



AGENDA

FOR THE SPECIAL MEETINGS OF
THE SANTA FE SPRINGS
PUBLIC FINANCING AUTHORITY AND
WATER UTILITY AUTHORITY
AND THE
ADJOURNED MEETINGS OF THE
SANTA FE SPRINGS
HOUSING SUCCESSOR
SUCCESSOR AGENCY
AND
CITY COUNCIL

MARCH 26, 2013 – 5:00 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Richard J. Moore, Mayor/Chair
Juanita A. Trujillo, Mayor Pro Tem/Vice Chair
Luis M. González, Councilmember/Director
Laurie M. Rios, Councilmember/Director
William K. Rounds, Councilmember/Director

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council 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 City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council 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, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and every other Friday. Telephone (562) 868-0511.

City of Santa Fe Springs

Special and Adjourned Meetings

March 26, 2013

5:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

Luis M. González, Councilmember/Director
Laurie M. Rios, Councilmember/Director
William K. Rounds, Councilmember/Director
Juanita A. Trujillo, Mayor Pro Tem/Vice Chair
Richard J. Moore, Mayor/Chair

CITY COUNCIL

CLOSED SESSION

3. **CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**

Initiation of litigation pursuant to subdivision (c) of Section 54956.9
One potential case

PUBLIC FINANCING AUTHORITY

4. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.

Approval of Minutes

- A. Minutes of the February 28, 2013 Regular Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

WATER UTILITY AUTHORITY

5. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.

Approval of Minutes

- A. Minutes of the February 28, 2013 Regular Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

NEW BUSINESS

6. **Presentation of Water Bond Refunding Options**

Recommendation: That the Water Utility Authority consider the options presented for refunding of the existing 2003 Water Revenue Bonds.

HOUSING SUCCESSOR

There are no items on the Housing Successor agenda for this meeting.

SUCCESSOR AGENCY

7. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Successor Agency.

Approval Minutes

- A. Minutes of the February 28, 2013 Regular Successor Agency Meeting

Recommendation: That the City Council approve the minutes as submitted.

CITY COUNCIL

8. CITY MANAGER REPORT

- 9.** Consideration of Appeals of: Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1); Alcohol Sales CUP Case No. 57; CUP Case No. 721, and; CUP Case No. 738

Recommendation: That the City Council consider the subject appeals and take one of the actions listed in Section 155.866 of the City Code.

10. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

Approval Minutes

- A. Minutes of the February 28, 2013 Regular City Council Meeting

Recommendation: That the City Council approve the minutes as submitted.

PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

- 11.** Ordinance No. 1042 - Zone Change Case No. 131

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone. (Keana Development, LLC)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 131 and, after receiving all public comments, thereafter close the Public Hearing; 2). Find that Zone Change Case No. 131 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone; 3). Find that Zone Change Case No. 131 involving the proposed Change of Zone from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential – Planned Development, Zone is consistent with the City's General Plan as amended by General Plan Amendment Case No. 23; 4). Find that the 2.67± acres property is suitable for the requested Change of Zone from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential – Planned Development; and 5). Introduce Ordinance No. 1042 and pass its first reading on Zone Change Case No. 131.

12. PUBLIC HEARING

Resolution No. 9408 - General Plan Amendment No. 23

Request to amend the Land Use Map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058). (Keana Development, LLC)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding General plan Amendment Case No. 23 and, after receiving all public comments, thereafter close the Public Hearing; and 2). Adopt Resolution No. 9408, approving General Plan Amendment Case No. 23, a request to amend the Land Use map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058).

NEW BUSINESS

13. FY 2012-13 Midyear Budget Review and Modifications

Recommendation: That the City Council approve the proposed revenue and expenditure adjustments as detailed in Attachments A, B, and C.

14. Interstate 5 Freeway Widening Project – Approval of Contribution Agreement with the State Department of Transportation (Caltrans)

Recommendation: That the City Council authorize the Mayor to execute District Agreement No. 07-4964 between the State Department of Transportation and City of Santa Fe Springs for the implementation of traffic mitigation measures on the I-5 Freeway Widening Project.

15. Engineering Design Services for Santa Fe Springs City Hall, South Section Heating, Ventilation, and Air Conditioning System Upgrade – Award of Contract
- Recommendation:** That the City Council: 1). Appropriate \$48,234.00 from the Capital Improvement Plan Reserve Fund to the Engineering Design Services for Santa Fe Springs City Hall, South Section Heating, Ventilation, and Air Conditioning (HVAC) System Upgrade Project; 2). Award a contract to Dahl, Taylor and Associates, Inc. in the amount of \$48,234.00; and, 3). Authorize the Director of Public Works to execute the agreement.
16. Six-Month Response Time Study Regarding the Closure of Fire Station #2
- Recommendation:** That the City Council approve the recommendation by the Fire Chief to re-open Fire Station #2 as detailed in the report.
17. Resolution No. 9406 – Ordering the Preparation of the Engineer's Report for FY 2013/14 in Conjunction with the Annual Levy of Assessments for Street Lighting District No. 1
- Recommendation:** That the City Council adopt Resolution No. 9406 ordering the preparation of the Engineer's Report for FY 2013/14 in conjunction with the annual levy of assessments for Street Lighting District No. 1.
18. Resolution No. 9407 – Ordering the Preparation of the Engineer's Report for FY 2013/14 in Conjunction with the Annual Levy of Assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive)
- Recommendation:** That the City Council adopt Resolution No. 9407, ordering the preparation of the Engineer's Report for FY 2013/14 in conjunction with the annual levy of assessments for Heritage Springs Assessment District No. 2001-01 (Hawkins Street and Palm Drive).
19. National Pollutant Discharge Elimination Systems (NPDES) – Municipal Permit Status Update
- Recommendations:** This report is for informational purposes only and does not require any action by the Council.

Please note: Item Nos. 20 - 29 will commence in the 7:00 p.m. hour.

