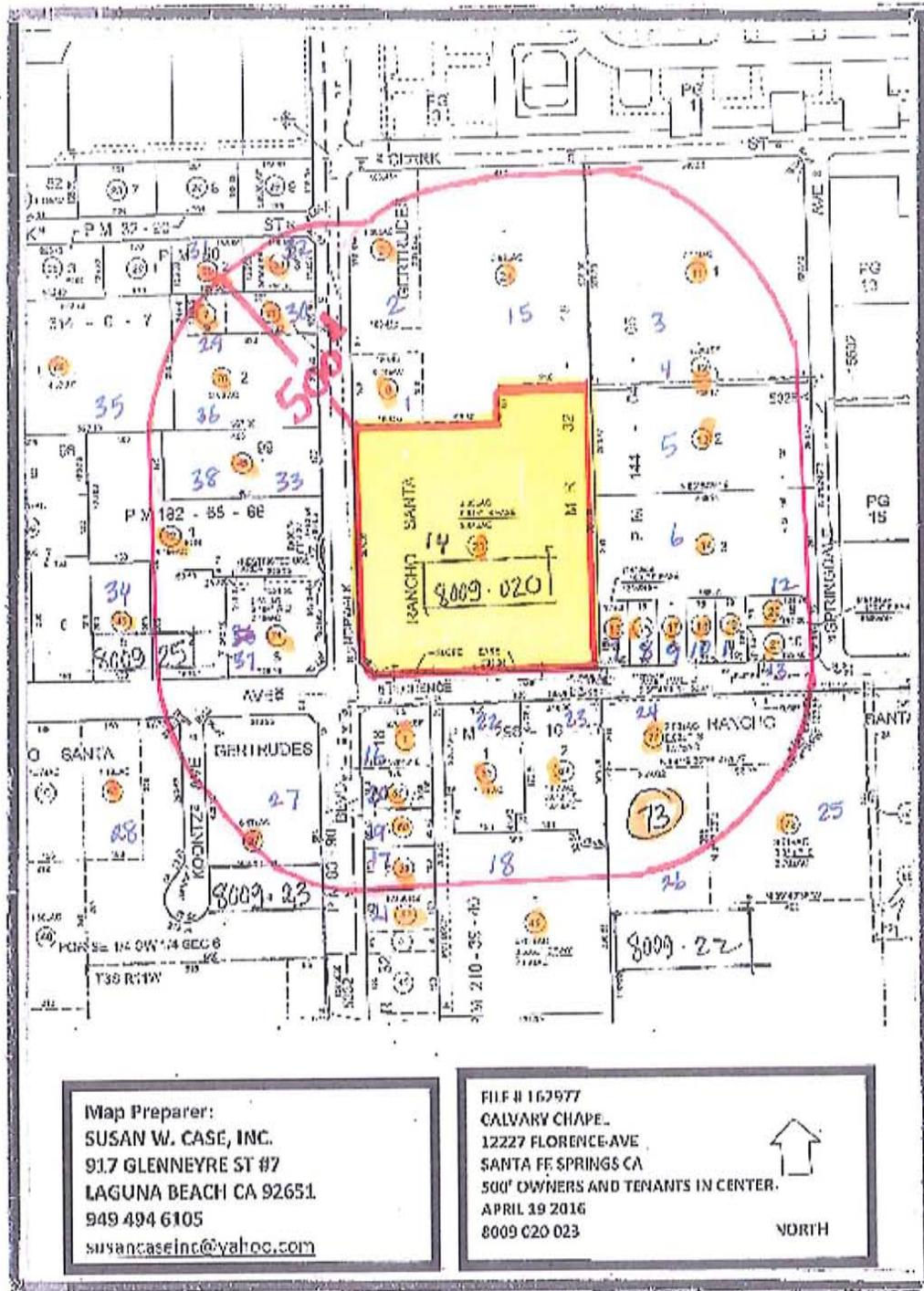
Date	Day of Week	Time	Total Available Parking
6/27/2016	Monday	7:30pm	361
6/28/2016	Tuesday	7:30pm	366
6/29/2016	Wednesday	7:30pm	220
6/30/2016	Thursday	7:30pm	363
7/1/2016	Friday	7:30pm	312
7/2/2016	Saturday	7:30am	372
7/3/2016	Sunday 1st service	9:00am	247
7/3/2016	Sunday 2nd service	10:45am	221
7/3/2016	Sunday 3rd service	12:30pm	272
7/3/2016	Sunday eve service	6:30pm	326

*Total parking stalls within the property totals 384

Public Hearing Notices



Public Hearing Notification Radius Map





PUBLIC HEARING

Development Plan Approval Case No. 917 and Modification Permit Case No. 1270

DPA Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; *MOD Case No. 1270:* A request for approval to allow a reduction of the rear yard and side yard setback requirement; a reduction of overall landscaping area requirement; and a 10' high block wall, 10' high wrought iron gate, and 6' high wrought iron fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, heavy manufacturing, zone. (Roy Furuto of Furuto Rubio & Associates)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 917, Modification Permit Case No. 1270, 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 §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; 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. Find and determine that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA; and
6. Approve Development Plan Approval Case No. 917 and Modification Permit Case No. 1270, subject to the conditions of approval as contained within the Staff Report.

LOCATION / BACKGROUND

The subject property, located at 12636 Los Nietos Road, is comprised of two parcels (APN: 8011-007-046 & 8011-007-047), measuring 1.18-acres. The site is zoned M-2 (Heavy Manufacturing) and is currently vacant. The subject property is located at the corner of Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. Industrial uses are generally located to the north, east, south, and west of the property with the exception of the property to the northwest which consist of restaurant use.

In April of 2016, the Planning Commission approved Tentative Parcel Map (TPM) Case No. 74025, to allow the consolidation of two (2) existing parcels (APN: 8011-007-46 & 8011-007-047). With the approval of the TPM, the applicant is proposing to construct a new industrial building measuring 19,126 square feet.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 917): to allow the construction of a new 19,126 square feet concrete tilt-up industrial building on property located at 12636 Los Nietos Road.

Modification Permit (MOD 1270): to allow a reduction of the rear yard and side yard setback requirement; a reduction of overall landscaping area requirement; and a 10' high block wall, 10' high wrought iron gate, and 6' high wrought iron fence within the front setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, heavy manufacturing, zone.

DEVELOPMENT PLAN APPROVAL (DPA 917)

As stated previously, the applicant is requesting approval of a Development Approval (DPA) Case No. 917: to allow the construction of a new 19,126 square feet concrete tilt-up industrial building on the subject property.

Site Plan

The applicant is proposing to construct a new 19,126 square feet concrete tilt-up industrial building on property located at 12636 Los Nietos Road (APN 8011-007-046 & 8011-007-047). The site has been designed with parking for patrons and employees provided along the front yard area facing Los Nietos Road, behind a proposed 6' high wrought iron fence. In addition, the site had been designed whereby a trucking area is provide along the side yard area adjacent to the south property line, behind a proposed 10' high wrought iron gate and a 10' high block wall. The proposed building will be setback a minimum of 30' from the front property line along Los Nietos Road. The west facing side of the proposed building will be setback 30' from the west property line along Santa Fe Springs Road. The east facing side of the proposed building will be setback a minimum of 114' from east property line along Romandel

Avenue. The proposed development will provide a 26' wide driveway along east property line on Romandel Avenue for ingress and egress.

The site plan meets the minimum development standards required for properties within the M-2 Zone, with the exception of not providing the minimum setback required along portion of Los Nietos Road and Santa Fe Springs Road. Based on the proposed overall building height of 37'-3", the minimum setback along Los Nietos Road and Santa Fe Springs Roads should be 37'-3". Although the applicant did provide a greater setback along Romandel Avenue and portion of Los Nietos Road, City's Zoning Regulations require the entire setback be provided at an 1-to-1 ratio, or in this case, minimum of 37'-3". The applicant is, therefore, concurrently requesting consideration and approval of a Modification Permit to allow a reduction of 7'-3" from the standard setback requirement of 37'-3", based on the proposed building height.

Floor Plan

According to the floor plan, the building will have an overall floor area of approximately 19,126 square feet. On the first floor, 780 square feet is designated for office use with the remaining 16,185 square feet designated for warehousing/manufacturing use. On the second floor mezzanine, 2,161 square feet is designated for office use only.

Elevations

The elevations indicate that the proposed building will have a contemporary industrial design. The entry to the office area (east elevation) is provided with extensive glazing, height variations, pop-out, and combination of material and complementary color. In addition, the north corner (which is directly visible from two street frontages) have been provided with the same height variations and materials used as the office elevation, which results in an aesthetically pleasing building. Overall, the building will measure 37'-3" at its highest point; however, most of the building will be 30' high.

Landscaping Requirements

For maximum value, majority of the landscaping will be provided along setback areas that are adjoining a street (Santa Fe Spring Road, Los Nietos Road, and Romandel Avenue). Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 624.26 feet is 16,240.14 square feet. According to the plan, the applicant will be providing an overall total of 15,077 square feet of landscaping throughout the site. The project therefore does not meet the minimum requirement set forth in the City's Zoning Regulation. The applicant is, therefore, concurrently requesting consideration and approval of a Modification Permit to allow a reduction of 1,163.14 square feet of landscaping from the standard landscaping requirement of 16,240.14 square feet.

Parking Requirements

According to the site plan, a total of 40 parking stalls will be provided for the new building: 28 standard stalls, 10 compact stalls, and 2 accessible stalls. As proposed, the project is required to provide a total of 40 parking stalls. The proposed project, therefore, meets the minimum parking requirements set forth by the City's zoning regulations.

Loading Doors

The proposed building will have a total of two dock high loading doors measuring 10' wide by 11' high. The proposed loading doors will be in glass panel material to provide a better architectural accent than traditional loading doors. All loading doors are strategically placed so that they are a minimum 75' setback from the property line and provide with 120' of back-up distance. Nevertheless, the entire loading door will be located behind a proposed 10' high screen wall/gate. The doors and related trucking activities will therefore be screened from public view.

Trash Enclosures

According to the site plan, a 237 square feet trash enclosure will be constructed in the northeast corner of the parking area. The proposed trash enclosure will be 6 feet high and constructed with angelus block slump stone. The street facing elevation of the trash enclosure will incorporate special order pilaster to provide additional architectural accent from the public view.

Driveways

Access and egress will be provided by a new 26' driveway on the easterly portion of the property along Romandel Avenue.

MODIFICATION PERMIT (MOD 1270)

As part of their request, Furuto Rubio & Associates, is requesting approval of a Modification Permit (MOD to allow a reduction of the rear yard and side yard setback requirement; a reduction of the overall landscaping area requirement; and a 10' high block wall, 10' high wrought iron gate, and 6' high wrought iron fence within the front setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, Heavy Manufacturing, zone.

The typical setback distance required for industrial properties in Santa Fe Springs with a street-facing frontage is 20 feet. If the property fronts onto a major or secondary highway, the required setback distance increases to 30 feet. Nevertheless, a property containing a building with a height greater than the minimum setback distance shall provide a setback equal to a 1-to-1 ratio for the height of the building or portion thereof. As proposed, the minimum setback along Santa Fe Springs Road (side) and Los Nietos Road (front) should be 37'-3", based on the proposed building height.

Although, the project does not meet the standard setback requirement as defined by the City Zoning Regulations, the applicant does provide setback of 30 feet along Santa Fe Springs Road and Los Nietos Road. It should be noted that the subject property consists of three street-fronts; Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. The applicant is required to provide the necessary setback requirement for all three sides. In order to meet the Code, the applicant must either increase the entire setback area along Los Nietos Road and Santa Fe Springs Road to meet the 1-to-1 ratio, or eliminate the proposed architectural feature in order to decrease the maximum height of the building to match the provided setback area. The applicant is, therefore, concurrently requesting consideration and approval of a Modification Permit to allow a reduction of 7'-3" along Santa Fe Springs Road and portions of Los Nietos Road from the standard setback requirement of 37'-3" based on the proposed building height, with the architectural features included.

In addition, the applicant is also requesting approval to allow a reduction of overall required landscaping area. In accordance with the City's Zoning Regulations, a minimum area equivalent to 25 square feet for each lineal foot of frontage shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. The proposed development contains 624.26 feet of street frontage and 10,544 square feet of parking area, which means it should provide a total of 16,240.14 square feet of landscaping area overall, and 633 square feet within the parking area, respectively. According to the proposed development, the applicant is planning to provide a total of 15,077 square feet of landscaping area. As mentioned previously, the subject property has three street-frontages, which requires a larger amount of landscaping area compare to typical corner or interior lot. The applicant is, therefore, concurrently requesting consideration and approval to allow a reduction of 1,163.14 square feet of required landscaping area.

Lastly, the applicant is requesting approval to allow for a 10' high wrought iron gate, 10' high precision block wall, and 6' high wrought iron fence within the front setback area along Romandel Avenue. In accordance with the City's Zoning Regulations, the maximum height for a fence/wall/gate located within the front setback area is 42". According to the proposed plan, the applicant is planning to provide a 10' high wrought iron gate, 10' high precision block wall, and 6' high wrought iron fence along the front setback area for screening and security purposes. The applicant is, therefore, concurrently requesting consideration and approval to allow an increase of the maximum fence/wall/gate height from 42" to 6' - 10' along front setback area, approximately 15' behind the property line along Romandel Avenue.

COMMISSION'S CONSIDERATIONS

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application

for development plan approval, the Commission shall give consideration to the following:

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

Findings:

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

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

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. Since the proposed development (concrete tilt-up industrial buildings) is industrial, rather than residential or commercial in nature, the land is, therefore, being maintained for industrial uses.
3. Because the project involves the construction of a new and attractive industrial building on a site that is currently vacant, the assessed value of the property will significantly improve thus leading to an increase in property values for both the subject property and neighboring properties.
4. The proposed industrial project will provide a positive contribution to the local job market as the 19,126 square feet. development should bring in several new job opportunities for nearby residents.

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

Findings:

The subject parcel has been vacant and essentially undeveloped for years. The proposed project/building will be a significant improvement to the subject site. The proposed building has been designed with variation in the provided setback, height, materials, and color. The result is an attractive project with a contemporary building

that is comparable to other high quality industrial projects in Santa Fe Springs.

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

Findings:

The subject property will be properly situated with landscaping along Romandel Avenue, Los Nietos Road, and Santa Fe Springs Road frontage. The proposed building will contain a warehouse component with an incidental office area. Additionally, the design of the new building provide quality architectural design (demonstrated by glazing, pop-outs, and variations in height, materials, and color). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. Therefore, as designed, the new buildings are suitable for all of its intended users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

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

Findings:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, although the truck well has been provided with a glass panel truck door, which when closed will mimic the glazing that is provided to the office area to reduce its visual impact, a 10' high decorative block wall, provided with pilaster, will be installed to further screen the trucking activities. Additionally, although the proposed landscape areas do not meet the minimum requirements set forth by the City's Zoning Regulations, the majority of the landscape areas are located along the frontage of the subject property for maximum value. Lastly, the proposed trash enclosures have all been strategically placed behind the screen wall, therefore, will not be accessible or visible to the public.

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

Findings:

As stated previously, the proposed buildings are contemporary and attractive. The architect used multiple variations in height, setback, materials and color. The style and architecture of the proposed building is consistent with other high quality buildings in the general area.

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

Findings:

Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general."

The proposed industrial project will be constructed on a site that is currently both under-utilized and vacant. Staff finds that the new contemporary industrial building is attractive and thus will be an enhancement to the overall area. Staff believes that proper attention has been given to the location, size, and design of the proposed building.

MODIFICATION PERMIT – REQUIRED SHOWING BY APPLICANT.

Pursuant to Section 155.695 of the City's Zoning Regulations, before any modification shall be grant, the Planning Commission shall satisfy itself that the applicant has shown the all of the following conditions apply:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

Findings:

Setback:

Although they were built in the 1970s and 80s, the adjacent properties to the north, west, and south all have setbacks of approximately 30' or less. The property to the north, at 9754 Santa Fe Springs Road, is setback approximately 7' along Los Nietos Road. The properties west of the subject site is setback 0' along Santa Fe Springs Road. The property to the south has a minimum 20' setback along Santa Fe Springs Road. As proposed, the subject building will be setback 30' (along Santa Fe Springs Road), a minimum of 30' (along Los Nietos Road), and a minimum of 114' (along Romandel Avenue). In all instances, the proposed setbacks will still be greater than their neighbors' minimum setback to the north, west, and south.

Landscape Area:

The following table shows that the Planning Commission has granted similar reductions in landscaping requests in the past. Granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

Table – Recent Landscape Reduction Approval

Case	Location	Approval Date
MOD 1242	10240 Geary Avenue	August 2014
MOD 1243	10200 Matern Place	June 2014
ZV 71	13630 Firestone Boulevard	May 2011

Fence/Wall/Gate:

Although they were built in the 1970s and 80s, the adjacent properties to the north and west have building elevation within the required setback area. While the surrounding properties do not have any fence or wall built within the required setback area, a building elevation has a greater height than the proposed 10' wrought iron gate, 10' block wall, or 6' wrought iron fence. In all instances, the proposed gate, wall, and fence will have a shorter elevation than surrounding properties within the required setback area.