City of Santa Fe Springs

Special and Adjourned Meetings

March 26, 2013

20. INVOCATION

21. PLEDGE OF ALLEGIANCE

INTRODUCTIONS

22. Representatives from the Youth Leadership Committee

23. Representatives from the Chamber of Commerce

24. ANNOUNCEMENTS

PRESENTATIONS

25. Presentation to Milestone Event Celebrants

26. Recognition of Public Safety Officer Darryl Pedigo

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

27. Committee Appointments

28. ORAL COMMUNICATIONS

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

29. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Anita Jimenez, CMC

Deputy City Clerk

March 22, 2013

Date

**MINUTES OF THE REGULAR MEETINGS
OF THE SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY,
WATER UTILITY AUTHORITY, HOUSING SUCCESSOR,
SUCCESSOR AGENCY, AND CITY COUNCIL**

FEBRUARY 28, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:05 p.m.

2. ROLL CALL

Present: Councilmembers González, Rios, Rounds, Mayor Pro Tem Trujillo, Mayor Moore

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Wayne Morrell, Director of Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority earn \$150 for their attendance at meetings.

The City Attorney reviewed Public Comment protocol.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the January 24, 2013 Regular Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Report

- B. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

Recommendation: That the Public Financing Authority receive and file the report.

Mayor Pro Tem Trujillo moved the approval of Items 3A and B; Councilmember González seconded the motion which passed unanimously.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the January 24, 2013 Regular Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

Monthly Report

B. Status Update of Water-Related Capital Improvement Projects

Recommendation: That the Water Utility Authority receive and file the report.

Councilmember Rounds moved the approval of Items 4A and B; Councilmember Rios seconded the motion which passed unanimously. Mayor Moore asked if the City's water well was in the path of the Omega Plume. Noe Negrete stated that it was not. Mayor Moore asked for staff to provide the Council with an EPA map showing the location of the Omega Plume and City's water well. The City Manager stated that a Study Session could be scheduled on the Omega Plume. The City Attorney asked if the City Council was aware that the regulatory agencies plan to proceed with testing even though the City did not plan to do so. The Council is aware. The Mayor asked if the regulatory agencies are aware that the City is not paying for the testing. The City Attorney replied yes.

HOUSING SUCCESSOR

There were no items on the Housing Successor agenda for this meeting.

SUCCESSOR AGENCY

NEW BUSINESS

5. Resolution SA-2012-009 – Approving the Successor Agency's Recognized Obligation Payment Schedules (ROPS 13-14A) for July 1, 2013 – December 31, 2013

Recommendation: That the Successor Agency adopt Resolution No. SA-2013-009.

Councilmember González moved the approval of Items 5 and 6. The City Attorney pointed out that there was an amended report for Item 6 which reflects the new dates of July 1, 2013 – June 30, 2014, for the budget period. Councilmember Rounds seconded the motion which passed unanimously.

6. Resolution SA-2013-010 – Approving the Successor Agency's Administrative Budgets for the Period July 1, 2013 to June 30, 2014

Recommendation: That the Successor Agency adopt Resolution No. SA-2013-010.

See Item 5.

CITY COUNCIL

7. **CITY MANAGER REPORT**

The City Manager reported that staff is monitoring the sequestration issue believing that there would be no immediate effect on the City's budget. In a meeting with the City Manager and Mayor Moore, Congresswoman Linda Sanchez stated that the State expected to see a drag on Social Service spending.

8. CONSENT AGENDA

Approval Minutes

- A. Minutes of the January 24, 2013 Adjourned City Council Meeting

Recommendation: That the City Council approve the minutes as submitted.

- B. Minutes of the January 24, 2013 Regular City Council Meeting

Recommendation: That the City Council approve the minutes as submitted.

Councilmember Rounds moved the approval of Items 8A and B; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

ORDINANCE FOR PASSAGE

9. Ordinance No. 1040 – An Ordinance of the City of Santa Fe Springs adopting a Development Agreement (Development Agreement 01-2013) by and between the City of Santa Fe Springs and Platinum Billboards, LLC, a Limited Liability Company

Recommendation: That the City Council pass the second reading and adopt Ordinance No. 1040, an ordinance of the City of Santa Fe Springs adopting a Development Agreement (Development Agreement 01-2013) by and between the City of Santa Fe Springs and Platinum Billboards, LLC, a Limited Liability Company.

The City Attorney read the Ordinance by title and stated that a Public Hearing had previously been held on this item.

Councilmember Rounds moved to waive further reading and adopt Ordinance No. 1040; Councilmember Trujillo seconded the motion which passed unanimously.

PUBLIC HEARING

10. Hearing of Protest to Weed Abatement

Recommendation: That the City Council: 1). Conduct a Public Hearing on Weed Abatement; and, 2). Direct the Agricultural Commissioner to abate the nuisance by having weeds, rubbish, and refuse removed.

Mayor Moore opened the Public Hearing at 6:13 p.m. The Deputy City Clerk stated that no written protests had been received. There being no one wishing to speak, Mayor Moore closed the Public Hearing at 6:14 p.m. Councilmember González moved the approval of Item 10; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

NEW BUSINESS

11. Authorize the Disposal of Surplus Vehicles by Way of Public Auction

Recommendation: That the City Council: 1). Declare the below list of City vehicles as surplus and no longer usable by the City; and 2). Authorize the City Manager or his designee to proceed with the disposal of the vehicles at public auction.

Mayor Pro Tem Trujillo moved the approval of Item 11; Councilmember Rios seconded the motion which passed unanimously. Councilmember Rounds asked for an explanation of the “Top Kick.” Fire Chief Crook explained that the “Top Kick” is a water truck which had been purchased with the intent of contracting it out during wild fire season, but that it does not meet the necessary requirements. Mayor Moore asked which firm would be used for the Public Auction. Noe Negrete stated that staff was attempting to contact a national company which could result in an out-of-state sale. Strict regulations on California vehicles make it difficult to sell the vehicle here.

12. Update on the Interstate 5 Freeway Widening Project

Recommendation: This report is for informational purposes only and does not require any action by the Council.

Noe Negrete gave an update on project.