(B) That the subject property cannot be used in a reasonable manner under the existing regulations.

Findings:Setback:

Although the setback distance of the proposed buildings could technically be increase to align with the proposed maximum building height, doing so would make the buildings less marketable since increasing the setback area will reduce the total building area. The alternative would be to reduce the height of the proposed building to match the proposed minimum setback distance of 30'; however, that would result in developing a building without height variation which in term creates a less attractive building.

Landscape Area:

Although the landscaping area for the proposed development could technically be increased to meet the required landscape area set forth in the City's Zoning Regulation, doing so would make the building less marketable since more landscaping will affectively decrease the total building area. The alternative would be to provide additional landscaping within the parking area, however, that would decrease the overall number of parking stalls being provided or interfere with the parking lot circulation.

Fence/Gate/Wall:

Although the height of the proposed 10' high wrought iron gate, 10' high block wall, and 6' high wrought iron fence could technically be decrease to meet the City's Zoning Regulations, however, doing so would expose all trucking activities to the public. According to City's Zoning Regulation, truck loading doors and facilities shall

be completely screened from public view by decorative masonry walls or appropriate landscape screening. The alternative would be to move the proposed 10' high wrought iron gate, 10' high block wall, and 6' high wrought iron fence outside of required setback area, doing so will interfere with on-site trucking circulation.

(C) That the hardship involved is due to unusual or unique circumstances.

Findings:

Setback:

The subject property has two challenges and/or unique circumstances: The subject property contains three street frontages and the subject property is relatively small compared to typical industrial lots within the City. As a result, it becomes difficult for the applicant to develop a marketable building while meeting City's setback requirement.

Landscape Area:

As mentioned previously, the subject property contains three street frontages which require a substantial more landscaping area compared to typical interior or corner lots in which the landscape requirements are based on the one or two frontages, respectively.

Fence/Gate/Wall:

As mentioned previously, the subject property has two challenges and/or unique circumstances: The subject property contains three street frontages and the subject property is relatively small compared to typical industrial lots within the City. As a result, it becomes difficult for the applicant to screen the truck loading doors and meet the City's setback requirement and/or wall height limitations.

(D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

Findings:

Setback:

The modification permit, if granted would not be detrimental to other persons or properties in the area. As mentioned previously, the proposed project will still maintain a greater setback than their adjacent buildings to the north, east, and south.

Landscape Area:

The modification permit, if granted would not be detrimental to other persons or properties in the area. As mentioned previously, although the proposed landscape areas do not meet the minimum requirements set forth by the City's Zoning Regulations, the majority of the landscape areas are located along the frontage of the subject property for maximum value.

Fence/Gate/Wall:

The modification permit, if granted would not be detrimental to other persons or properties in the area. As mentioned previously, the purpose of the proposed 10' high wrought iron gate, 10' block wall, and 6' high wrought iron fence are to screen on-site truck loading door and trucking activities from public view, which is required for all industrial buildings within the City.

MODIFICATION PERMIT – COMMISSION'S CONSIDERATION.

Pursuant to Section § 155.696 of the City's Zoning Regulations, in addition to the required showing by the applicant, the Commission shall take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- (A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

Findings:

The subject property has two challenges and/or unique physical circumstances: 1) The subject property is located on a double corner lot, which means there are 3 street frontages which require substantial setback and landscaping. 2) The subject property is a relatively smaller lot (1.18 acres) in comparison to typical industrial lots within the City. With the combination of being a small lot and having 3 street frontages, it is difficult for the applicant to meet all City Zoning Regulations while developing a marketable building. The hardship mentioned is related to the property's physical circumstance and not just a mere inconvenience.

- (B) *That the purpose of the modification is not based exclusively on the financial advantage to the owner.*

Findings:**Setback:**

As mentioned previously, the subject property contains 3 street frontages and the size of the lot is relatively small, therefore, it is difficult for the applicant to develop a building that meet all required zoning regulation and at the same time be feasible for industrial use. To meet the setback requirement the applicant can either increase the minimum setback distance, or eliminate the proposed architectural features to provide a building height that is one-to-one ratio to the proposed 30' setback distance. If the applicant increased the minimum setback distance, the building area will decrease substantially, which become less desirable for industrial use. If the applicant decide to eliminate the proposed architectural feature to meet the City's Zoning Regulation, the proposed building will lack height variation, and as a result will lack attractiveness and create a large continuous box-like massing.

Landscape Area:

According to the proposed site plan, all required setback areas are fully landscaped and more than 6% of the parking area is provided with landscaping. As previously mentioned, the subject property contains 3 street frontages; therefore, to meet the City Zoning Regulation the proposed development is required to provide a significant amount of landscaping. To meet the City's landscape requirement, substantial building area or parking stalls would be converted to landscaping, which in term decreases the total building area or eliminate required parking stall.

Fence/Gate/Wall:

According to the City's Zoning Regulations, truck loading doors and facilities must be completely screened from public view by decorative masonry walls or appropriate landscape screening. To meet the City's Zoning Regulations, the applicant proposed a 10' high wrought iron gate, 10' high block wall, and 6' high wrought iron fence within the front setback area (along Romandel Avenue) to screen all on-site trucking activities.

- (C) That the alleged difficulties were not created by any person presently having an interest in the property.

Findings:

As mentioned previously, because the subject property is located on a parcel that contains 3 street frontages and relatively small in size, it is more difficult to develop a project that meets all required development standards compared to a standard rectangular lot, or a corner lot. The aforementioned circumstance was not created by the applicant or any person having an interest in the property.

- (D) That the conditions involved are not generally applicable to most of the surrounding properties.

Findings:

It is not common to find a small industrial lot that contains 3 street frontages. This unique condition is not generally applicable to most properties in the City or the surrounding properties.

- (E) That the requested modification would not diminish property values in the neighborhood.

Findings:**Setback:**

The requested modification, if approved, will allow various architectural features and height variations throughout the project. It is staff's opinion that these added enhancements to the building design results in a more attractive project that will

actually be an enhancement to the overall area.

Landscape Area:

The proposed development provided landscaping along all setback areas and within the parking area, which provide further enhancement to the overall area. It is staff's opinion that the requested modification will not diminish property values in the neighborhood.

Fence/Gate/Wall:

The proposed 10' high wrought iron gate, 10' block wall, and 6' high wrought iron fence will provide proper screening for on-site trucking activities from public view, which is required by the City's Zoning Regulation. It is staff's opinion that the requested modification will not diminish property values in the neighborhood.

(F) That the proposed modification will not increase congestion or endanger the public safety.

Findings:

The proposed modification will not increase congestion or endanger the public safety. The requested modification, if approved, allows for a reduction of setback distance along Los Nietos Road and Santa Fe Springs Road, reduction of landscaping area, and the construction of a 10' high wrought iron gate, 10' high block wall, and 6' high wrought iron fence within the front setback area. Upon review of the proposed project, staff finds the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Project).

STAFF REMARKS

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in § 155.739, § 155.695 and § 155.696 of the City's Zoning Regulations, for the granting of a Development Plan Approval and Modification Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on three streets: Los Nietos Road, Santa Fe Springs Road, and Romandel Avenue. Los Nietos Road is designated as a 2-lane undivided secondary highways, Romandel Avenue is designated as a 2-lane undivided local street, and Santa Fe Springs is designated as a 4-lane divided major highway within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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>Air Liquide</u> (9756 Santa Fe Springs Road/Air Liquide America)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (9831 Romandel Ave/Interstate Metal)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Edison</u> (12656 Los Nietos Road)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Restaurant/Bar</u> (9803 Santa Fe Springs Road/ Crossroad)

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 Development Plan Approval, Modification Permit and related Environmental Documents 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 June 30, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 30, 2016, and published in a newspaper of general circulation (Whittier Daily News) on June 30, 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

Staff finds that pursuant to Section 15332, Class 32 (In-Fill Development Projects), 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 requirement of the California Environmental Quality Act (CEQA).

The project involves the construction of a 19,126 square feet industrial building. The proposed project is consistent with the general plan; the project site is less than 5-acres; project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. In fact, the proposed development will be an enhancement to the property

and surrounding properties.

For the reasons mentioned, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval

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

Modification Permit

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

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia ext. 7545)

1. That the applicant shall pay a flat fee of \$ 65,168.10 to reconstruct/resurface the existing street frontage to centerline for Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Romandel Avenue and Los Nietos Road street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.

3. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
5. That the applicant shall pay to the City the entire cost (\$15,000) of design, engineering, installation and inspection of (1) street light on Los Nietos Road. The City will design and cause construction of said street light.
6. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Santa Fe Springs Road, Los Nietos Road, and Romandel Avenue. Storm drain plans shall be approved by the City Engineer.
8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
9. All existing buildings shall be connected to the sanitary sewers.
10. 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.
11. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
12. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be

approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

13. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
14. 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.
15. The applicant 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.
16. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
17. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
18. That the applicant shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
19. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

20. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
21. That upon completion of public improvements constructed by applicant, the applicant's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
22. 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).
23. The applicant shall remove existing curb ramps and construct new ADA compliant curb ramps with black truncated domes at the intersections of Santa Fe Springs Road/Los Nietos Road and Los Nietos Road and Romandel Avenue per satisfactory to the City Engineer. Curb ramps to be constructed per the State of California Department of Transportation Curb Ramp Details – 2010 Revised Standard Plan RSP A88A.
24. The applicant shall remove existing concrete cross gutter/spandrel and construct new concrete cross gutter/spandrel at the intersection of Los Nietos Road and Romandel Avenue per satisfactory to the City Engineer. Cross gutter/spandrel to be constructed per City Standard R-3.3.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320 or Margarita Munoz at x3319)

25. That the Applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
26. That 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 30 days after the project has been completed and prior to the occupancy permit being issued.

27. That the Applicant and/or any future occupants shall not allow trucks from backing in from the street at all times.
28. That the Applicant and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces or the encroachment of parking spaces and/or loading areas for storage or staging material for loading or unloading at any time.
29. 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.
30. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian Reparuk 562.868-0511 x3701)

31. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
32. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
- 32b. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition,

underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.

33. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
34. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
35. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
36. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
37. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
38. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
39. Per DOGGR Report SF-16-002: That existing abandoned oil well shall abide by the 10/10/50 feet clearance from the building pad or well will have to be re-abandoned to current DOGGR standards.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3715)

40. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa

Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:

- a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
41. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
 42. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
 43. That the applicant shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

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

44. 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.
45. 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.
46. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

47. That approval of the subject Development Plan Approval (DPA) Case Nos. 917 is still contingent upon approval of Modification Permit (MOD) Case No. 1270 to allow a reduction of the front yard setback requirements, a reduction of overall landscaping area, and a 10' high fence/wall at front setback area.
48. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
49. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
50. That the applicant shall provide conduit for fiber optics or other smart technologies for each parcel for internet access along Los Nietos Road and the Romandel street frontage, and to the subject property. The conduit shall also

be adequate to provide the opportunity for future telecommunications to the project site and for the City's anticipated future needs and services, in recognition of the City-wide importance of providing telecommunication facilities to the community. Where applicable, the applicant shall work with the cable or internet provider for the City for the installation of the conduit for fiber optics or other smart technologies. Said "fiber optic" plans shall be approved by the City's IT department, Public Works department and Planning department, prior to the issuance of Building permit(s). Additional information can be obtained by contacting Alex Tong, Director of Technology Service (alextong@santafesprings.org)

51. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
52. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of 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.
53. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Deputy Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
54. That prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

- i. A roof plan showing the location of all roof-mounted equipment;
- ii. Elevations of all existing and proposed mechanical equipment; and
- iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of-sight drawing and/or building cross section must be scaled.

55. That prior to submitting plan to Building Division for plan check, the applicant, owner/developer must coordinate with City's Public Work Department for final parcel map checking. The applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
56. That owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

57. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
58. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design, and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting shall be used as a way to enhance the texture of plants and structures, and to create a sense of height in a landscape design. It is also a

great way to create a "barrier" or to simply enhance the beauty of uniquely structured plants that you may have in your landscape.

59. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
60. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
61. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
62. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from both the Fire and Planning Departments.
63. That the owner/developer shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
64. That the Planning Department 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 a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
65. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area

is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change).*

66. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
67. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
68. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
69. That the owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
70. That a minimum of 39 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
71. That the owner/developer shall design and construct meandering sidewalks along the front setback area along Los Nietos Road and Romandel Avenue. Said meandering sidewalk must be reviewed and approved by the Planning Department and Public Works Department prior to construction.
72. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
73. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Deputy Fire Marshall.

74. That the owner/developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Romandel Avenue and Los Nietos Road, use said streets as a staging area, or to backup onto the street from the subject property.
75. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
76. That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant or owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
 2. Applicant or owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of their knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant and owner/developer understand and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

- c. Applicant and owner/developer understand and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
77. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
78. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
79. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
80. That the applicant and owner/developer agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way

related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, 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.

81. That all otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
82. 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.
83. 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 Plans (Building 1 & 2)
4. Elevations (Building 1 & 2)
5. Colored Rendering (Building 1 & 2)
6. Conditional Use Permit Application
7. Modification Permit Application
8. Public Hearing Notice/Postcard
9. Radius Map for Public Hearing Notice
10. Draft Mitigated Negative Declaration (*previously delivered to PC on 4/19/2016*)
11. Mitigation Monitoring and Reporting Program

Q:\Planning\Staff\Jimmy\12636 Los Nietos Road\DPA917 & MOD 1270_PCStaffReport.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 12636 LOS NIETOS ROAD

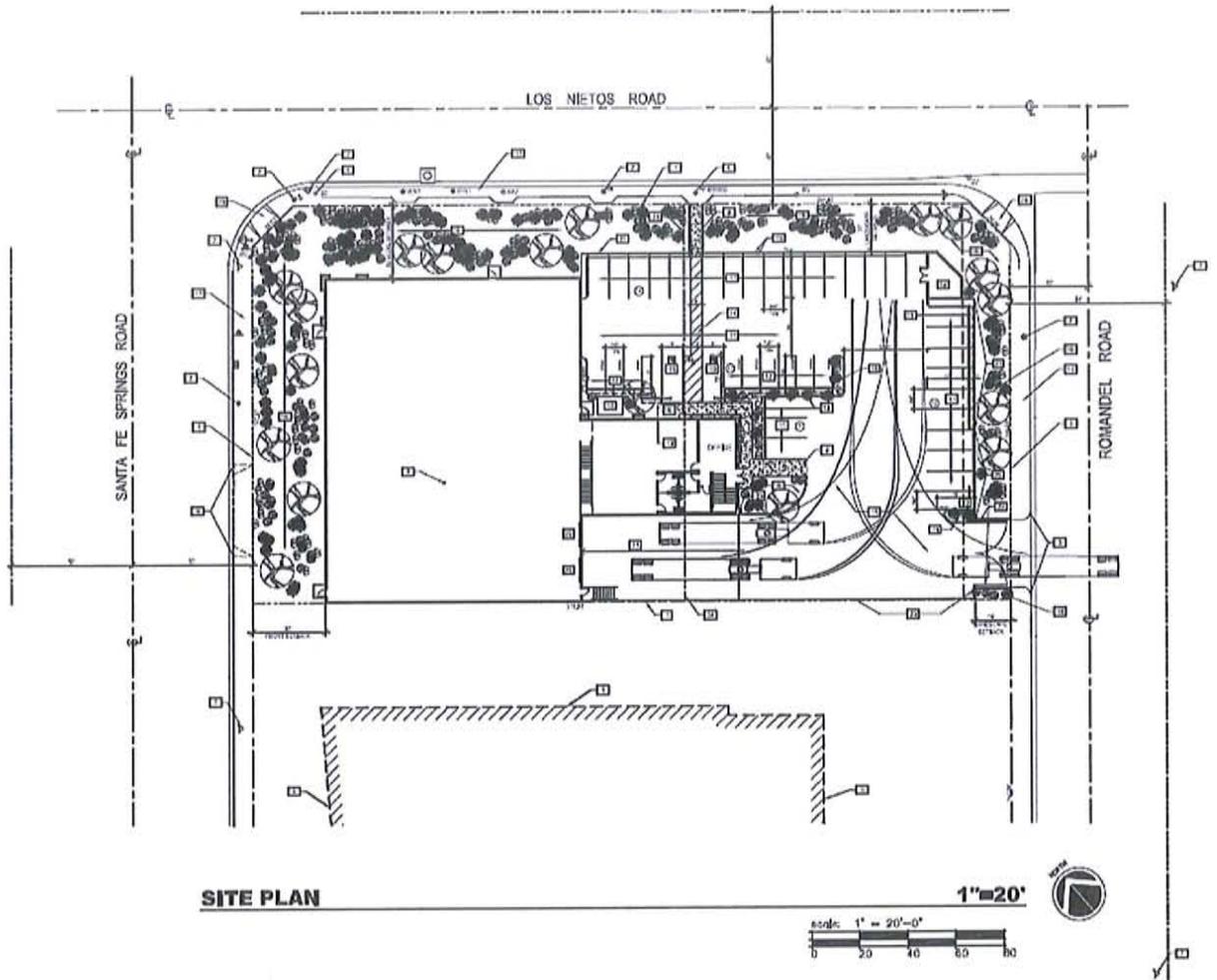
PROJECT:

Development Plan Approval (DPA) Case No. 917; and
Modification Permit (MOD) Case No. 1270

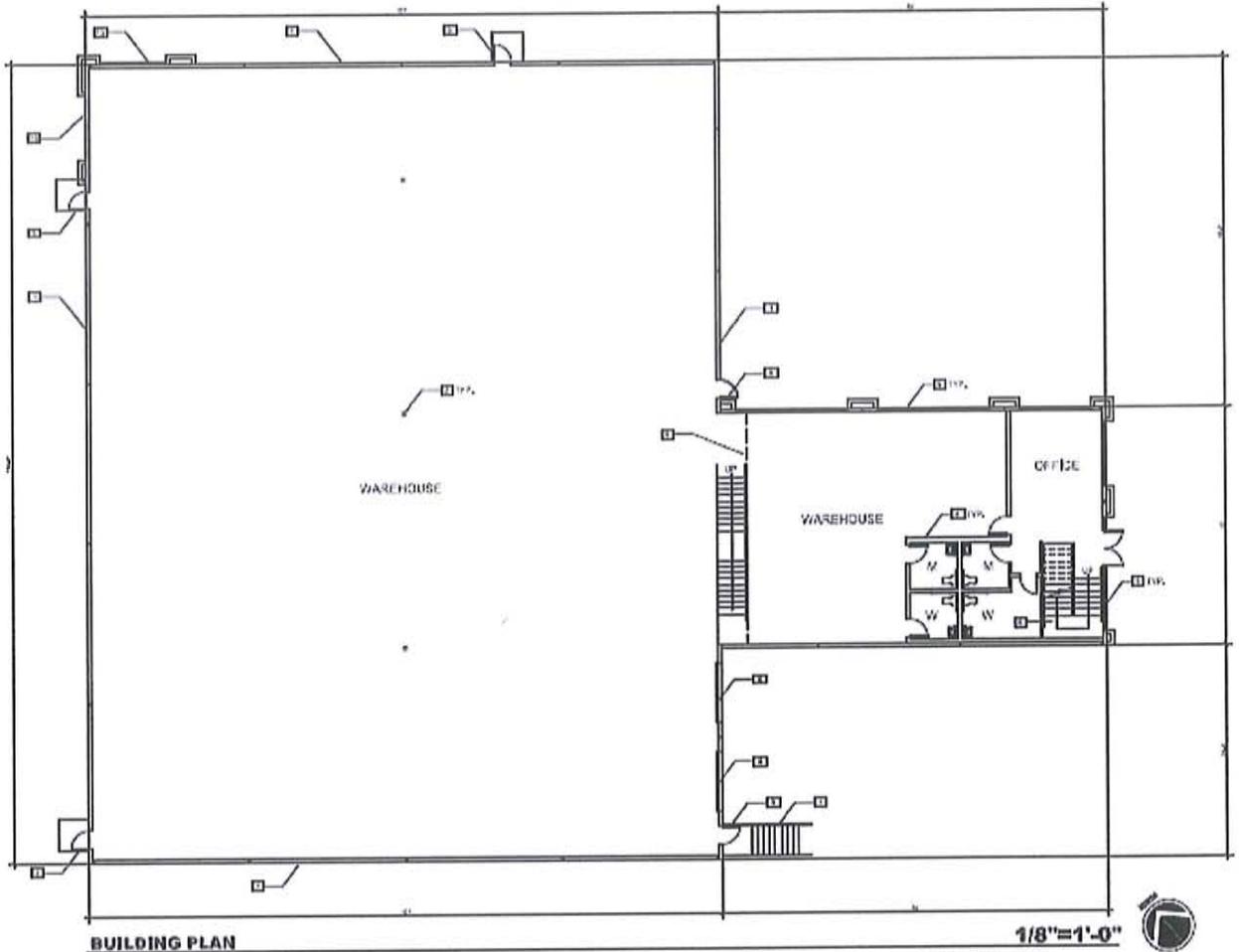
APPLICANT:

Furuto Rubio & Associates

Site Plan

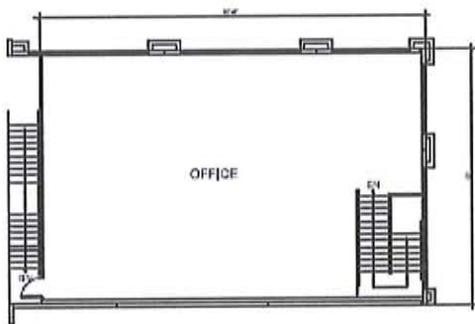


Floor Plan



BUILDING PLAN

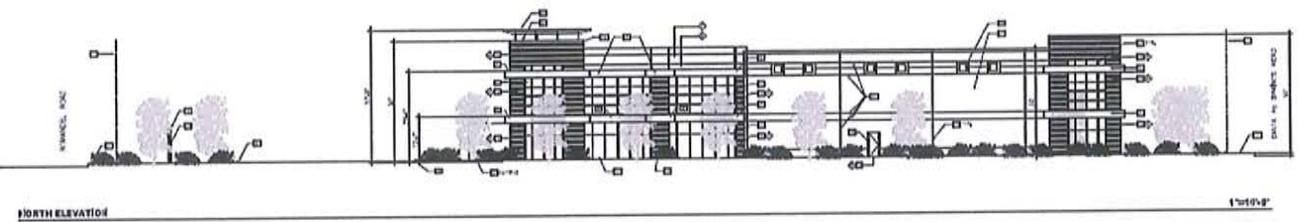
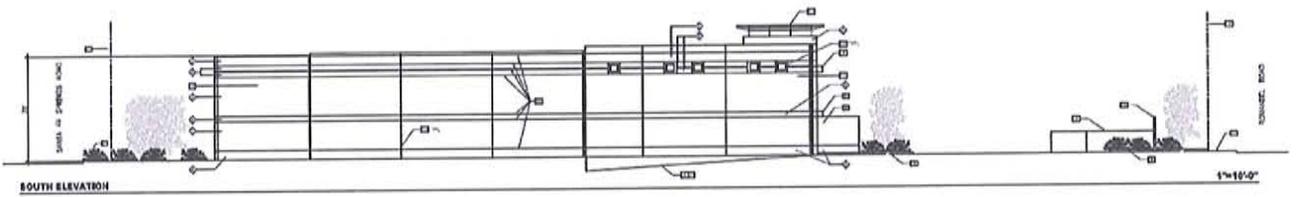
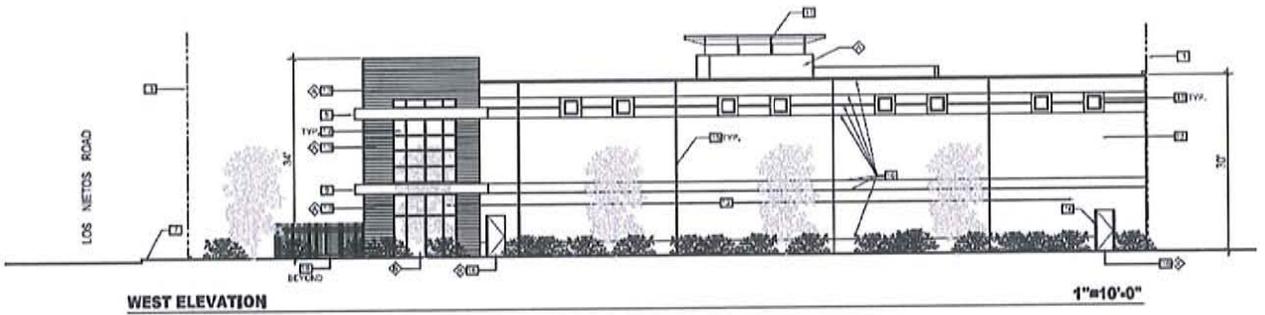
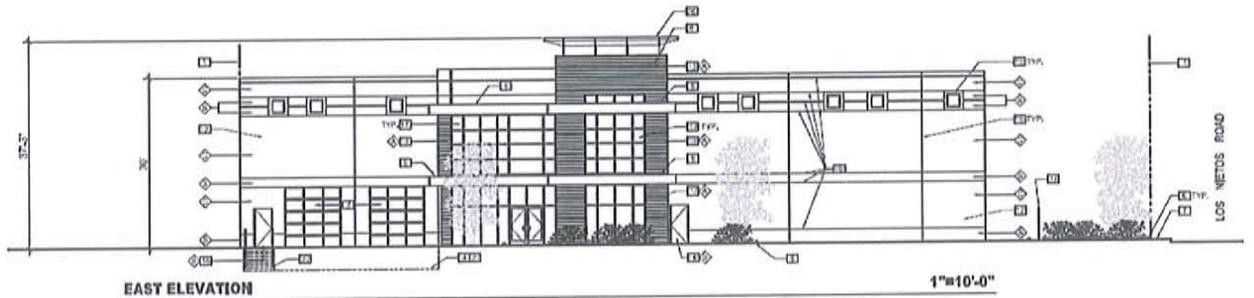
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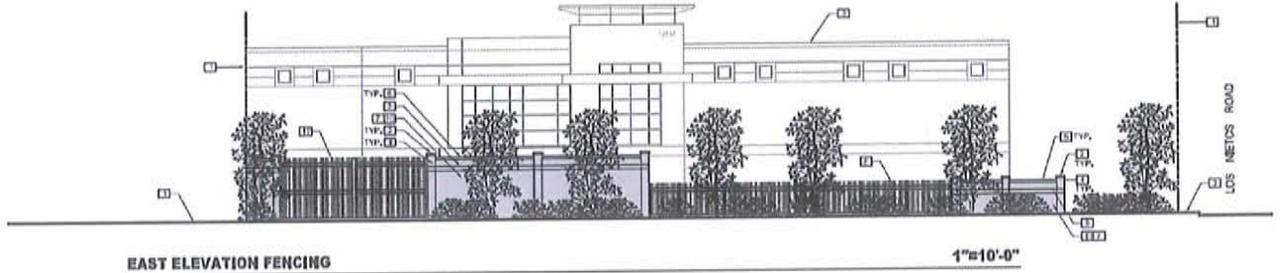
MEZZANINE PLAN

1/8"=1'-0"

Elevations

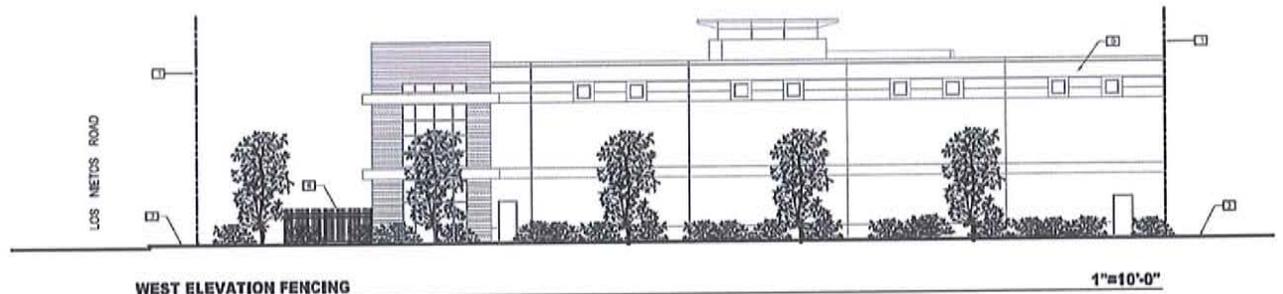


Elevation with Fence



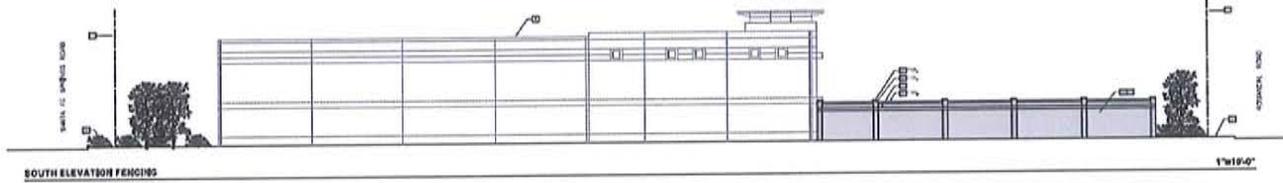
EAST ELEVATION FENCING

1"=10'-0"



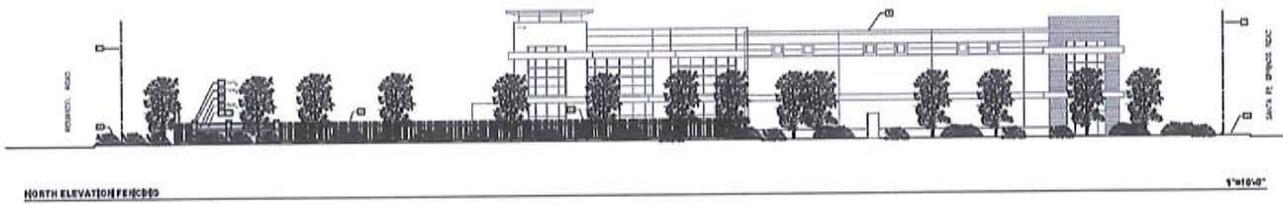
WEST ELEVATION FENCING

1"=10'-0"



SOUTH ELEVATION FENCING

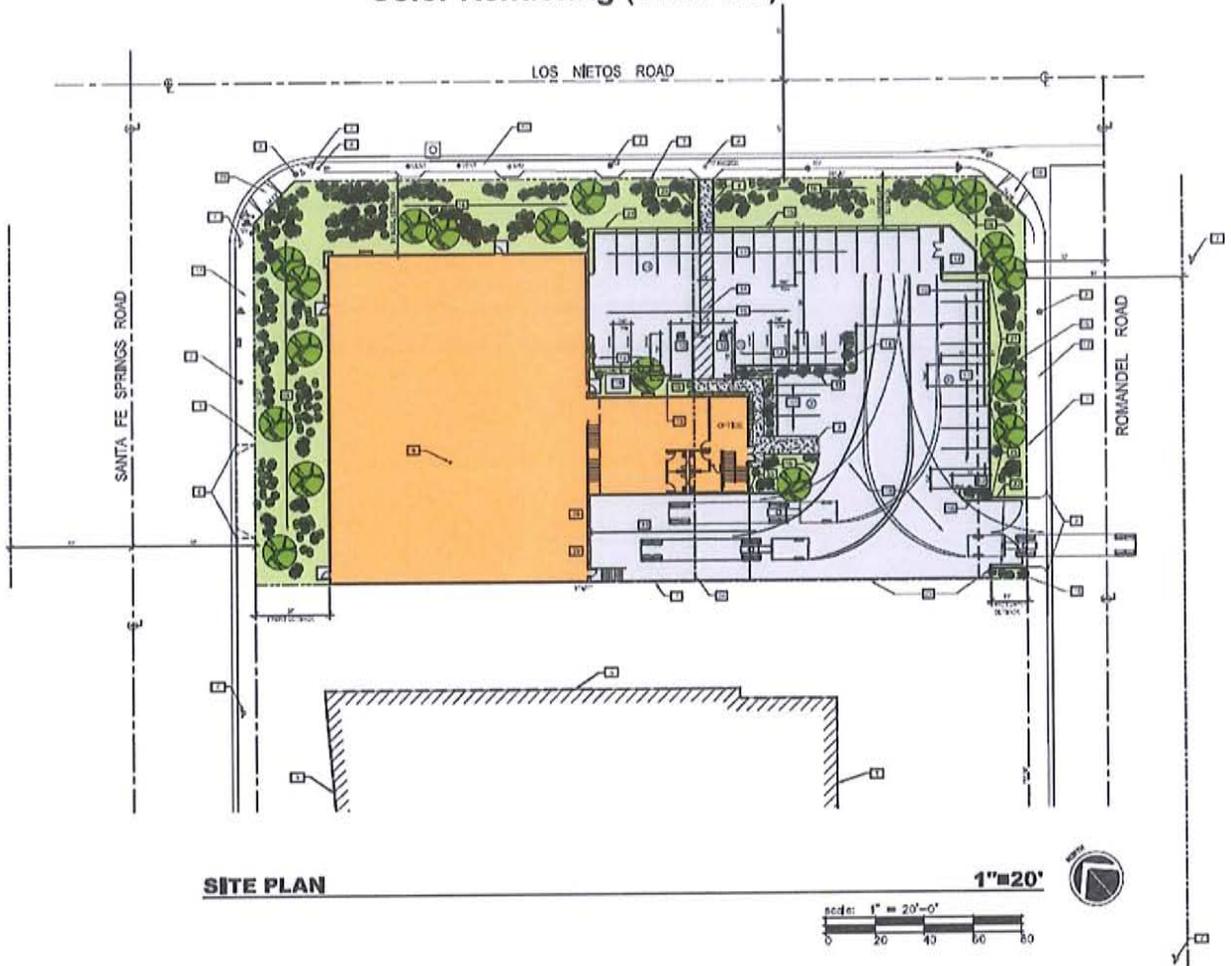
1"=10'-0"