13. Engineering Design Services for Water Main Relocations at Interstate 5/Valley View Avenue and Interstate 5/Florence Avenue Segments – Award of Contract

Recommendation: That the City Council: 1). Award a Contract to Tetra Tech, Inc., in the amount of \$220,494.00; and 2). Authorize the Director of Public Works to execute the agreement.

Councilmember González moved the approval of Item 13; Councilmember Rounds seconded the motion which passed unanimously.

Mayor Moore recessed the meetings at 6:50 p.m.

Mayor Moore reconvened the meetings at 7:15 p.m.

14. INVOCATION

Councilmember González gave the Invocation.

15. PLEDGE OF ALLEGIANCE

The Pledge was led by the Youth Leadership Committee.

INTRODUCTIONS

16. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

17. Representatives from the Chamber of Commerce

The Mayor introduced Lisa Boyajian of Ansa Insurance Services.

18. ANNOUNCEMENTS

The Mayor called on Maricela Balderas for community announcements.

PRESENTATIONS

19. Presentation to Outgoing Mayor, William K. Rounds

Mayor Moore commended Councilmember Rounds on the fine leadership provided while he was Mayor and presented him with an engraved gavel. Councilmember Rounds thanked his fellow Councilmembers for their confidence in him. He stated that it had been a joint effort between the other Council and City employees. He thanked each employee for making sacrifices and supporting the Council in the decisions that were made.

20. Youth Leadership Committee Retreat to Green Valley, California (January 19-21, 2013)

Mayor Moore called on Carole Joseph, Director of Recreation Services, who introduced Wendy Pasillas, Youth Leadership Committee Chair. Members of the committee gave an overview of the retreat components. The Committee presented John Prohoroff of Serv-Wel Disposal with a plaque of appreciation for the donation which helped fund the retreat.

21. Introduction of New Santa Fe Springs Department of Fire-Rescue Firefighter Candidates

Chief Crook introduced the following new employees: Kurt Buckwalter, Jesus Chavez, Paul Garcia, Michael Palacios, and Joseph Strotman.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

22. Committee Appointments

Mayor Moore appointed Astrid Gonzalez to the Senior Citizens Advisory Committee, and Mayor Pro Tem Trujillo as the Alternate to the Sanitation District No. 18.

23. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:37 p.m.

Vibe Narang congratulated Mayor Moore and Mayor Pro Tem Trujillo on their new positions and stated that the Council and City Staff were doing an excellent job.

Greg Nordbak of Consolidated Disposal asked the Council to consider installing a left turn arrow at the corner of Shoemaker Avenue and Telegraph Road. The City Manager will contact Mr. Nordbak regarding this issue.

Mayor Moore closed Oral Communications at 7:40 p.m.

24. EXECUTIVE TEAM REPORTS

Wayne Morrell reported that sales at the Villages are very good. A television crew filmed the development with plans to feature it on an upcoming show.

Noe Negrete reported that the Valley View road closure went well and that the project finished early.

Mike Crook reported that City's Department of Fire-Rescue was recognized for its explorer program.

Jose Gomez reported that the budget report was nearing completion.

Councilmember González expressed concern regarding the recent closure of Jax Market. The City Manager will provide a report to the Council and agendize this issue for a future Council meeting. The City Manager stated that the Mayor could appoint an ad hoc

committee to work with the owner of the property.

Mayor Pro Tem Trujillo announced that Jonathan Romero, a participant in the City's Boxing Program, recently won a world title. She commended Boxing Coach Danny Zamora for his work with Jonathan.

25. ADJOURNMENT

At 7:47 p.m., Mayor Moore adjourned the Public Financing Authority, Water Utility Authority, Housing Successor, and Successor Agency meetings. The City Council meeting was to Tuesday, March 5 at 4:00 p.m. in memory of long-time residents Juanita Montes, Leo Barajas, and Sylvia Takata.

Mayor Moore announced that funeral services for Sylvia would be held at Rose Hills, Sky Rose Chapel, on Friday, March 8 at 1:00 p.m.

Richard J. Moore, Mayor

ATTEST:

Anita Jimenez, CMC
Deputy City Clerk

Date

SEE ITEM 4A



City of Santa Fe Springs

Water Utility Authority Meeting

March 26, 2013

NEW BUSINESS

Presentation of Water Bond Refunding Options

RECOMMENDATION

That the Water Utility Authority consider the options presented for refunding of the existing 2003 Water Revenue Bonds.

BACKGROUND

Historically, the City of Santa Fe Springs has used redevelopment funds and water revenue bond proceeds as the primary funding sources to maintain and upgrade the City's water utility infrastructure. As previously discussed, the elimination of redevelopment greatly hampers the City's ability to address all Capital Project needs. Therefore, consideration of water revenue financing opportunities becomes more critical in planning for the continued maintenance of the City's water system.

Currently, there are two water revenue bonds outstanding that have provided over \$8.3 million in funds over the last ten years. The 2003 Water Revenue Bonds and the 2005 Water Revenue Refunding Bonds were issued in the amounts of \$4.625 million and \$3.7 million, respectively. The bonds, payable over a 30-year term and secured by a pledge of future water utility revenues, provided funding for Capital Improvement Projects (CIPs). As the City contemplates potential financing opportunities, it is important to understand the context of this situation.

REFUNDING ENVIRONMENT

There are two primary factors that make the current environment a desirable one for bond refunding, or essentially refinancing, the existing 2003 Water Bonds (Bonds). First, the municipal bond market rates are near all-time lows. Similar to mortgage rates, over the last year bond rates have been at or near levels previously unseen. While the Bonds have an average interest rate of 4.5%, comparable refunding bonds are within a range of 3.5% to 4%. Obviously, market conditions cause these rates to fluctuate daily. Secondly, the Bonds will soon be reaching their 10-year "call date" or the date on which a bond can be redeemed before maturity without having to pay a premium. The added cost of a premium generally makes a bond refunding outside of the call date less attractive and less common. That is currently the case with the 2005 Water Revenue Refunding Bonds. With a future 2015 call date, they are not quite ripe for refunding and would require a premium to be paid. Additionally, they already have a lower interest rate on average than the 2003 Water Bonds.