NORTH ELEVATION FENCING

1"=10'-0"

Color Rendering (Site Plan)



Color Rendering (Elevations)

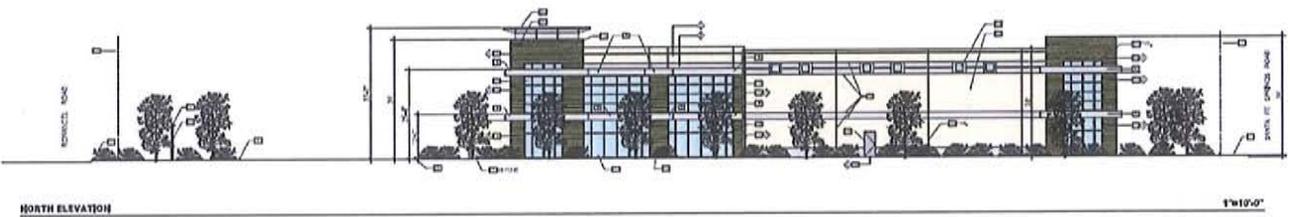
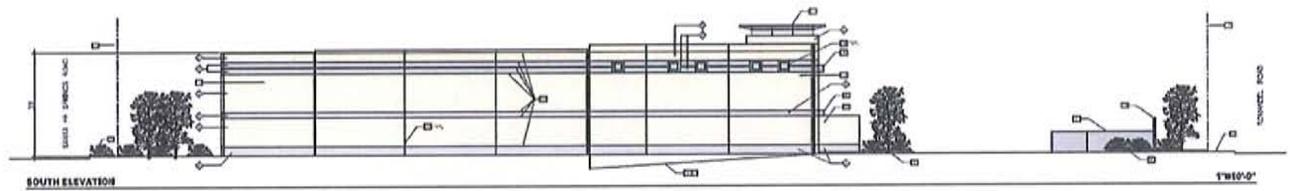
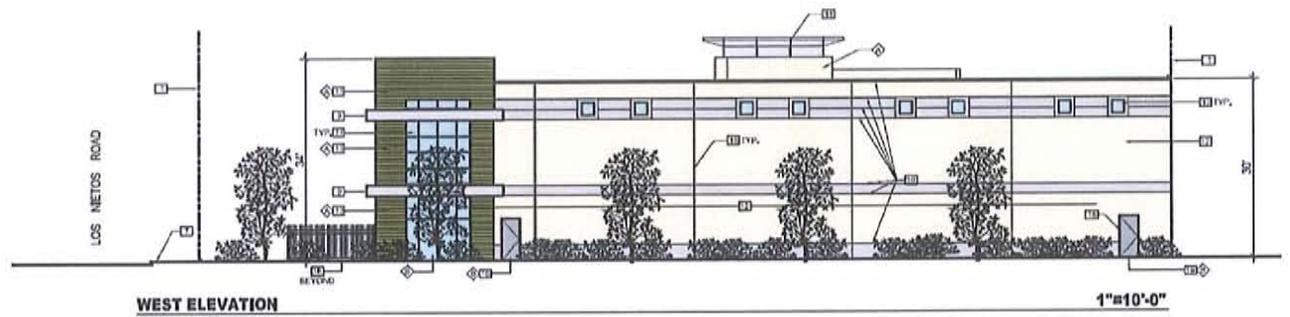
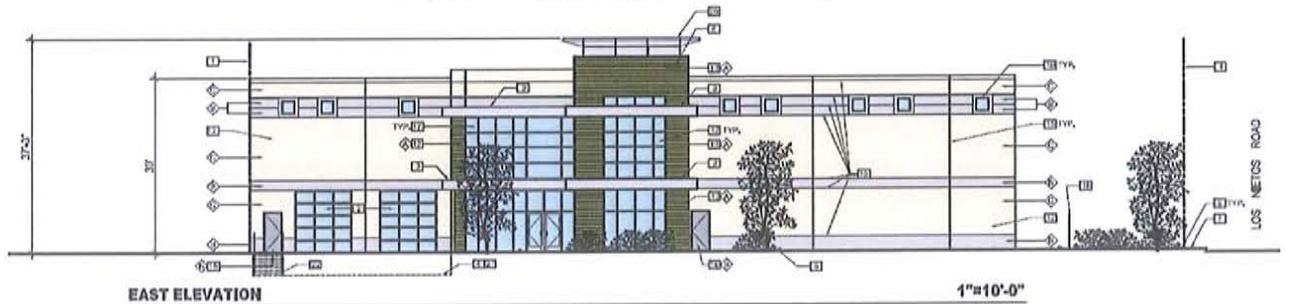
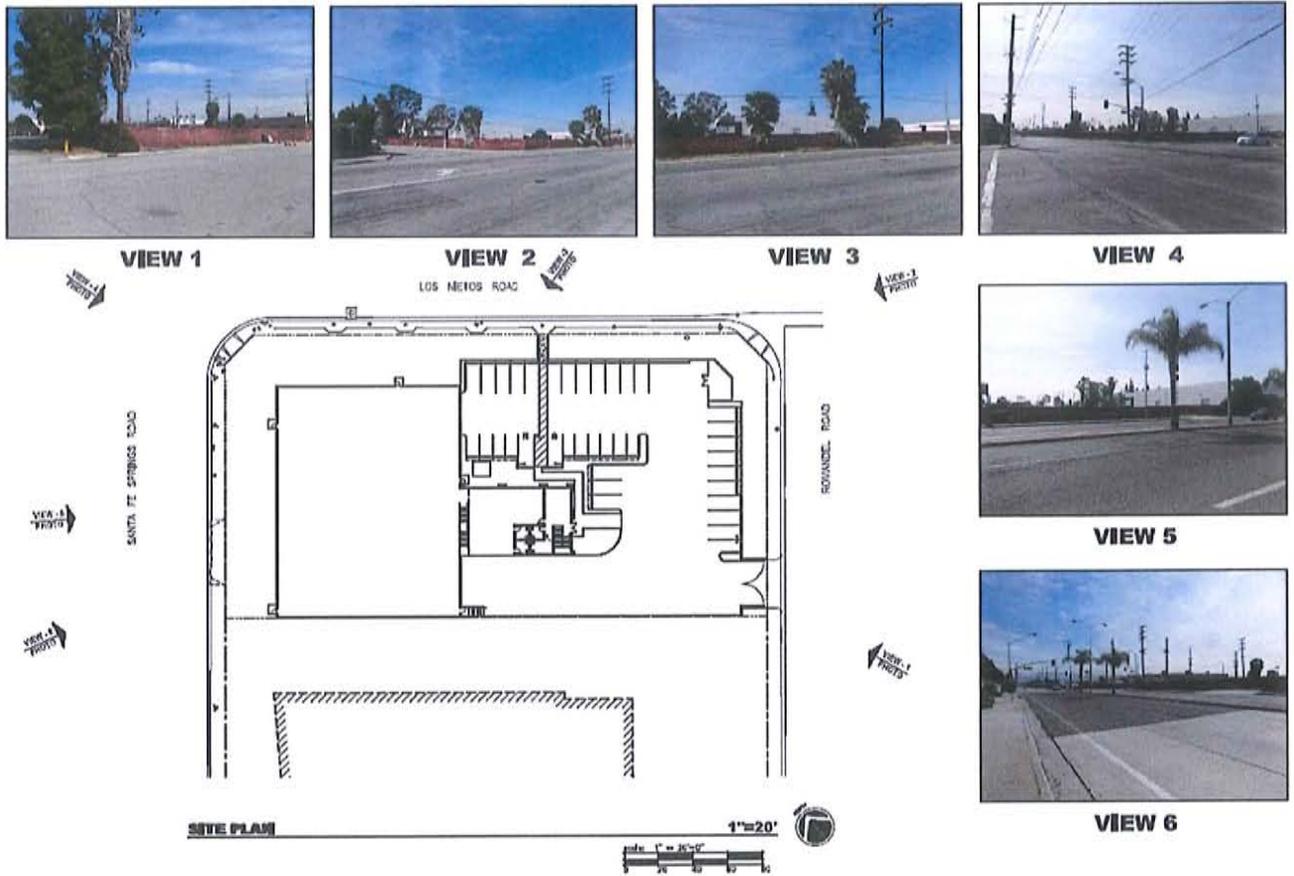


Photo Site Plan



Development Plan Approval Application



City of Santa Fe Springs Application for **DEVELOPMENT PLAN APPROVAL (DPA)**

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessor's Parcel Map (APN) number[s] if no address is available. Additionally, provide distance from nearest street intersection:
12636 Los Nietos Road, Santa Fe Springs, California 90670

RECORD OWNER OF THE PROPERTY:

Name: Steve Farwell Phone No: 949.370.9275
Mailing Address: 630 Via Lido Nord, Newport Beach, CA 92663
Fax No: 949.845.9035 E-mail: 1320mgmt@sbcglobal.net

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/Architect: Attorney: _____
Purchaser: _____ Lessee: _____
Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL [See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.]
New concrete tilt up building 16,963.41 sq. ft.

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

Signed: _____
Signature
Roy Furuta
Print name
(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

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): Steven Farwell
Mailing Address: 630 Via Lido Nord, Newport Beach, CA 92663
Phone No: 949.370.9275
Fax No: 949.645.9035 E-mail: 1320mgmt@sbcglobal.net
Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, 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: _____
(if signed by other than the Record Owner, written authorization must be attached to this application)

[seal]

On _____ before me, _____
Personally appeared _____
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

See Attachment
Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>DPA No. 917</u>
DATE FILED:	<u>4/16/2016</u>
FILING FEE:	<u>35196</u>
RECEIPT NO:	<u>101-2566</u>
APPLICATION COMPLETE?	_____

Development Plan Approval Application (Cont.)

California All-Purpose Acknowledgment

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

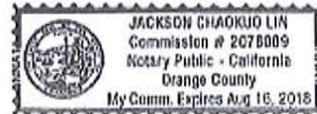
County of Orange

On 04/02/16 before me, Jackson Chaokuo Lin, notary public, personally appeared ***Steven Farwell***, 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 _____ (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ # of Pages: _____

Signer(s) Other Than Named Above: _____

Modification Permit Application



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

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): 12020 Los Nietos Road, Santa Fe Springs, California 90670

Nearest street: Santa Fe Springs Road

Legal description of property: _____

See EXHIBIT "C"

Record Owner of Property:

Name: Steven Ferwell Phone No: 848-370-9275

Mailing Address: 830 Via Lido Nord, Newport Beach, California 92663

Fax No: 949-648-9035 E-mail: 1520mgmt@sbcglobal.net

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.): _____

Architect

Describe the modification requested: See EXHIBIT "A" pages 1, 2 & 3

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.)

MCO 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.

N.A.P.

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

N.A.P.

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.

See EXHIBIT "A" see pages 1, 2 & 3

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

See EXHIBIT "A" see page 4

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.

See EXHIBIT "A" see page 5

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.

See EXHIBIT "A" see page 6

Modification Permit Application (Cont.)

EXHIBIT "A", Los Nietos

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

Background and Discussion

The City's Zoning Ordinance in regards to the building setback distance from a Major and Secondary Highway was amended several times since the adoption of the Zoning Ordinance in 1964, which resulted in larger building setbacks within the M-1 and M-2 zone districts in the City. The building setbacks increased in increments, from 10' to its present overall building setback standard of 30' from a Major or Secondary Highway as shown on the General Plan Map of the City.

The building setbacks standards were primarily designed not only to locate large and taller industrial warehouse buildings back from the public streets, thereby creating visual relief from massive industrial buildings, but also to increase the landscaping areas along the major thoroughfares of the City that would improve the aesthetic visual appearance of the industrial areas in general with decorative landscaping. Therefore, this background discussion involves the building setback standard and landscaping requirements in the industrial zone as they both go hand-in-hand.

The larger building setbacks were required by the City in response to larger industrial buildings proposed by the industrial development community during the last 40 years that contained up 500,000 sq ft in building area and were constructed as high as 50 feet in overall height. Thus, a standard 30' building setbacks distance from the public street was imposed throughout the industrial areas of the City as *blanket requirement*, so to speak, and did not make exceptions or consideration for potential problem involving corner lots fronting on two major highways. These types of lots potentially could be negatively impacted by the lost of useable building area as a direct result of the general 30' building setback from a Major or Secondary Highway and the landscaping requirements in general. The negative impacts would be greater, of course, involving a lot with three street frontages. (See EXHIBIT "B" approved DPA Case No. 892 of a new 63,500 sq. ft. concrete tilt up industrial building on a 2.92 acre site located at 12140 Altamar Place)

Specially, some of the problems that were created with the imposition of 30' building setback standards and related landscaping requirements effecting lots with Major and Secondary Highway street frontages are as follows:

Modification Permit Application (Cont.)

EXHIBIT "A", Los Nietos

A. The property owner/developer of a lot fronting on a Major and Secondary Highway would not enjoy the maximum building coverage equal to what you could obtain with an interior industrial lot located within a block area with a single street frontage. For example, in the case of a large industrial lot at the end of a cul-de-sac street, the property may only have a minimal street frontage of say 100'-150' that leads to the balance of the property that may contain 1-acre or more. Thus, a very small percentage of the lot would be devoted (required) for building setback and landscaping compared to a corner lot with a Major and Secondary Highway street frontages.

B. A greater amount of landscape area would be required on-site to satisfy the landscaping requirements on a lot with Major and Secondary Highway street frontages as opposed to the same requirement on an interior lot with a single street frontage. Specifically, the landscape formula required for an industrial lot is based on 25 square feet per lineal foot of street frontage. As a result, the potential building coverage would be less for a lot with two street frontages as compared to interior industrial lot with a single street frontage.

C. There is also another building setback provision that applies to buildings greater than 30' in overall height. Section 155.218 of the City Zoning Ordinance generally requires that proposed buildings greater than 30' shall provide a building setback distance from the front property line equal to the proposed overall height of the building. For example, if a proposed building had an overall height of 50', the building setback distance from the public street would be 50'. Moreover, taken to an extreme measure, if a proposed building had an overall height of say 100', the building setback distance would be 100' from a major or secondary highway. The result, as described in this example, it could potentially eliminate a proposed high-rise office building on the property. It is surmised that the Planning Department probably did not contemplate this potential problem while crafting the larger building setback distance from a public street for proposed building greater than 30' in height, because the City was known as an hub for industrial warehouse buildings and did not have a large market for high-rise office buildings in general.

As can be ascertain from the above discussion, the M-1 and M-2 Development Standards relative to required landscape areas and building setback distance from a Major or Secondary Highway can result in negative impacts affecting the potential building coverage on corner lots with two major highways frontages as compared to hundred of existing interior industrial lots in the City with a single street frontage.

Pursuant to California State Zoning Laws, a property owner may seek relief from strict interpretation of certain development standards by means of a Modification of Property

Modification Permit Application (Cont.)

EXHIBIT "A", Los Nietos

Development Standards as provided in the SFS Zoning Ordinance. The concept is not that the basis zoning standard is being changed, but that the property owner is allowed to use its property in a manner basically consistent with the established regulations, with minor variations that will place the owner in parity with other property owners in the same zone. In effect, this is a constitutional safety valve to permit administrative adjustments when application of a general regulation could be confiscatory in nature or produce unique hardships.

As discussed above, the applicant's proposed development involves a Modification of Property Development Standards relative to required landscaping and feels that an unreasonable hardship will be created if all the required landscaping is required to be installed on the subject site, which is also **fronting on three street frontages**. It should be noted that two of the street frontages in this case are designated as a Major and Secondary Highway and the third street frontage is a local industrial street. Further, that the applicant's request essentially involves parity with other property owners that are enjoying fewer development constraints in regards to the require landscaping requirements of the zone. Accordingly, the applicant is requesting a reduction in required landscape area as described as follows:

"A request to reduce the required landscape area on the subject lot from 15,606 sq ft to 14,502 sq ft, which is approximately 7% (1,104 sq ft) less than the required on-site landscaping area for the proposed industrial building project."

Modification Permit Application (Cont.)

EXHIBIT "A", Los Nietos

4. Explain the unusual or unique circumstances involved with the subject property which could cause hardship if compliance with the existing regulations is required.

The applicant's lot is unique in that the property has three street frontages, of which two of the streets are designated as Major and Secondary Highways. It is the opinion of the applicant, complying fully with the required building setback and landscaping requirements in general is excessive and that it creates a hardship to use the property in a comparable manner as with other industrial lots with a single street frontage in the same zone district.

Modification Permit Application (Cont.)

EXHIBIT "A", Los Nietos

5. Explain how the approval of the requested modification would not grant special privileges are not enjoyed by other property owners in the area.

The landscaping areas shown on the attached site plan is similar in scope, location and design as with other industrial projects in the area. The one exception is that this project will be required to provide far more landscaping area in general because the property has three street frontages, which is unique and results in an unfair hardship to the applicant's potential use of the property. Therefore, the applicant would not be granted an exception or special privileges that are not currently being enjoyed by other property owners in the area.

Modification Permit Application (Cont.)

EXHIBIT "A", Los Nietos

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 applicant is requesting a minor relief from the landscaping requirements of the City to regain some parity relative to buildable area that are currently being enjoyed far more by other persons and properties in the area. Therefore, the requested modification would not be detrimental to other persons or properties, nor to the public welfare in general.

Modification Permit Application (Cont.)

DPA Application
Page 2 of 2

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): Steven Farwell
Mailing Address: 630 Via Lido Nord, Newport Beach, CA 92663
Phone No: 949.370.9275
Fax No: 949.645.9035 E-mail: 1320mgmt@sbcglobal.net
Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Rey Furo, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, 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 _____ before me, _____
Personally appeared _____
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

See Attachment
Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>PHOP No. 1270</u>
DATE FILED:	<u>4/6/2016</u>
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Modification Permit Application (Cont.)

DPA Application
Page 2 of 2

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): Steven Farwell
Mailing Address: 630 Via Lido Nord, Newport Beach, CA 92663
Phone No: 949.370.9275
Fax No: 949.645.9035 E-mail: 1320mgmt@sbcglobal.net
Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, 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: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)



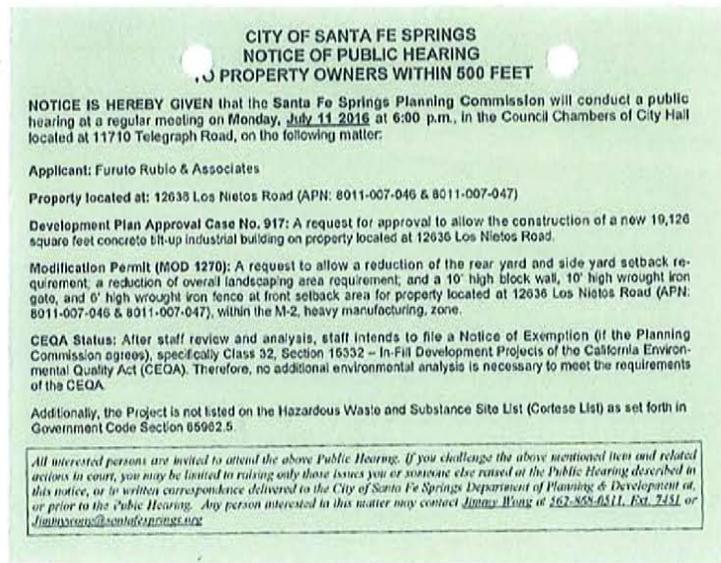
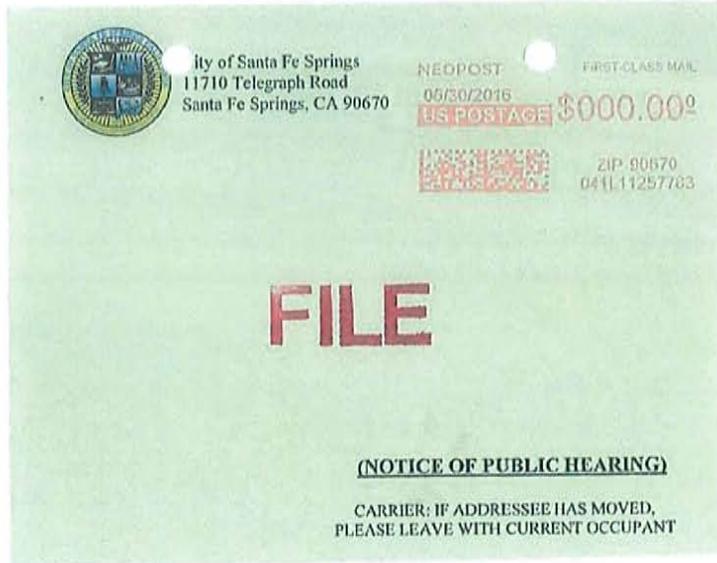
On 11/6/15 before me, Miguel Ramirez Notary Public,
Personally appeared Steven Farwell
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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

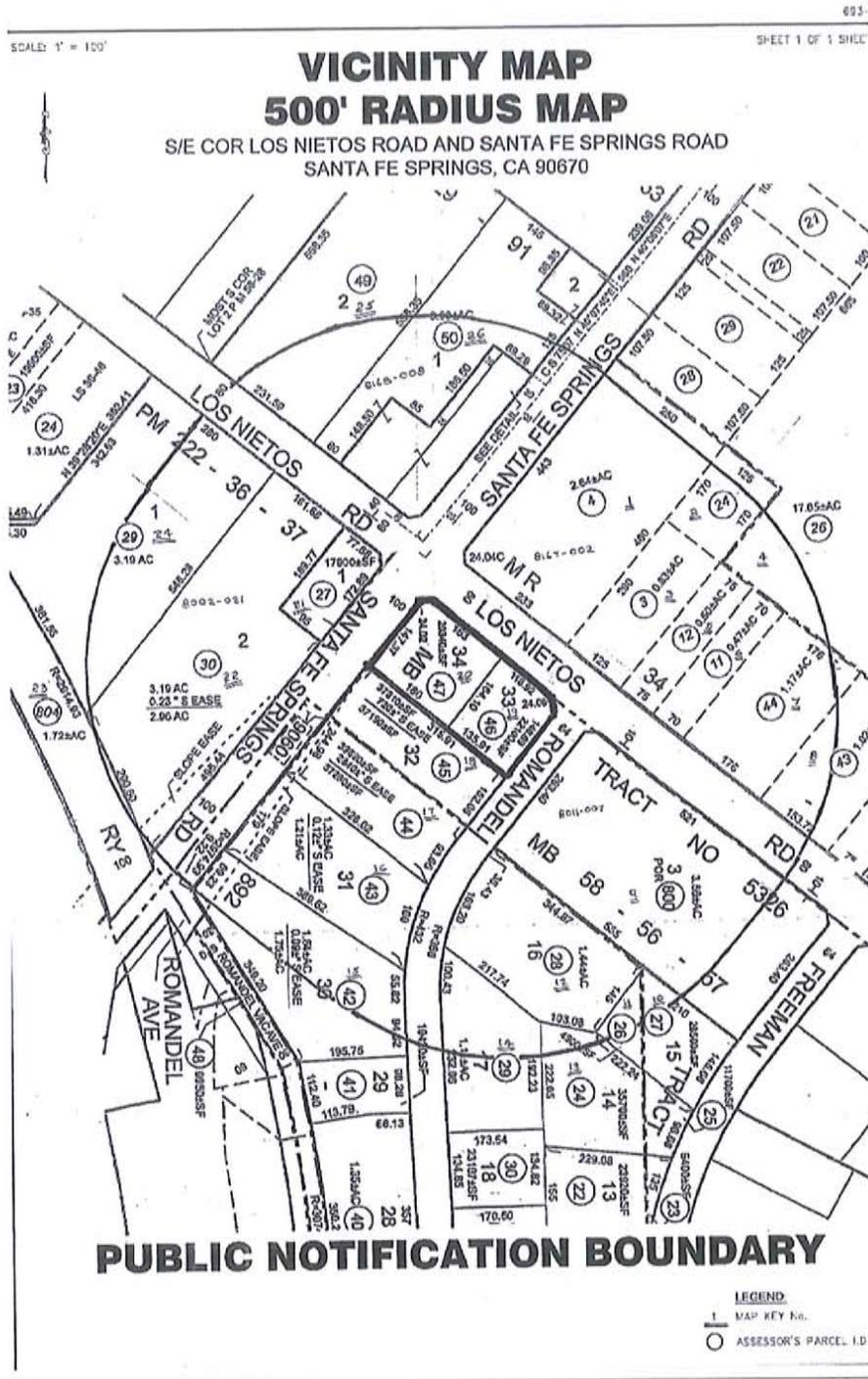
[Signature]
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: Mod No. 1270
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

Public Notice



Radius Map





NEW BUSINESS

Lot Line Adjustment No. 2016-02

A request for approval to re-configure the property lines, resulting in two parcels of 75,097 sq. ft. (Parcel 1) and 65,296 sq. ft. (Parcel 2), of a 3.22-acre property located at 11756 Burke Street (APN: 8168-001-009), in the M-2, Heavy Manufacturing, Zone. (Fusco Engineering on behalf of Pilot Chemical Corporation)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that Lot Line Adjustment No. 2016-02 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA). Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305-Class 5 of CEQA; consequently, no other environmental documents are required by law; and
2. Find that Lot Line Adjustment No. 2016-02 is consistent with the City's General Plan, Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
3. Approve Lot Line Adjustment No. 2016-02, subject to the conditions of approval as contained within the staff report.

BACKGROUND

The subject site is generally located on the south-west corner of Burke Street and Dice Road, within the M-2, Heavy Manufacturing, Zone. The site is currently comprised of three parcels (APN 8168-001-009) addressed as 11756 Burke Street. The site measures approximately 3.22-acres and is currently vacant. Industrial land uses are located to the north, south, east and west; properties to the north-west consist of residential dwellings.

Pilot Chemical Company formerly occupied the subject site, along with three adjacent parcels (addressed as 11770 Burke Street), where they manufactured detergents for industrial purposes from 1952 to 2008. Much of the site was demolished in 2009. This request is a precursor to a Tentative Parcel Map, which will include the consolidation of the subject site (11756 Burke Street) with the three adjacent parcels (11770 Burke Street) into two parcels, followed by the construction of a new industrial building on the currently vacant site.

PROPOSED LOT LINE ADJUSTMENT

In order to facilitate the eventual sale and development of the subject site, the applicant is requesting approval of a lot line adjustment to re-configure the property line of the

three parcels that make up the 3.22-acre site. As shown in Exhibit A and B (attached), the lot line adjustment involves both the shift and removal of property lines for Parcels A, B, and C. The result will be two new parcels shown as Parcel 1 and Parcel 2 as shown in Exhibit B.

The existing parcels are currently as follows (See Exhibit A):

Parcel A = 7,710 sq. ft. (0.177 acre)
Parcel B = 115,869 sq. ft. (2.66 acres)
Parcel C = 16,814 sq. ft. (0.386 acre)

If approved, the resulting parcels will be as follows (See Exhibit B):

Parcel 1 = 75,097 sq. ft. (1.72 acres)
Parcel 2 = 65,296 sq. ft. (1.5 acres)

SUBDIVISION MAP ACT REQUIREMENT

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

Please note that a local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

ENVIRONMENTAL DOCUMENT

Staff finds that the proposed lot line adjustment meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15305-Class 5 (Minor Alterations to Land Use Limitations). Consequently, no further environmental documents are required for the proposed Lot Line Adjustment Map.

15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- (b) Issuance of minor encroachment permits;
- (c) Reversion to acreage in accordance with the Subdivision Map Act.

FINDINGS

As noted previously, Section 66412(d) of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Map Act provided that:

1. *The proposed lot line adjustment will not create a greater number of parcels than originally existed.*

The proposed lot line adjustment is between three parcels, with a total combined area of 3.22-acres. If approved by the Planning Commission, the lot line adjustment will reconfigure the 3.22-acre site, consisting of three existing (3) parcels, and create two (2) new parcels measuring 75,097 sq. ft. (proposed Parcel 1) and 65,296 sq. ft. (proposed Parcel 2). The proposed lot line adjustment, therefore, will not result in a greater number of parcels than originally existed.

2. *The proposed lot line adjustment is consistent with the City's General Plan, Zoning, Building Ordinance and any local Specific or Coastal Plan.*

General Plan - The General Plan land use designation for the subject site is "Industrial" and the zoning designation is M-2, Heavy Manufacturing. Both the General Plan and land use designation will remain unchanged. The M-2 zone is primarily intended for heavy industrial uses. The site is undeveloped; however, as aforementioned, the subject site is proposed to be developed with a new industrial building, which will come before the Planning Commission at a later date. The proposed industrial project, therefore, will be in conformance with the General Plan land use designation for the site.

Zoning - The primary zoning consideration for a subdivision is that the proposed lot or lots meet the required minimum lot area, width and depth. As proposed, the subdivision will create two (2) parcels measuring 75,097 sq. ft. (Proposed Parcel 1) and 65,396 sq. ft. (Proposed Parcel 2). Pursuant to the development standards for the M-2 (Heavy Manufacturing) Zone, the minimum lot size shall be 7,500 square feet. The proposed lots, therefore, both exceeds the minimum lot area required for an M-2 zoned property.

Additionally, pursuant to the development standards for the M-2 (Heavy Manufacturing) Zone, the minimum lot width shall be not less than 75 feet; there is no requirement for lot depth in the M-2 Zone. As proposed, Parcel 1 will have a frontage of over 153 feet along Burke Street and 35 feet along Dice Road while Parcel 2 will have a frontage of 53 feet along Burke Street. It should be noted that the width of Parcel 1 along Dice Road is not impacted by the proposed lot line adjustment and will remain unchanged.

Per the Zoning Regulations, specifically Section 155.452 (B), lot width "shall mean the average horizontal distance measured at right angles to the lot depth at a point midway between the front and rear lot lines." As such, the width of Parcel 2, when measured from at a right angle from midpoint of the depth of the lot is approximately 160'. Both proposed lots, therefore, exceed the minimum lot width required for an M-2 zoned property.

Lastly, the proposed lot line adjustment will eliminate an existing non-conforming land-locked parcel (Parcel C on Exhibit A).

Building Ordinance/Code – The proposed lot line adjustment is merely to re-configure the existing lot lines to create two (2) new parcels. All Building codes will be required to be met through the plan check process prior to construction of the proposed development of the subject site.

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

In addition to the above, the proposed lot line adjustment has been reviewed by the Department of Public Works. Staff is, therefore, recommending that the Planning Commission approve Lot Line Adjustment Map. No. 2016-02, subject to the conditions of approval as contained within this staff report.

CONDITIONS OF APPROVAL

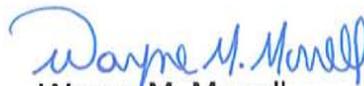
ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562.868.0511 x7545)**

1. The owner/developer shall provide at no cost to the City, one conformed copy of the recorded lot line adjustment from the County Recorder's Office. The conformed copy of the recorded lot line adjustment shall be forwarded to the Department of Public Works, Engineering Division.

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Paul Garcia 562.868.0511 x7354)

2. That the applicant, Pilot Chemical Corporation, 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 all entitlements and approvals issued by the City in connection with the Lot Line Adjustment (LLA No. 2016-02), 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.

3. It is hereby declared to be the intent that if any provision of this Lot Line Adjustment is violated or held to be invalid, or if any law, statute or ordinance is violated, the approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

- 1) Aerial Photograph
- 2) Lot Line Adjustment Application
- 3) Exhibits A, B, and C

Aerial Photograph



Lot Line Adjustment No. 2016-02: 11756 Burke Street

Pilot Chemical Corporation

Lot Line Adjustment Application



RECEIVED
APR 26 2016
Planning Dept.

City of Santa Fe Springs

LOT LINE ADJUSTMENT APPLICATION AND OWNER'S STATEMENT

AREA: What is the total area of the land to be divided? 140,375 S.F. (3.22 AC.)
 Number of lots proposed? Two

USE: Proposed use of the lots: Vacant land for sale

GRADING: Is any grading of lots contemplated? No (If yes, show details on the tentative map)

WATER: What provisions are being made to provide an adequate water system? Public system in Burke Street

SEWERS: What provisions are being made to provide an adequate sewer system? Public system in Burke Street

GAS and: Are the appropriate utility companies being contacted to ensure service to the subject
 ELECTRICITY: property? Yes
 Will each resulting parcel or lot front on a dedicated and improved street? YES
 STREETS: Have you discussed street improvement requirements with the Department of Public Works? Yes

DEED: State nature of deed restriction, existing and proposed: NONE
 RESTRICTIONS:

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, developer, lessee, etc.): ENGINEER

I HEREBY CERTIFY, under penalty of law, that the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED:

(If signed by other than the Record Owner, written authorization must be attached to this application)

RECORD OWNER
 Name: PILOT CHEMICAL CORP.
 Contact Person: MS. SUSAN LESLIE
 Address: 2744 E. KEMPER RD.
 City: CINCINNATI
 State: OHIO Zip: 45241
 Phone: () 513-326-0611

OWNER'S AGENT
 Name: Fusco Engineering, Inc.
 Contact person: Calvin Woolsey
 Address: 16795 Von Karman
 City: Irvine
 State: California Zip: 92606
 Phone: (949) 474-1960

ENGINEER OR LICENSED SURVEYOR
 Name: Fusco Engineering, Inc.
 Contact Person: Cal Woolsey
 Address: 16795 Von Karman
 City: Irvine
 State: CA Zip: 92606
 Phone: 949 474-1960

LLA

FOR DEPARTMENT USE ONLY
 TRACT/PARCEL MAP NO: 2016-02
 DATE FILED: 4/26/16
 FILING FEE: 83,592
 RECEIPT NO: 1063636
 APPLICATION COMPLETE? _____

Last Updated: 8/27/2010
 Q:\Planning\Database\Planning Handouts\Application for Lot Line Adjustment.doc

Lot Line Adjustment Application (Cont.)