City of Santa Fe Springs

Water Utility Authority Meeting

March 26, 2013

REFUNDING OPTIONS

Given the market conditions and upcoming call date, there are two options for the 2003 Water Bonds worth considering. The first one is a straight-forward bond refunding that seeks to only issue new bonds to cover the outstanding debt and related costs of issuance. In this scenario, the \$4.2 million in currently outstanding bonds would be redeemed with the issuance of \$4.4 million in new bonds at a lower interest rate (currently 3.5%) over the remaining 20 years of the original bond term (through 2033). This scenario would provide approximately \$580,000 in funds available for water utility-related CIPs.

The second scenario would incorporate the above refunding with access to additional bond proceeds, essentially "new money," by extending the debt term beyond 2033. Under this scenario approximately \$6.8 million in bonds may be issued to refund the \$4.2 million in outstanding bonds and make available about \$1.9 million in proceeds. This issue would have an interest rate of 4.03% over a 30-year period, through 2043.

Below is a table summarizing the various components of the two options:

Item	Current - 2003 Bonds *	Refunding Only	Refunding + "New Money"
Bond Amount	\$4.2 million	\$4.4 million	\$6.8 million
Interest Rate	4.5%	3.45%	4.03%
Term	20 years	20 years	30 years
Maturity Date	May 2033	May 2033	May 2043
Proceeds	-----	\$580,000	\$1.94 Million

* Remaining Terms

Please refer to Exhibits A and B illustrating the financial details for each bond refunding scenario, including the present value calculation.

DEBT SERVICE PAYMENTS: CURRENT AND "REFUNDING ONLY" OPTION

Combined, annual debt service payments for the 2003 and 2005 Bonds remain steady in the mid-\$500,000 range through 2033. See chart below. With the 2005 Bonds fully maturing in 2026, the 2003 Bonds were structured to have higher debt service payments after this date (between 2027 through 2033). The "Refunding Only" option in the table above would maintain the same structure and debt service payment amounts as the current 2003 Bonds shown below.

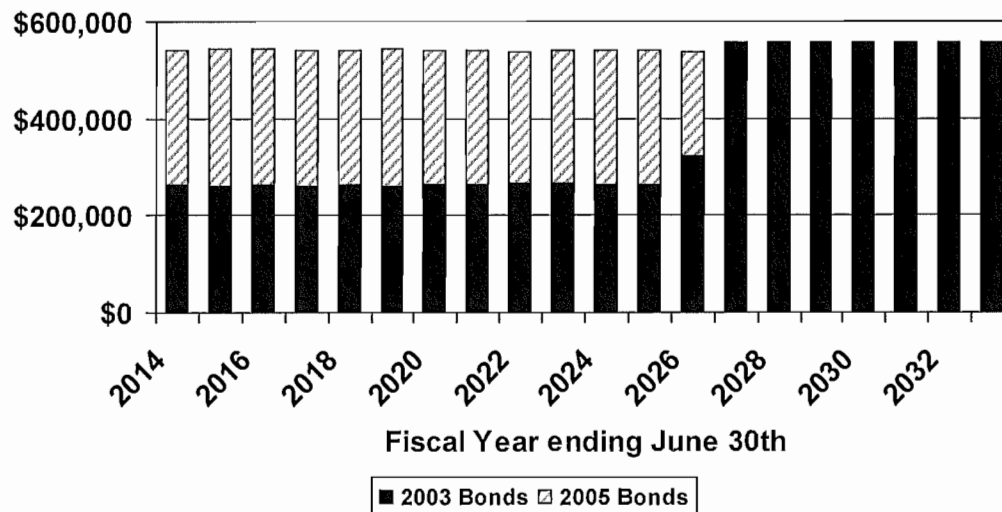


City of Santa Fe Springs

Water Utility Authority Meeting

March 26, 2013

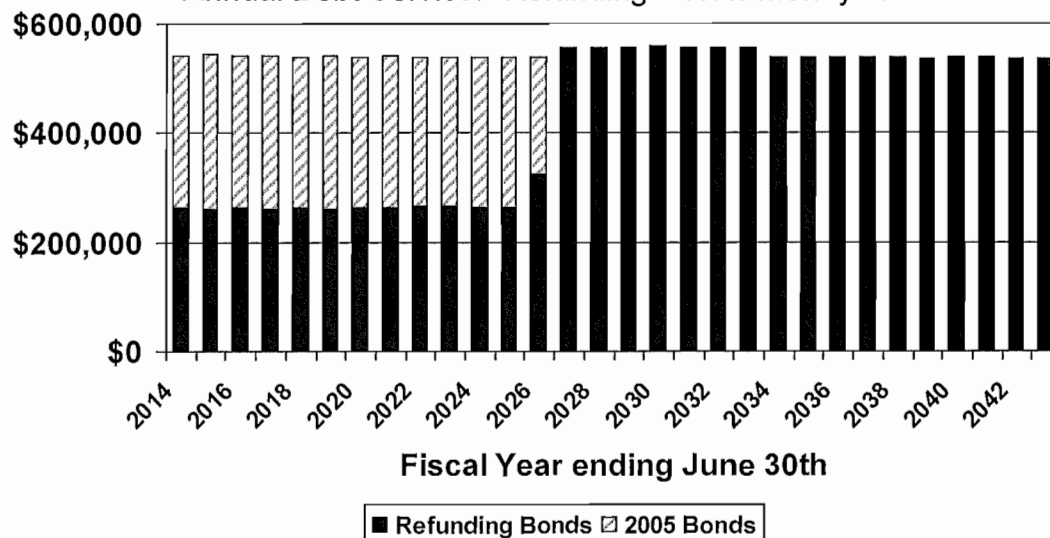
Annual Debt Service: Current and "Refunding Only" Scenario



DEBT SERVICE PAYMENTS: REFUNDING + "NEW MONEY" OPTION

Opting to refund the existing bonds and access the "new money" presents a similar annual debt service profile in the mid-\$500,000 range. See chart below. It, too, works in concert with the 2005 Bonds. The notable difference between this option and the "Refunding Only" scenario is the additional ten years to the term of the bonds.