We're going further

November 6, 2015

Ms. Debbie Bade, Designer
Fuscoe Engineering Inc.

Re: Lot Line Adjustment Letter of Authorization for:
Former Pilot Chemical Facility
11756 Burke Street
Santa Fe Springs, California

Dear Ms. Bade:

Pilot Chemical hereby provides a letter of authorization for Fuscoe Engineering (Calvin E. Woolsey) to sign as our agent on the City of Santa Fe Springs "Lot Line Adjustment Application and Owner's Statement".

If you need anything else, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Leary".

Matthew Leary, CHMM, CET
Corporate EHS&S Manager
Pilot Chemical Company

Cc: Scott Sherman, Tim Wilkins

Exhibits

EXHIBIT "A"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-___

EXISTING LEGAL DESCRIPTION

OWNERS	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
PILOT CHEMICAL CORPORATION	8168-001-009	PARCELS A, B AND C

SHEET 1 OF 3 SHEETS

PARCEL A:

THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 78° 34' WEST 608.03 FEET IN THE MOST SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO CHEMINEERING CORPORATION, RECORDED ON SEPTEMBER 11, 1952 AS DOCUMENT NO. 1264, IN BOOK 39813 PAGE 312 OF SAID OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINES OF SAID CERTAIN PARCEL OF LAND NORTH 36° 59' 30" EAST 52.33 FEET AND NORTH 52° 16' 30" WEST 85.92 FEET TO A POINT IN THAT CERTAIN CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 814.08 FEET IN THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED "SECOND" IN SAID DEED TO THE PACIFIC ELECTRIC LAND COMPANY; THENCE SOUTHWESTERLY ALONG SAID CERTAIN CURVE (FROM A TANGENT BEARING SOUTH 32° 45' 02" WEST), THROUGH A CENTRAL ANGLE OF 8° 26' 45", AN ARC DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 48° 48' 13" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE RADIAL LINE OF SAID CURVE THROUGH SAID LAST MENTIONED POINT, A DISTANCE OF 18.442 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 397.24 FEET AND PASSING THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE (FROM A TANGENT BEARING NORTH 74° 56' 03.5" EAST, THROUGH A CENTRAL ANGLE OF 13° 49' 57") AN ARC DISTANCE OF 95.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.177 ACRES, MORE OR LESS.

AS SHOWN ON ATTACHED EXHIBIT "A" MAP AND BY THIS REFERENCE MADE A PART HEREOF.

M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-05-16)

Exhibits

EXHIBIT "A"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-____
EXISTING LEGAL DESCRIPTION

SHEET 2 OF 3 SHEETS

PARCEL B:

THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST, WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 52.33 FEET; THENCE NORTH 52° 16' 30" WEST 85.92 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED AS FOLLOWS: NORTHEASTERLY AN ARC DISTANCE OF 132.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1133.95 FEET; NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 145.47 FEET; NORTH 16° 05' 00" EAST 151.73 FEET; NORTH 79° 48' 30" EAST 110.47 FEET; SOUTH 9° 11' 30" EAST 161.34 FEET; SOUTH 84° 26' 30" EAST 352.72 FEET; SOUTH 10° 10' 30" EAST 34.95 FEET; THENCE SOUTH 78° 34' 05" WEST 405.60 FEET TO THE SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO JOHN J. MORRISROE AND WIFE RECORDED ON JULY 21, 1964 AS INSTRUMENT NO. 1297 IN BOOK D-2556 PAGE 997 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, OR ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 48° 58' 50" WEST 45.20 FEET TO THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO MARIE B. RICHARDS, ET. AL, RECORDED ON APRIL 25, 1963 AS INSTRUMENT NO. 5292 IN BOOK D-2005 PAGE 510 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY LINE, SOUTH 6° 41' 25" WEST 207.60 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 24.39 FEET; THENCE SOUTH 78° 34' 00" EAST 143.62 FEET TO A LINE THAT BEARS NORTH 6° 41' 25" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 6° 41' 25" WEST TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.660 ACRES, MORE OR LESS.

AS SHOWN ON ATTACHED EXHIBIT "A" MAP AND BY THIS REFERENCE MADE A PART HEREOF.

M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-08-16)

Exhibits

EXHIBIT "A"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-____
EXISTING LEGAL DESCRIPTION

SHEET 3 OF 3 SHEETS

PARCEL C:

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING WESTERLY OF A STRAIGHT LINE BISECTING THE NORTHERLY AND SOUTHERLY BOUNDARIES THEREOF, TO WIT:

PART OF A TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANTONINA S.C. DE POLLORANO, BY DECREE OF PARTITION RENDERED IN CASE NO. 2542 OF DISTRICT COURT IN AND FOR SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED BY EDUARDO POYORANO, AND WIFE, TO JOHN H. MARTIN, BY DEED DATED MAY 10, 1886, RECORDED IN BOOK 160 PAGE 180 OF DEEDS; THENCE NORTH 83° 19' EAST, ALONG THE NORTHERLY LINE THEREOF, TO A POINT IN THE WESTERLY LINE OF LAND CONVEYED BY JOHN H. MARTIN TO JOHN F. MARTIN BY DEED DATED JANUARY 16, 1899, RECORDED IN BOOK 1271 PAGE 138 OF DEEDS; THENCE SOUTH 9° 15' EAST ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO JOHN F. MARTIN TO THE SOUTHERLY LINE OF LAND CONVEYED BY MAX SCHWED TO J. H. MARTIN BY DEED DATED JULY 7, 1891 RECORDED IN BOOK 731 PAGE 253 OF DEEDS, SAID LINE BEING ALSO THE NORTHERLY LINE OF LAND CONVEYED BY EDUARDO POYORANO AND WIFE, TO J. H. HALL, ETAL, BY DEED DATED FEBRUARY 5, 1883, RECORDED IN BOOK 376 PAGE 154 OF DEEDS, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731 PAGE 253 OF DEEDS, TO SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF AND THE WESTERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 160 PAGE 180 OF DEEDS, 2.92 CHAINS TO POINT OF BEGINNING.

EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTHERLY LINE OF THE STRIP OF LAND 25 FEET WIDE CONVEYED TO J. E. MARTIN TO COUNTY OF LOS ANGELES FOR ROAD PURPOSES BY DEED RECORDED IN BOOK 933 PAGE 199 OF DEEDS.

CONTAINING AN AREA OF 0.386 ACRES, MORE OR LESS.

AS SHOWN ON ATTACHED EXHIBIT "A" MAP AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


KURT R. TROXELL, L.S. 7854



M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-09-16)

Exhibits

EXHIBIT "A"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-___

EXISTING MAPS

OWNERS	EXISTING PARCELS AP NUMBER	EXISTING PARCELS REFERENCE NUMBER
PILOT CHEMICAL CORPORATION	8168-001-009	PARCELS A, B AND C

SHEET 1 OF 3 SHEETS

RECORD DATA NOTE:

BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD DATA PER RECORD OF SURVEY, FILED IN BOOK 272, PAGE 27, RECORDS OF SURVEYS OF LOS ANGELES COUNTY.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


KURT R. TROXELL, L.S. 7854



LEGEND:

AC ACRES
P.O.B. POINT OF BEGINNING
PRC POINT OF REVERSE CURVE
(R) RADIAL
T.P.O.B. TRUE POINT OF BEGINNING

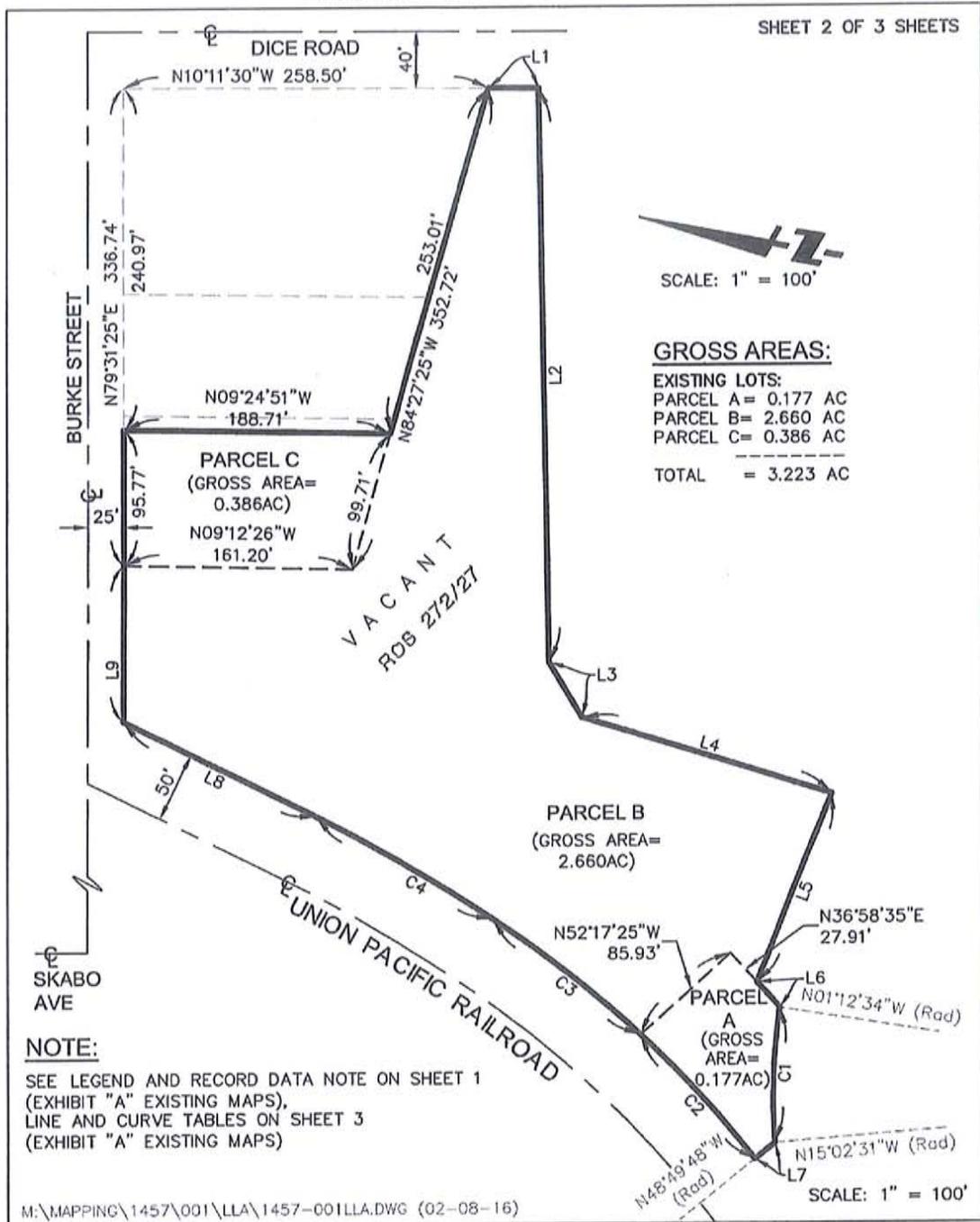
— — — — — CENTERLINE
————— BOUNDARY
- - - - - PARCEL LINE TO BE REMOVED

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Exhibits

EXHIBIT "A"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-____
EXISTING MAPS CONTINUED



Exhibits

EXHIBIT "A"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-___

EXISTING MAPS CONTINUED

SHEET 3 OF 3 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°11'30"E	34.95'
L2	S78°33'05"W	405.50'
L3	S48°57'55"W	45.20'
L4	S06°40'19"W	185.50'
L5	N78°35'00"W	143.60'
L6	S36°58'35"W	24.42'
L7	S48°49'51"E	18.39'
L8	N16°03'36"E	151.54'
L9	N79°47'35"E	110.52'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°49'57"	397.24'	95.90'
C2	8°26'35"	814.08'	119.96'
C3	9°19'02"	814.08'	132.38'
C4	7°21'00"	1133.95'	145.47'

NOTE:

SEE LEGEND AND RECORD DATA NOTE ON SHEET 1 (EXHIBIT "A" EXISTING MAPS)

M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-08-16)

Exhibits

EXHIBIT "B"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-___

PROPOSED LEGAL DESCRIPTION

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
PILOT CHEMICAL CORPORATION	8168-001-009	PARCELS 1 AND 2: 8168-001-009

SHEET 1 OF 4 SHEETS

PARCEL 1:

THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING WESTERLY OF A STRAIGHT LINE BISECTING THE NORTHERLY AND SOUTHERLY BOUNDARIES THEREOF, TO WIT:

PART OF A TRACT OF LAND IN THE COLIMA TRACT, IN RANCHO SANTA GERTRUDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANTONINA S.C. DE POLLORANO, BY DECREE OF PARTITION RENDERED IN CASE NO. 2542 OF DISTRICT COURT IN AND FOR SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED BY EDUARDO POYORANO, AND WIFE, TO JOHN H. MARTIN, BY DEED DATED MAY 10, 1886, RECORDED IN BOOK 160 PAGE 180 OF DEEDS; THENCE NORTH 83° 19' EAST, ALONG THE NORTHERLY LINE THEREOF, TO A POINT IN THE WESTERLY LINE OF LAND CONVEYED BY JOHN H. MARTIN TO JOHN F. MARTIN BY DEED DATED JANUARY 16, 1899, RECORDED IN BOOK 1271 PAGE 138 OF DEEDS; THENCE SOUTH 9° 15' EAST ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO JOHN F. MARTIN TO THE SOUTHERLY LINE OF LAND CONVEYED BY MAX SCHWED TO J. H. MARTIN BY DEED DATED JULY 7, 1891 RECORDED IN BOOK 731 PAGE 253 OF DEEDS, SAID LINE BEING ALSO THE NORTHERLY LINE OF LAND CONVEYED BY EDUARDO POYORANO AND WIFE, TO J. H. HALL, ETAL, BY DEED DATED FEBRUARY 5, 1883, RECORDED IN BOOK 376 PAGE 154 OF DEEDS, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 731 PAGE 253 OF DEEDS, TO SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF AND THE WESTERLY LINE OF LAND SO CONVEYED TO J. H. MARTIN BY DEED RECORDED IN BOOK 160 PAGE 180 OF DEEDS, 2.92 CHAINS TO POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST, WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 52.33 FEET; THENCE NORTH 52° 16' 30" WEST 85.92 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED AS FOLLOWS: NORTHEASTERLY AN ARC DISTANCE OF 132.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1133.95 FEET; NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 145.47 FEET; NORTH 16° 05' 00" EAST 151.73 FEET; NORTH 79° 48' 30" EAST 110.47 FEET; SOUTH 9° 11' 30" EAST 161.34 FEET; SOUTH 84° 26' 30" EAST 352.72 FEET; SOUTH 10° 10' 30" EAST 34.95 FEET; THENCE SOUTH 78° 34' 05" WEST 405.60 FEET TO THE SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO JOHN J. MORRISROE AND WIFE RECORDED ON JULY 21, 1964 AS INSTRUMENT NO. 1297 IN BOOK D-2556 PAGE 997 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, OR ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 48° 58' 50" WEST 45.20 FEET TO THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO MARIE B. RICHARDS, ET. AL, RECORDED ON APRIL 25, 1963 AS INSTRUMENT NO. 5292 IN BOOK D-2005 PAGE 510 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY LINE, SOUTH 6° 41' 25" WEST 207.60 FEET TO THE TRUE POINT OF BEGINNING.

M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-08-16)

Exhibits

EXHIBIT "B"

**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-____
PROPOSED LEGAL DESCRIPTION**

SHEET 2 OF 4 SHEETS

PARCEL 1 CONTINUED:

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 24.39 FEET; THENCE SOUTH 78° 34' 00" EAST 143.62 FEET TO A LINE THAT BEARS NORTH 6° 41' 25" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 6° 41' 25" WEST TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SKABO AVENUE WITH THE CENTERLINE OF BURKE STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 272, PAGE 27, OF RECORD OF SURVEYS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER; THENCE ALONG THE CENTERLINE OF BURKE STREET AS SHOWN ON SAID RECORD OF SURVEY, NORTH 79° 47' 35" EAST 367.20 FEET; THENCE SOUTH 10° 20' 26" EAST 25.00 FEET TO THE NORTHERLY LINE OF SAID LAND "SECOND" DESCRIBED AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10° 12' 49" EAST 14.62 FEET; THENCE SOUTH 16° 03' 36" WEST 179.19 FEET; THENCE SOUTH 60° 13' 38" EAST 37.08 FEET; THENCE SOUTH 20° 22' 25" EAST 114.89 FEET TO SAID SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF LAND DESCRIBED IN DEED TO JOHN J. MORRISROE AND WIFE.

CONTAINING AN AREA OF 1.724 ACRES, MORE OR LESS.

M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-12-16)

Exhibits

EXHIBIT "B"

**CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-____
PROPOSED LEGAL DESCRIPTION**

SHEET 3 OF 4 SHEETS

PARCEL 2:

THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 78° 34' WEST 608.03 FEET IN THE MOST SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO CHEMINEERING CORPORATION, RECORDED ON SEPTEMBER 11, 1952 AS DOCUMENT NO. 1264, IN BOOK 39813 PAGE 312 OF SAID OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINES OF SAID CERTAIN PARCEL OF LAND NORTH 36° 59' 30" EAST 52.33 FEET AND NORTH 52° 16' 30" WEST 85.92 FEET TO A POINT IN THAT CERTAIN CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 814.08 FEET IN THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED "SECOND" IN SAID DEED TO THE PACIFIC ELECTRIC LAND COMPANY; THENCE SOUTHWESTERLY ALONG SAID CERTAIN CURVE (FROM A TANGENT BEARING SOUTH 32° 45' 02" WEST), THROUGH A CENTRAL ANGLE OF 8° 26' 45", AN ARC DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 48° 48' 13" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE RADIAL LINE OF SAID CURVE THROUGH SAID LAST MENTIONED POINT, A DISTANCE OF 18.442 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 397.24 FEET AND PASSING THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE (FROM A TANGENT BEARING NORTH 74° 56' 03.5" EAST, THROUGH A CENTRAL ANGLE OF 13° 49' 57") AN ARC DISTANCE OF 95.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THAT PART OF THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED "SECOND" IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY RECORDED ON JULY 12, 1923 IN BOOK 2442 PAGE 231 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11° 20' 30" WEST, WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78° 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78° 34' 00" WEST 155.97 FEET; THENCE NORTH 36° 59' 30" EAST 52.33 FEET; THENCE NORTH 52° 16' 30" WEST 85.92 FEET TO THE WESTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED AS FOLLOWS: NORTHEASTERLY AN ARC DISTANCE OF 132.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1133.95 FEET; NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, AN ARC DISTANCE OF 145.47 FEET; NORTH 16° 05' 00" EAST 151.73 FEET; NORTH 79° 48' 30" EAST 110.47 FEET; SOUTH 9° 11' 30" EAST 161.34 FEET; SOUTH 84° 26' 30" EAST 352.72 FEET; SOUTH 10° 10' 30" EAST 34.95 FEET; THENCE SOUTH 78° 34' 05" WEST 405.60 FEET TO THE SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO JOHN J. MORRISROE AND WIFE RECORDED ON JULY 21, 1964 AS INSTRUMENT NO. 1297 IN BOOK D-2556 PAGE 997 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, OR ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 48° 58' 50" WEST 45.20 FEET TO THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO MARIE B. RICHARDS, ET. AL, RECORDED ON APRIL 25, 1963 AS INSTRUMENT NO. 5292 IN BOOK D-2005 PAGE 510 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY LINE, SOUTH 6° 41' 25" WEST 207.60 FEET TO THE TRUE POINT OF BEGINNING.

M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-08-16)

Exhibits

EXHIBIT "B"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-____
PROPOSED LEGAL DESCRIPTION

SHEET 4 OF 4 SHEETS

PARCEL 2 CONTINUED:

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN THE DEED TO SAID PACIFIC ELECTRIC LAND COMPANY, WHICH HAS A BEARING OF SOUTH 11' 20' 30" WEST WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 273.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND "SECOND" DESCRIBED IN SAID LAST MENTIONED DEED; THENCE ALONG SAID PARALLEL LINE NORTH 78' 34' 00" WEST 452.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 78' 34' 00" WEST 155.97 FEET; THENCE NORTH 36' 59' 30" EAST 24.39 FEET; THENCE SOUTH 78' 34' 00" EAST 143.62 FEET TO A LINE THAT BEARS NORTH 6' 41' 25" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 6' 41' 25" WEST TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SKABO AVENUE WITH THE CENTERLINE OF BURKE STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 272, PAGE 27, OF RECORD OF SURVEYS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER; THENCE ALONG THE CENTERLINE OF BURKE STREET AS SHOWN ON SAID RECORD OF SURVEY, NORTH 79' 47' 35" EAST 367.20 FEET; THENCE SOUTH 10' 12' 49" EAST 25.00 FEET TO THE NORTHERLY LINE OF SAID LAND "SECOND" DESCRIBED AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10' 12' 49" EAST 14.63 FEET; THENCE SOUTH 16' 03' 36" WEST 179.19 FEET; THENCE SOUTH 60' 13' 38" EAST 37.08 FEET; THENCE SOUTH 20' 22' 25" EAST 114.89 FEET TO SAID SOUTHEASTERLY LINE OF ITS NORTHEASTERLY PROLONGATION OF LAND DESCRIBED IN DEED TO JOHN J. MORRISROE AND WIFE.

CONTAINING AN AREA OF 1.499 ACRES, MORE OR LESS.

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


KURT R. TROXELL, L.S. 7854



M:\MAPPING\1457\001\LLA\1457-001LLA.DWG (02-12-16)

Exhibits

EXHIBIT "B"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-__

PROPOSED MAPS

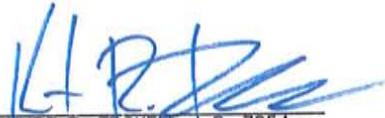
OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
PILOT CHEMICAL CORPORATION	8168-001-009	PARCELS 1 AND 2: 8168-001-009

SHEET 1 OF 3 SHEETS

RECORD DATA NOTE:

BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD DATA PER RECORD OF SURVEY, FILED IN BOOK 272, PAGE 27, RECORDS OF SURVEYS OF LOS ANGELES COUNTY.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


KURT R. TROXELL, L.S. 7854



LEGEND:

- AC ACRES
- P.O.B. POINT OF BEGINNING
- PRC POINT OF REVERSE CURVE
- (R) RADIAL
- T.P.O.B. TRUE POINT OF BEGINNING
- — — — — CENTERLINE
- BOUNDARY
- PROPOSED PARCEL LINE
- - - - - PARCEL LINE TO BE REMOVED

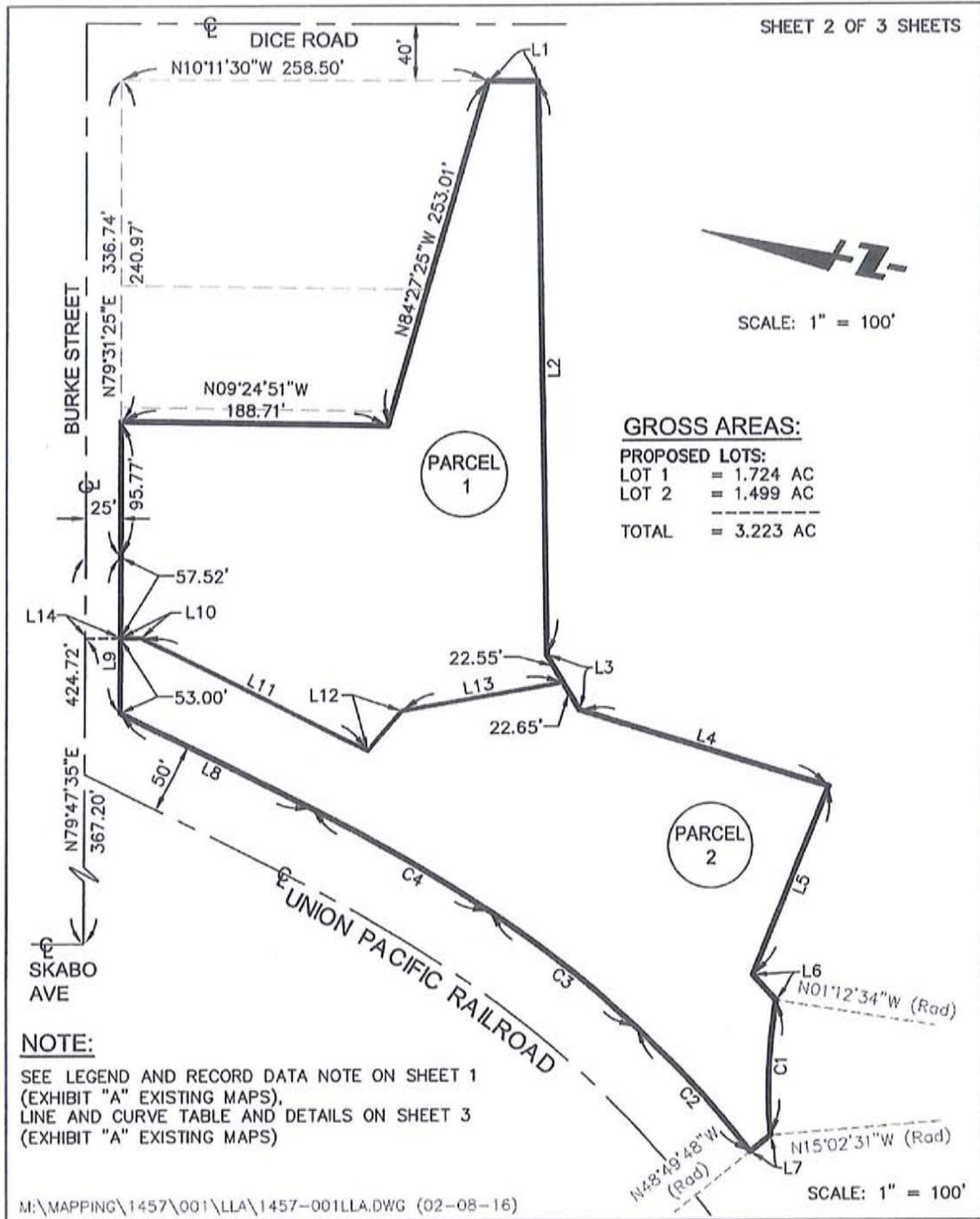
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Exhibits

EXHIBIT "B"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-___

PROPOSED MAPS CONTINUED



Exhibits

EXHIBIT "B"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-__

PROPOSED MAPS CONTINUED

SHEET 3 OF 3 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°11'30"E	34.95'
L2	S78°33'05"W	405.50'
L3	S48°57'55"W	45.20'
L4	S06°40'19"W	185.50'
L5	N78°35'00"W	143.60'
L6	S36°58'35"W	24.42'
L7	S48°49'51"E	18.39'
L8	N16°03'36"E	151.54'
L9	N79°47'35"E	110.52'
L10	S10°12'49"E	14.62'
L11	S16°03'36"W	179.19'
L12	S60°13'38"E	37.08'
L13	S20°22'25"E	114.89'
L14	S10°20'26"E	25.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°49'57"	397.24'	95.90'
C2	8°26'35"	814.08'	119.96'
C3	9°19'02"	814.08'	132.38'
C4	7°21'00"	1133.95'	145.47'

NOTE:

SEE LEGEND AND RECORD DATA NOTE ON SHEET 1 (EXHIBIT "B" PROPOSED MAPS)

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Exhibits

EXHIBIT "C"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-__

SITE PLAN

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
PILOT CHEMICAL CORPORATION	8168-001-009	PARCELS 1 AND 2

SHEET 1 OF 2 SHEETS

EASEMENT NOTES:

EASEMENTS SHOWN HEREON ARE FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-533326-SA1, DATED AS OF OCTOBER 01, 2015. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

- ⑧ REFERS TO AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1952 IN BOOK 40462, PAGE 194 OF OFFICIAL RECORDS AND IS SHOWN HEREON.
- ⑨ REFERS TO AN EASEMENT FOR POLE LINES RECORDED SEPTEMBER 10, 1954 IN BOOK 45545, PAGE 373 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 23, 1954 AS INSTRUMENT NO. 2275 OF OFFICIAL RECORDS, INSTRUMENT NO. 2276, RECORDED AUGUST 23, 1954 WAS FURNISHED BY THE TITLE COMPANY AND IS SHOWN HEREON IN LIEU OF INSTRUMENT NO. 2275.
- ⑰ REFERS TO AN EASEMENT FOR PUBUC UTILITIES RECORDED MAY 29, 1973 AS INSTRUMENT NO. 1923 OF OFFICIAL RECORDS AND IS SHOWN HEREON.
- ⑱ REFERS TO AN EASEMENT FOR PUBLIC UTILITIES RECORDED AUGUST 7, 1974 AS INSTRUMENT NO. 2345 OF OFFICIAL RECORDS AND IS SHOWN HEREON.
- ⑲ REFERS TO AN EASEMENT FOR PUBUC UTILITIES RECORDED AUGUST 7, 1974 AS INSTRUMENT NO. 2346 OF OFFICIAL RECORDS AND IS SHOWN HEREON.
- ⑳ REFERS TO AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES RECORDED APRIL 20, 1995 AS INSTRUMENT NO. 95-657717 OF OFFICIAL RECORDS AND IS SHOWN HEREON.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


KURT R. TROXELL, L.S. 7854



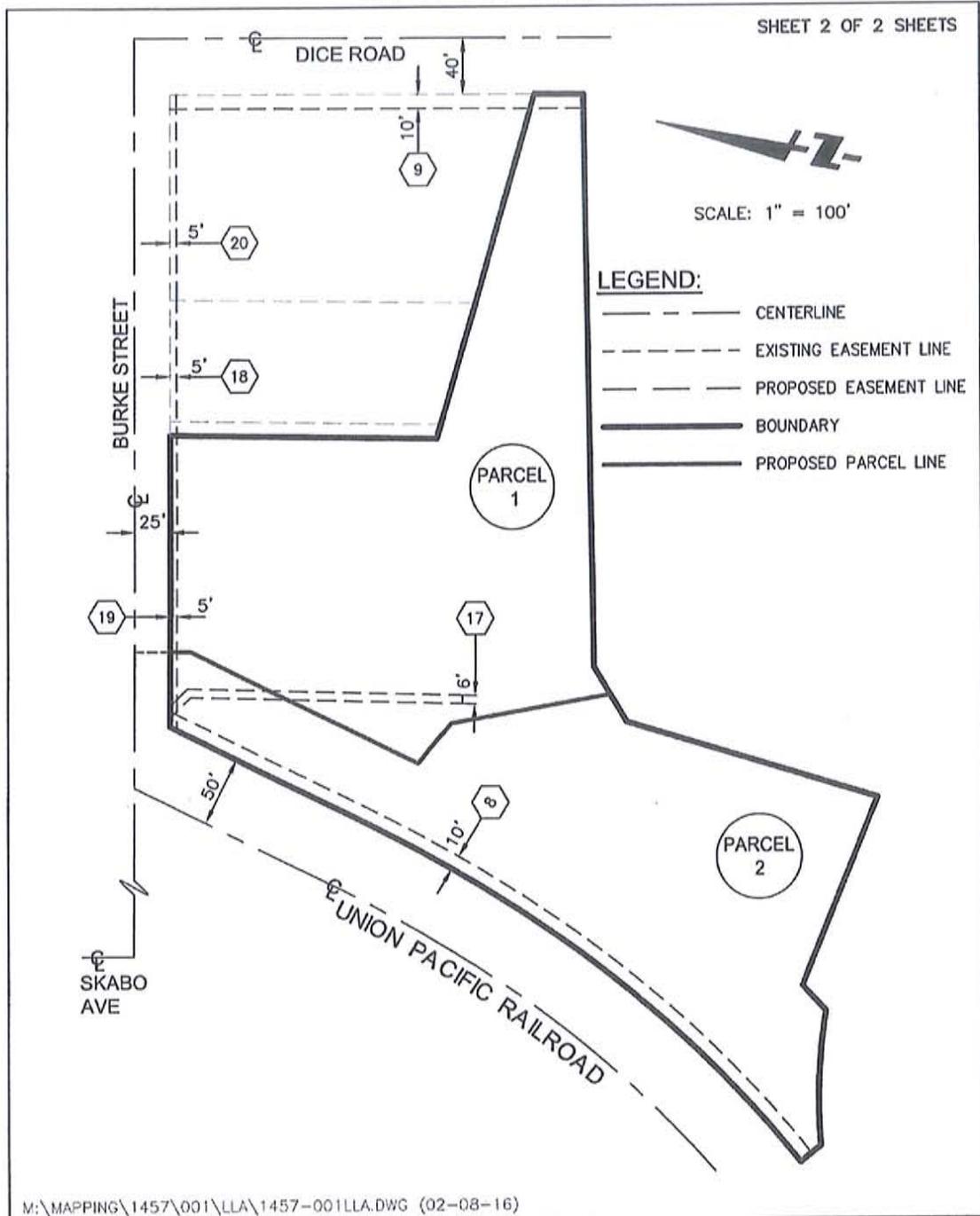
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Exhibits

EXHIBIT "C"

CITY OF SANTA FE SPRINGS LOT LINE ADJUSTMENT NO. 2016-___

SITE PLAN continued





CONSENT ITEM

Conditional Use Permit Case No. 759-1

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 E. Telegraph Rd. (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation of the subject indoor café with a drive-thru lane, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
2. Require that Conditional Use Permit Case No. 759, be subject to a compliance review in five (5) years, on or before July 11, 2021, to ensure the subject indoor café with a drive-thru lane is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

The subject site is located on the south side of Telegraph Road, west of Jersey Avenue, at 11570 Telegraph Road (APN: 8008-004-086), in the C-4-PD, Community Commercial-Planned Development Overlay, Zone and along the Telegraph Road Corridor. The subject indoor café, measuring approximately 2,486 sq. ft., is located within the Santa Fe Springs Promenade Shopping Center.