Annual Debt Service: "Refunding + New Money" Scenario





City of Santa Fe Springs

Water Utility Authority Meeting

March 26, 2013

CAPITAL IMPROVEMENT PROJECTS (CIPs)

Without regard to the bond refunding option above, there are numerous Water CIPs that will require funding. At or near the top of the CIP priorities is the completion of the New Water Well in Zone 2. It requires about \$3.9 million in funding over the next two years. Its completion will allow for lower water production costs and less reliance on purchased water from Central Basin. In addition to this project and about \$9.5 million in infrastructure projects being independently funded by the I-5 Freeway Expansion JPA, there are approximately \$5 million in water infrastructure CIPs to be considered by City Council for construction over the next six years. Staff is currently working with the Council Subcommittee to refine the comprehensive list of CIPs to include for recommendation to the City Council in the near future.

CIP FUNDING OPTIONS

Each of the refunding options provides for a relatively fixed debt service obligation over the life of the bonds. One simply provides additional funding by extending the debt obligation for ten years. To properly assess this option, it is necessary to consider the alternative CIP funding sources: "pay as you go" or former redevelopment bond proceeds, if available.

Unfortunately, the "pay as you go" option or setting aside funds annually does not necessarily coincide with the amount or timing of the need for funds. This is especially evident given the size and schedule of the New Water Well Project. Likewise, former redevelopment bond proceeds are still not available as the City (as Successor Agency) is still engaged in the "meet and confer" appeals process with the State. Furthermore, use of the bond proceeds on water projects would reduce the availability of funds for other non-water CIPs such as street, park, and facility improvements. For these CIPs former redevelopment bond proceeds and the City's General Fund are the only significant funding sources. Bond financing for non-water CIPs is not available.

FINANCING TEAM AND COSTS OF ISSUANCE

If the City proceeds with the bond refunding process it is imperative to have the proper team assembled as it requires a number of highly specialized professionals. Staff is working with Stifel Nicolaus (bond underwriters - previously known as Stone & Youngberg) and Jones Hall (bond counsel). They have provided excellent service in the past, maintaining a unique understanding of the City's fiscal circumstances and overall bond market environment.



City of Santa Fe Springs

Water Utility Authority Meeting

March 26, 2013

Fees associated with the cost of issuance are estimated at approximately \$160,000 for the refunding only option and \$184,000 for the larger refunding. These amounts consist of \$115,500 for bond counsel and either \$44,050 or \$68,100 for the bond underwriters, depending on the refunding option. Under any scenario, the amounts would be payable on completion of the refinancing and paid from the bond proceeds. These amounts have already been incorporated in the bond proceed scenarios presented. Overall, the issuance fees are reasonable and consistent with other bonds of this size.

FORMAL CITY COUNCIL ACTION

If the City Council wishes to proceed with either of the bond refunding options, Staff and the Financing Team will prepare the necessary documents for consideration at the April 11, 2013, City Council meeting.

Thaddeus McCormack
City Manager

Attachments:

Exhibit A – Refunding Only

Exhibit B – Refunding + “New Money”

EXHIBIT A - REFUNDING ONLY**SAVINGS**

Santa Fe Springs Public Finance Authority
Refunding: 2003 Water Revenue Bonds, Series A

Assumed Underlying Rating: A+ by S&P
Estimated Interest Rates as of March 21, 2013

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 05/09/2013 @ 3.4492031%
05/01/2014	263,092.50	231,396.56	31,695.94	31,195.87
05/01/2015	260,837.50	233,023.76	27,813.74	26,460.66
05/01/2016	263,527.50	235,473.76	28,053.74	25,789.69
05/01/2017	260,947.50	231,873.76	29,073.74	25,820.59
05/01/2018	263,307.50	233,273.76	30,033.74	25,769.22
05/01/2019	260,382.50	229,473.76	30,908.74	25,622.24
05/01/2020	262,392.50	230,673.76	31,718.74	25,404.37
05/01/2021	264,067.50	231,673.76	32,393.74	25,068.54
05/01/2022	265,505.00	232,473.76	33,031.24	24,698.75
05/01/2023	266,665.00	238,073.76	28,591.24	20,715.41
05/01/2024	262,500.00	229,473.76	33,026.24	23,062.47
05/01/2025	263,250.00	231,023.76	32,226.24	21,751.41
05/01/2026	323,750.00	287,423.76	36,326.24	23,645.65
05/01/2027	556,000.00	491,798.76	64,201.24	40,122.24
05/01/2028	556,250.00	489,611.26	66,638.74	40,194.74
05/01/2029	555,500.00	491,611.26	63,888.74	37,212.38
05/01/2030	558,750.00	492,812.50	65,937.50	37,069.34
05/01/2031	555,750.00	493,300.00	62,450.00	33,897.65
05/01/2032	556,750.00	492,725.00	64,025.00	33,543.09
05/01/2033	556,500.00	491,625.00	64,875.00	32,804.78
	7,375,725.00	6,518,815.46	856,909.54	579,849.11

EXHIBIT B - REFUNDING + "NEW MONEY"

SAVINGS

Santa Fe Springs Public Finance Authority
Refunding: 2003 Water Revenue Bonds, Series A

Assumed Underlying Rating: A+ by S&P
Estimated Interest Rates as of March 21, 2013