On January 12, 2015, the applicant, Starbucks Coffee Company, obtained approval from the Planning Commission for Conditional Use Permit Case No. 759, to modify the interior and exterior of the existing building to accommodate an indoor café with a drive-thru lane. The indoor café includes a 925 sq. ft. sit down area with seating for up to 56 people. The applicant also re-located the existing drive-thru window to allow for additional vehicle queuing, allowing for up to eight (8) vehicles.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.174 (C) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties with frontage on Telegraph Road and within the C-4 (Community Commercial) Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.174 (C)

Section 155:174

Notwithstanding the list of uses set forth in Section 155.123, the following are the conditional uses permitted in the C-4 Zone, for the properties with frontage on Telegraph Road, only after a valid conditional use permit has first been granted by the Planning Commission:

(C) Drive-thru restaurants.

STAFF CONSIDERATIONS

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

An inspection of the property was conducted on March 2, 2016 and revealed that the business was operating in full compliance with all conditions of approval. With the business in full compliance with the existing conditions of approval, staff finds that if the indoor café with drive-thru lane continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 759 be subject to a compliance review in five (5) years, on or before, July 11, 2021, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511x 3319)

1. That the dining area and other interior public areas of the store shall be closed to the public during the hours provided by the Applicant, but those hours shall not exceed 11:30 p.m. to 4:30 a.m. the following day, every day. **(condition is ongoing)**
2. ~~That the planter area on the south of the property, and adjacent to the drive-thru driveway shall be connected with a new curb and gutter to eliminate the second entry to the drive-thru driveway. The planter area shall be replanted with new Ligustrum Japonicum, or equal, to screen light generated from the queued vehicles over to the adjacent residential properties; provide irrigation as necessary. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation.~~ **(condition has been satisfied)**

3. That the outside perimeter of the driveway fronting on Telegraph Road shall be planted with Ligustrum Japonicum, or equal, to screen light generated from the exiting vehicles to the residential area across Telegraph Road. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation. **(condition has been satisfied)**
4. That the "STOP" lettering at the intersection to the rear of the subject property shall be repainted. Contact the Police Services Department to assist in identifying the location. **(condition has been satisfied)**
5. That the curb in front of the building shall be painted red and painted "NO PARKING" with white lettering. This is not referring to the street curb, but the private driveway curb. Contact the Police Services Department to assist in identifying the location. **(condition has been satisfied)**
6. That the new proposed "THANK YOU" sign shall also have a "STOP" sign fastened to the same post. The STOP sign shall be installed at an elevation higher than the proposed THANK YOU sign. **(condition has been satisfied)**
7. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. **(condition has been satisfied)**
8. 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 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package. **(condition has been satisfied)**

9. ~~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 30 days after the project has been completed and prior to the occupancy permit being issued.~~
(condition has been satisfied)
10. 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.
(condition is ongoing)
11. ~~That the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.~~ **(Based on the calls for service, the Police Services Center does not believe cameras are required. Condition has been removed.)**
12. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center. **(condition is ongoing)**
13. ~~That the applicant shall post signs to notify drivers queued for the drive-up window that pursuant to Vehicle Code Section 22507.8(b) it is a violation to obstruct, block, or prevent access to parking spaces designated for disabled persons. Said signs shall be no less than 17" wide by 22" long. The location of the signs shall be reviewed and approved by the Department of Police Services prior to the installation.~~ **(The queuing has**

not affected the handicap parking, the Police Services Department believes these signs are not required. Condition has been removed.)

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

14. ~~All existing buildings shall be connected to the sanitary sewers. (condition has been satisfied)~~
15. ~~That the fire sprinklers, 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 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. (condition has been satisfied)~~
16. ~~That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. (condition has been satisfied)~~

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

17. ~~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. (condition is ongoing)~~
18. ~~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 at (562) 868-0511 x7309. (condition has been satisfied)~~
19. ~~That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. (condition has been satisfied)~~

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Chris Tarin 562.868-0511 x7519)**

20. Installation of exterior newsstands, pay phones, or vending machines shall be prohibited. **(condition is ongoing)**
21. The operator of the approved use, Starbucks Coffee Company, shall prevent loitering around the project site, and in all parking areas serving the use during hours of operation. **(condition is ongoing)**
22. An attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area. **(condition is ongoing)**
23. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc. **(condition is ongoing)**
24. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. **(condition is ongoing)**
25. ~~That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.~~
 - a. ~~To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:~~
 - i. ~~A roof plan showing the location of all roof mounted equipment;~~
 - ii. ~~Elevations of all existing and proposed mechanical equipment; and~~
 - iii. ~~A line of sight drawing or a building cross-section drawing which shows the roof mounted equipment and its relation to the roof and parapet lines.~~

~~**NOTE:** line of sight drawing and/or building cross-section must be sealed. **(condition has been satisfied)**~~

26. That the Department of Planning and Development shall first review and approve all **new** sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be

properly dimensioned and drawn to scale on 11" x 17" minimum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, the Sign Guidelines of the City, and the Santa Fe Springs Promenade Comprehensive Sign Program. **(Revised - Condition is ongoing)**

27. ~~Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.~~ **(condition has been satisfied)**
28. ~~That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(condition has been satisfied)**
29. ~~That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.~~ **(condition has been satisfied)**
30. ~~That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.~~ **(condition is ongoing)**
31. ~~That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.~~ **(condition has been satisfied)**
32. ~~That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*~~ **(condition has been satisfied)**

33. 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. **(condition is ongoing)**
34. That Conditional Use Permit Case No. 759 shall be subject to a compliance review in ~~one (1) year, by January 12, 2016~~ **five (5) years, by July 11, 2021. (Revised - Condition is ongoing)**
35. That the applicant, at applicant's expense, shall pay for the relocation of the existing handicap parking space for the Police Services building to an area closer to Jersey Avenue. Applicant shall first consult with the City's plan check engineer to determine the feasibility of the relocation. If it is not feasible, meaning the scope of work extends beyond the restriping of this parking area, then the Director of Planning will consult with the applicant and the owner of the Center to arrive at a mutually acceptable solution. **(PSC/Planning will continue to monitor – condition is ongoing)**
36. 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, and/or have a substantial adverse impact on public facilities or services, the Director of Planning will consult with the applicant and owner of the Center to arrive at a mutually acceptable solution. **(condition is ongoing)**
37. That the applicant, Starbucks Coffee 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 CUP, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(condition is ongoing)**

38. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(condition is ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Compliance Review Request Letter

Aerial Photograph



11570 Telegraph Road
Starbucks Coffee Company

CUP Compliance Review Request Letter



A R C H I T E C T S O R A N G E

February 12, 2016

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

RE: Conditional Use Permit (CUP) Case No. 759
 11570 E. Telegraph Road, Santa Fe Springs, CA 90670

Attn: Vince Velasco, Department of Planning

Dear Vince,

This letter is meant to serve as our formal request of a review for compliance of the subject permit. The existing Starbucks facility provides a small interior café area and a drive thru as approved under the above mentioned case number. The use has not altered or changed the buildings design and layout as approved per the case number listed above.

I have attached the check for the processing fee in the amount of \$563.00 as requested in your letter dated February 3, 2016.

Should you have any questions or concerns please don't hesitate to contact me at (714) 639-9860 or Email jeffh@architectsororange.com.

Sincerely,

Jeff Herbst
 Architect/Senior Project Manager

DISTRIBUTION

City
 of
 Santa Fe Springs

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	410	13200		563

Architects Orange
(NAME)
144 N. Orange street
(ADDRESS)
Orange CA 92886
(CITY AND STATE)
Compliance Review - CUP 759
(DESCRIPTION)

RECEIPT

03-02-16 1CL0696 CHECK 563.00



CONSENT ITEM

Conditional Use Permit Case No. 760-1

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4, Community Commercial, Zone. (Starbucks Coffee Company)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an indoor café with a drive-thru lane, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 760, be subject to a compliance review in five (5) years, on or before, July 11, 2021, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On February 18, 2015, the Planning Commission approved Conditional Use Permit (CUP) Case No. 760 to allow the establishment, operation, and maintenance of an indoor café with a drive-thru lane at 7930 Norwalk Boulevard. The CUP was approved for a one (1) year time period, until February 18, 2016.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.153 (K) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties within the C-4 (Community Commercial) Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.153 – CONDITIONAL USES (K)

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:
(K) Drive-In Restaurants

STAFF CONSIDERATIONS

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

An initial inspection of the property, conducted on March 15, 2016, revealed that the business was in violation of conditions of approval #3 and #7. During our inspection, Staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Paint the word “STOP” on the asphalt with white paint in the drive-thru exit
- Post a sign not less than 17” wide and 22” long at each entry to the property

A follow-up inspection, conducted on June 14, 2016, revealed that the word “STOP” had been painted and signs had been posted at each entry to the property.

With the business now in full compliance with the existing conditions of approval, staff finds that if the indoor café with drive-thru continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 760 be subject to a compliance review in five (5) years, on or before, July 11, 2021, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT

(Contact : Margarita Munoz at 562-409-1850 x3319)

1. ~~That all curbs within 100’ from the subject building shall be painted red and labeled “No Parking” to discourage parking within the aisles.~~ **(condition has been satisfied)**
2. ~~That a loading/unloading area shall be designated on a site plan and submitted to the Department of Police Services for review and approval. Said loading/unloading area shall not be placed where it encroaches or disrupts vehicular traffic circulation. The site plan shall be submitted within 60 days from the approval of this Permit by the City Council.~~ **(condition has been satisfied)**
3. ~~That the Applicant shall show on a site plan the method of how it intends to direct customers parked on the south parking area to the main entry of the store. This~~

~~information may be placed on the plan as indicated on Condition No. 38 pertaining to the loading area. (condition has been satisfied)~~

- ~~4. That the drive thru exit shall be provided with a STOP sign, and the word "STOP" shall also be painted on the asphalt with white traffic paint. (condition has been satisfied)~~
- ~~5. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the general area and the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. (condition has been satisfied)~~
- ~~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 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package. (condition has been satisfied)~~
- ~~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 30 days after the project has been completed and prior to the occupancy permit being issued. (condition has been satisfied)~~
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. **(condition is ongoing)**

9. ~~That the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. **(condition has been satisfied)**~~
10. That the applicant and/or their employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Service's Center. **(condition is ongoing)**

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

11. Installation of exterior newsstands, pay phones, or vending machines shall be prohibited. **(condition is ongoing)**
12. An attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area. **(condition is ongoing)**
13. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc. **(condition is ongoing)**
14. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. **(condition is ongoing)**
15. ~~That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.~~

- a. ~~To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:~~

- ~~1. A roof plan showing the location of all roof-mounted equipment;~~
- ~~2. Elevations of all existing and proposed mechanical equipment;
and~~
- ~~3. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.~~

NOTE: line of sight drawing and/or building cross section must be scaled.
(condition has been satisfied)

- ~~16. 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 11" x 17" minimum size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, the Sign Guidelines of the City, and the Santa Fe Springs Promenade Comprehensive Sign Program. **(condition has been satisfied)**~~
- ~~17. Directional signage shall be placed at the drive thru entrance and at the exit to direct customers. **(condition has been satisfied)**~~
- ~~18. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(condition has been satisfied)**~~
- ~~19. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org. **(condition has been satisfied)**~~
- ~~20. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(condition is ongoing)**~~

21. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development. **(condition has been satisfied)**
22. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ~~Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.~~ **(condition has been satisfied)**
23. 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. **(condition is ongoing)**
24. That Conditional Use Permit Case No. 760 shall be subject to a compliance review in one five (1)(5) years, by February 18, 2016 July 11, 2021. Approximately three (3) months before February 18, 2016 July 11, 2021, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - condition is ongoing)**
25. 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 and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(condition is ongoing)**
26. That the owner, Starbucks Coffee 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 CUP, 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 owner/developer of

such claim, action or proceeding, and shall cooperate fully in the defense thereof.
(condition is ongoing)

27. 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.
(condition is ongoing)


Wayne M. Morrell
Director of Planning

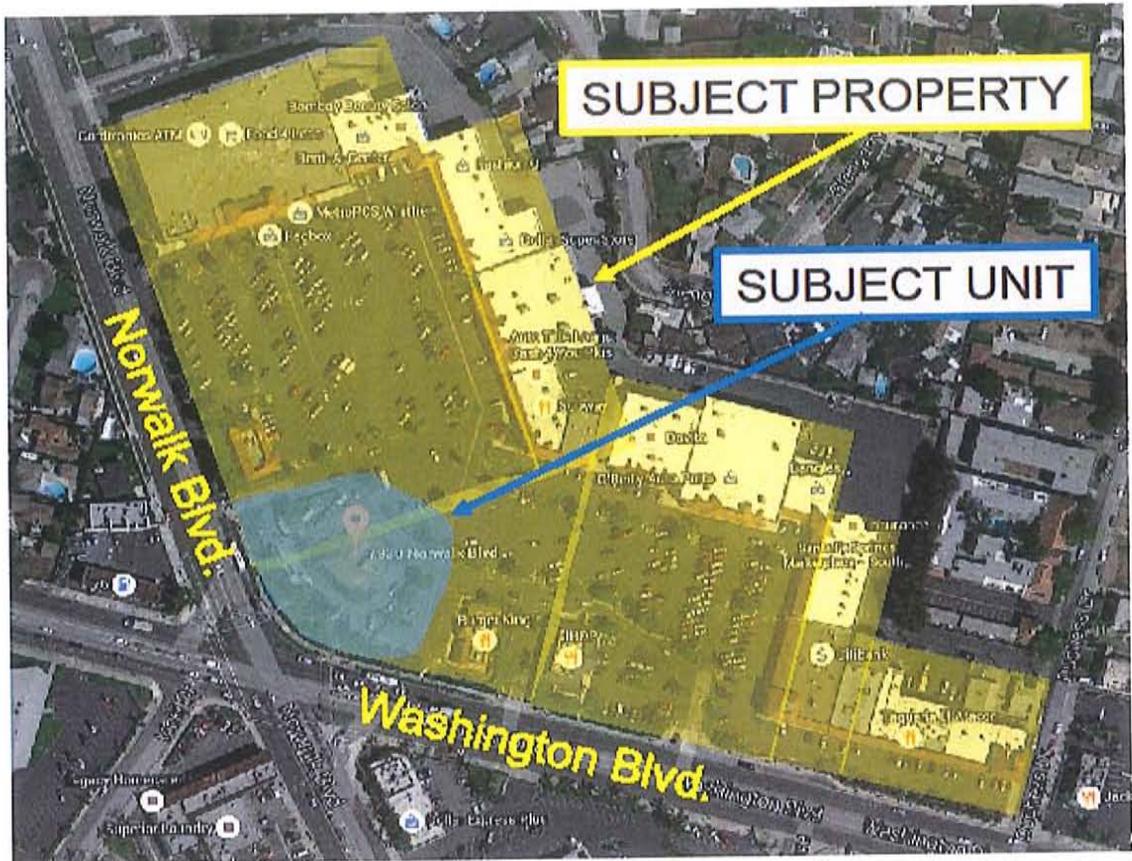
Attachments:

1. Aerial Photo
2. CUP Compliance Review Request/ Receipt

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 760



NORTH

**7930 Norwalk Boulevard
(Applicant: Starbucks Coffee Company)**

CUP Compliance Review Request Letter

GreenbergFarrow

CHICAGO
NEW YORK
DALLAS
FORT WORTH
COLUMBUS
WISCONSIN
HITCHCOCK
PHILADELPHIA
FRESNO
MEMPHIS
SHANGHAI
MEXICO CITY

February 18, 2016

Mr. Vince Velasco
Planning Intern
Department of Planning and Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 92708

Re **Conditional Use permit (CUP) Case No. 760**
7930 Norwalk Boulevard, Santa Fe Springs, CA 90606

Dear Mr. Velasco:

Please allow this letter to serve as a request for review for compliance of the subject permit referenced above. The permittee/operator, Starbucks Coffee Company, respectfully requests an extension of the privileges granted by CUP 760 and represents affirmatively that the permitted use has been continuously maintained in strict compliance with the Conditions of Approval dated February 18, 2015. No aspects of the operation of the Starbucks have changed, and there have not been any changes or alterations to the use during the time since the store opened.

A check in the amount of five hundred sixty-three and 00/100 dollars (\$563.00) payable to the City of Santa Fe Springs in enclosed with this letter as payment for the processing fee associated with this request.

Sincerely,

Howard L. Hardin
Associate Principal
GreenbergFarrow, authorized representative for Starbucks Coffee Company

DISTRIBUTION

FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	207	4110	0000		563.00

City of Santa Fe Springs

Starbucks (NAME)

7930 Norwalk Blvd (ADDRESS)

(CITY AND STATE)

Compliance Review (DESCRIPTION)

RECEIPT

DATE: 02/18/16 CUP: 760-1