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 05/09/2013 @ 4.0299456%
05/01/2014	263,092.50	261,218.00	1,874.50	1,440.24
05/01/2015	260,837.50	256,727.50	4,110.00	3,324.34
05/01/2016	263,527.50	261,727.50	1,800.00	1,122.42
05/01/2017	260,947.50	256,527.50	4,420.00	3,293.56
05/01/2018	263,307.50	261,527.50	1,780.00	978.47
05/01/2019	260,382.50	256,327.50	4,055.00	2,710.82
05/01/2020	262,392.50	261,327.50	1,065.00	318.59
05/01/2021	264,067.50	261,127.50	2,940.00	1,647.07
05/01/2022	265,505.00	260,927.50	4,577.50	2,703.47
05/01/2023	266,665.00	265,727.50	937.50	128.50
05/01/2024	262,500.00	260,427.50	2,072.50	830.79
05/01/2025	263,250.00	260,277.50	2,972.50	1,330.75
05/01/2026	323,750.00	320,127.50	3,622.50	1,639.88
05/01/2027	556,000.00	553,096.26	2,903.74	1,131.24
05/01/2028	556,250.00	553,721.26	2,528.74	823.19
05/01/2029	555,500.00	553,646.26	1,853.74	377.33
05/01/2030	558,750.00	558,006.26	743.74	-258.10
05/01/2031	555,750.00	551,700.00	4,050.00	1,308.19
05/01/2032	556,750.00	554,800.00	1,950.00	214.99
05/01/2033	556,500.00	552,375.00	4,125.00	1,128.49
05/01/2034		539,600.00	-539,600.00	-234,415.28
05/01/2035		540,000.00	-540,000.00	-225,351.75
05/01/2036		539,800.00	-539,800.00	-216,396.30
05/01/2037		539,000.00	-539,000.00	-207,563.84
05/01/2038		537,600.00	-537,600.00	-198,867.53
05/01/2039		535,600.00	-535,600.00	-190,319.01
05/01/2040		538,000.00	-538,000.00	-183,632.55
05/01/2041		539,600.00	-539,600.00	-176,913.35
05/01/2042		535,400.00	-535,400.00	-168,611.12
05/01/2043		535,600.00	-535,600.00	-162,016.33
	7,375,725.00	12,701,543.04	-5,325,818.04	-1,937,892.83

SEE ITEM 4A



City of Santa Fe Springs

City Council Meeting

March 26, 2013

NEW BUSINESS

Consideration of Appeals of: Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1); Alcohol Sales CUP Case No. 57; CUP Case No. 721, and; CUP Case No. 738

RECOMMENDATION

That the City Council consider the subject appeals and take one of the actions listed in Section 155.866 of the City Code.

BACKGROUND

On March 11, 2013, the Planning Commission met at its regular meeting time. However, due to a staff error, the agenda and background information were not delivered to the Planning Commissioners until the day of the Planning Commission meeting. Although the Planning Commission deferred action on most of the agendized items, the Commission did take action to consider four of the eleven items. The Commission voted to approve:

- 1) Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1);
- 2) Alcohol Sales CUP Case No. 57;
- 3) CUP Case No. 721, and;
- 4) CUP Case No. 738

Subsequent to the approval of the above listed items, the City received an appeal of all four approved items pursuant to Section 155.865 of the City Code, based on the assertion that the Commissioners were not given enough time to adequately review the background materials and, thus, were not properly prepared to make an informed decision on the matters at hand. It should be noted that the appeal does not fault the Commissioners, but rather calls into question staff's failure to provide the necessary materials to the Commissioners in a timely manner.

The affected applicants have been informed that the appeals would be submitted to the City Council at a meeting to be held on March 26, 2013, to commence at 6:00 p.m. or as soon thereafter as the matter may be heard. To assist the City Council in its consideration of the appeals, the entire record of the Planning Commission's actions relating to the four appealed items have been attached to this report.



City of Santa Fe Springs

City Council Meeting

March 26, 2013

Section 155.866 of the City Code governs the processing of this appeal. It reads:

Upon receipt of an appeal from any Planning Commission determination, the City Council shall choose one of the following courses of action:

(A) Approve and ratify the action of the Planning Commission.

(B) Refer the matter back to the Planning Commission with or without instructions for further proceedings.

(C) Set the matter for hearing by itself. Notice of said hearing shall be given in accordance with the provisions of this subchapter for all matters which have previously been subject to a public hearing before the Planning Commission. If no public hearing has been previously held, the City Council shall give such notice as it deems appropriate. At such hearing, the City Council shall hear and decide the matter as if it were sitting as the Planning Commission, and shall make the same findings and consider the same criteria as required of the Planning Commission. The decision of the City Council shall be final.

In making its decision, the City Council cannot consider any new evidence (i.e., evidence beyond the scope of the record of the Planning Commission's action), unless the City Council decides to set the matter for a hearing at a future Council meeting, pursuant to sub (C), above.

It is recommended that the City Council consider the subject appeal and take one of the actions listed in Section 155.866 of the City Code.

Thaddeus McCormack
City Manager

Attachments

Planning Commission Reports for:

- 1) Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1);
- 2) Alcohol Sales CUP Case No. 57;
- 3) CUP Case No. 721, and;
- 4) CUP Case No. 738



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

PUBLIC HEARING

Conditional Use Permit Case No. 721

Request for approval to construct, operate and maintain an unmanned wireless telecommunication facility (70'-high monopalm and related telecommunication equipment) for Verizon Wireless, on the property located at 11318 Norwalk Boulevard within the C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking, Zones. (Justin Robinson for Verizon Wireless)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 721, and thereafter close the Public Hearing.
2. Find that the proposed wireless telecommunication facility and appurtenant equipment, if conducted in strict compliance with the conditions of approval as contained within the staff report, 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 goals, policies, and programs of the City's General Plan.
3. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15303-Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
4. Find and determine that the proposed project is consistent with the City's adopted guidelines regarding cellular and wireless antenna structures.

BACKGROUND

The subject 1.12±-acre property (APN: 8025-001-016) is located in the City of Santa Fe Springs, on the east side of Norwalk Boulevard, north of 1st Street (City of Norwalk), and east of Shy Street (City of Norwalk), within the Consolidated Redevelopment Project Area. The property is zoned C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking with a General Plan Land Use designation of Commercial and Industrial.

The property measures 294.88 x 165.00 with the first 121± ft zoned C-4, with the remaining 173± ft zoned M-2 and BP. The depth of the BP zone is 78.63± ft with the remaining 85.74± ft being M-2. The site is further compounded in that it consists of four different lot ties, 1 vacated alley and 1 vacated Avenue (Topeka Avenue).

There are several buildings on the site, including a single-family dwelling, located within the northeast corner. Several of the buildings at the rear are dilapidated and will need to be demolished. Two automotive businesses occupy the front buildings: D & J Automotive (Auto repair and service) and German Auto Parts (Auto parts).

In August of 1996, the Planning Commission adopted guidelines regarding wireless telecommunication antennae. These guidelines generally concern the appearance and location of new wireless antenna structures, requiring that telecommunication antennae facilities be housed within a completely-enclosed structure that is designed to be architecturally integrated with the architecture of the building or structures on the property. On the property where there are no buildings or buildings of limited aesthetic value, the City would review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment. Antenna structures that could not be aesthetically integrated with the surrounding environment, was discouraged from being located within a residential or commercial area of the City. Wireless telecommunication facilities or similar structures over fifty (50) feet in height that could not comply with the aforementioned guideline was prohibited from being located within 300 feet of a public street. The guidelines did not apply to small antennae systems that are mounted upon a building rooftop or other inconspicuous location not visible from a public street. The adopted guideline also established that applicants make a good-faith effort to identify an alternate wireless communication site if it is determined that said alternate site is reasonable to accommodate aesthetic concerns.

This matter is before the Planning Commission because pursuant to Section 155.243(J) (22) of the Zoning Regulations, a conditional use permit is required for radio transmitter towers higher than 50 feet above ground level. It should be noted, however, that the proposed location of the Facility is within the BP Zone. The BP Zone does not allow wireless facilities; therefore, the applicant is also requesting Zone Change Case No. 133, a request to change the BP, Buffer Parking zone to M-2, Heavy Manufacturing. Zone Change Case No. 133, will be presented to the Planning Commission at a future meeting. The Applicant fully understands that if approved, Conditional Use Permit Case No. 721 shall not be effective until such time that Zone Change Case No. 133 has been approved by the Planning Commission and City Council.

DEVELOPMENT PROPOSAL

Site Plan (Sheet A-1): The site plan shows the new Verizon wireless 30'-0" x 30'-0" (900 sq ft) equipment lease area (Note 1). It also shows the new Verizon Wireless 11'-6" x 16' prefabricated equipment shelter and the new Verizon Wireless 70'-high (co-locatable) monopalm with 12 new wireless panel antennas (Notes 2 and 3). Note 6 shows an existing 13'-4"-high palm tree that will remain on the property. An adjacent utility pole provides the point of connection for the underground telephone run to the telephone pull box in the lease area (Notes 4 and 7). The point of connection for power is from a Southern California Edison (SCE) utility vault that is located across Norwalk Boulevard (Note 4). A new meter pedestal is located within the property, adjacent to Norwalk Boulevard (Note 12).

Detailed Site Plan (Sheet A-2): The telecommunication facility is proposed at the southeast corner of the site within the 30'-0" x 30'-0" (600 sq ft) lease area. The cabinets are housed within the equipment shelter, which is setback 5' from the easterly and southerly property lines. Two A/C units and two GPS antennas are attached to the exterior of the equipment shelter. A 30 KW emergency generator with a 150 gallon diesel fuel tank is proposed 8'-1" from the equipment shelter, and 5'-0" from the southerly property line, but still within the chain link fenced area. The antenna layout shows three (3) sectors. Each sector contains four antennas for twelve antennas. Gravel/decomposed granite with a geotextile fabric will cover the entire leased area.

Elevations (Sheet A3, A4): The height of the Verizon monopalm steel structure is 65'-0". However, to the top of the monopalm frond is 70'-0". The RAD center of the antennas is 63'-0". The chain link enclosure, GPS antenna and DAP head rack are shown within the chain link fence area. The height of the chain link fence enclosure is 6'-0". An existing 13'-4" palm tree is also shown.

STREETS AND HIGHWAYS

The subject property has frontage on Norwalk Boulevard, a designated "Major Highway" on the City's General Plan Map.

ZONING AND LAND USE

The property is zoned C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking. The properties to west, across Norwalk Boulevard and located in the city of Norwalk is zoned R-1 and developed with single-family dwellings. The property to the south, also in the city of Norwalk, is zoned R-1 and developed with a State hospital. The property to the east is zoned M-2-BP and is developed with a large industrial building that houses a logistic company. The property to the north is zoned C-4, BP and developed with industrial buildings

housing a water well supply company.

ENVIRONMENTAL DOCUMENTS

The proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (New Construction or Conversion of Small Structures). As a result of this finding, no other environmental documents are required.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Conditional Use Permit 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 February 27, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on February 27, 2013 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of March 7, 2013, Staff has not received any inquiries regarding the proposal.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall 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.

FINDINGS/CONSIDERATIONS

Staff finds and determines that the proposed project, if conducted in strict compliance with the conditions of approval, will be consistent with the City's guidelines regarding wireless telecommunication antennae, and also will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general for the following reasons:

1. Since their introduction, wireless telecommunication systems have proven to be an invaluable communication tool in the event of emergencies (traffic accidents, fire, etc.) and natural disasters (earthquake, floods, etc.) where normal land line communications are often disrupted, overlooked, or

inaccessible during and/or after an event has occurred. This service and similar technology are utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunication systems, including cellular telephone, have also proven to be invaluable tools in business communications and everyday personal use. In this sense, wireless telecommunication system networks are desirable in the interest of public convenience, health, safety, and thus are proper in relation to the development of the community.

2. The proposed wireless facility is unmanned and only requires periodic maintenance, which equates to approximately one to two trips per month; consequently, there will be minimal noise or dust from vehicle traffic. The equipment associated with the wireless facility operates quietly or virtually noise free. The equipment does not emit fumes, smoke, or odors and most of the equipment will be installed inside a pre-fabricated shelter, which has walls and a roof, that helps to contain any noise.
3. The radio equipment necessary to operate the proposed facility will be installed within a prefabricated equipment cabinet and located \pm 290 feet from Norwalk Boulevard. Additionally, the prefabricated cabinet will be surrounded by a seven-foot high chain link fence with privacy slats.
4. The proposed unmanned facility will require only electrical service and the conduits for power will be routed underground.
5. The proposed unmanned facility will help to provide better internet service to the surrounding area, which will allow for greater internet speed and reliability, including the ability to stream movies, play online games, video chat on the go, and download huge presentations from the road in seconds.
6. The City's guidelines regarding wireless telecommunication antennae states that on property where there are no buildings or buildings of limited aesthetic value, the City will review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment. The wireless facility is designed to resemble a live palm tree. The bark and fronds are designed resemble the bark and fronds of a real palm tree. Existing palm trees on the site will further serve to integrate the faux palm tree into the surrounding environment. The faux design will mitigate to the greatest extent possible, the visual impacts associated with the proposed wireless facility.
7. The proposed wireless facility will be in full compliance with all federal regulations including the Telecommunications Act of 1996. Also, the proposed facility will operate in full compliance with the U.S. standards radio frequency emissions as published by the American Standards Institute (ANSI). A

committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories developed ANSI. In 1992, ANSI established, as a public safety standards, a maximum exposure level to radiofrequency emissions.

Radio frequency emissions emitted by the proposed facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions. At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells. Everyday products that have non-ionizing electromagnetic emissions include radios, television broadcasts, CB radios, microwave ovens, and a variety of common security systems. Conversely, items that emit ionizing electromagnetic emissions include ultraviolet light, medical x-rays and gamma rays.

Staff finds and determines that the proposed telecommunication facility because of its location, size, design, operational characteristics and conditions of approval, will be consistent with the Antennae Guidelines adopted by the Planning Commission and will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore, recommending approval of CUP 721, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562.868-0511 x7611)

1. The Applicant shall provide a recorded copy of the legal description of the leased areas (Verizon access route and cell site). The recorded Memorandum of lease shall be an adequate substitute.
2. That a drainage plan shall be submitted for approval to City Engineer. Provide elevations of the proposed emergency generator pad, cell tower footing and prefab equipment shelter pad. The Applicant shall pay drainage review fees in conjunction with this submittal. The drainage plans shall be prepared by a professional civil engineer registered in the State of California.
3. That the Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The Applicant will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). The project shall also conform to

Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP").

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Mike Crook 562.868-0511 x3701)

4. That the owner 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.
5. 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.
6. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

7. Permits and approvals. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
8. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rouse at x3319)

9. That the Applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency

addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the Applicant shall pay all costs associated with said modifications.

10. That the Applicant shall provide a 24-hour phone (Network Operations Center or NOC) number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. This condition will also apply to all other existing Verizon Wireless facilities in the City of Santa Fe Springs.
11. That the Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development or designee and the Fire Chief. (See Condition No. 10 regarding NOC).
12. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by the Applicant in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired **within 72 hours of notification** of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

13. 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.
14. 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: Wayne M. Morrell 562.868-0511 x7362)

15. That, if applicable, the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

16. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval from the Department of Fire-Rescue and the Department of Planning and Development.
17. That approved suite numbers/letters or address numbers shall be placed on the proposed equipment shelter, and/or elsewhere on the property 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.
18. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant 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 shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of Applicant 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 understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in

no way warrants that said land or structures are free from contamination or health hazards.

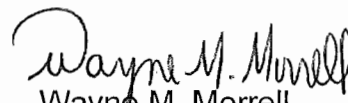
- c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
19. That the proposed telecommunication facility shall be designed to resemble a Date palm tree. The texture of the bark of the base pole and texture of the fronds shall be substantially in compliance with the material board from Cell Tree, Inc, that was submitted by the Applicant.
20. That the wireless telecommunication antenna facility shall be similar in shape and color to an actual Date Palm tree. Additionally, two (2) live Date Palm trees at a minimum height of 42 feet (60% of 70 ft) and 56 feet (80% of 72 ft) shall be planted adjacent to the wireless antenna facility.
21. That in lieu of Condition No. 20, the Applicant shall agree to maintain the palm trees shown on Sheet A-1 (Site Plan) and Sheet A-2, (Detailed Site Plan). On Sheet A-1, under the heading "NOTES" said tree is identified by the number 6 and described as "existing 13'-4" high palm to remain. On Sheet A-2, also under the heading "NOTES" said tree is identified by the number 31 and described as "existing 13'-4" high palm to remain. Three other palms, on Sheet C-1 and under the heading "Legend" shall also not be removed and shall be maintained. Said trees are identified as 165.80 TRPM D18IN TP, 166.10 TRPM TP and 123.60 TRPM D8IN H6 NG.
22. That should any of the trees identified in Condition 31 be removed, the Applicant agrees to replace the tree with one of similar height and type within ninety (90) days of removal.
23. That the proposed telecommunication facility shall be designed to accommodate a minimum of one additional wireless telecommunication carrier. To ensure that the design is not compromised, the design and size of the facility shall easily conform to the sizing and placement requirements of an

additional carrier without the need of significant alterations to the stealth monopalm design.

24. That the antenna arrays shall be located within the length of the fronds, shall not project beyond the full length of the fronds, and shall be designed to be camouflaged within the fronds.
25. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
26. That the Applicant/operator shall be responsible for maintaining the wireless telecommunication facility (Monopalm and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux frond attachments, and/or trunk bark, among others, fade in color due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
27. That there shall be a clear and unobstructed path of travel from the designated parking space to the proposed wireless telecommunication facility.
28. That all utilities associated with the proposed use shall be underground.
29. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
30. That the installation of emergency generators shall require prior approval from the Department of Planning and Development and the Department of Fire-Rescue. Permit(s) are also required from the Building Division.
31. That the facility operator(s) shall be liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.

32. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 721, Verizon Wireless and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee within thirty (30) days of transfer.
33. That Verizon Wireless, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Verizon Wireless and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Verizon Wireless and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
34. 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 Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
35. 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.***
36. 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 Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
37. That the plans shall be modified to show that the coax cable waveguide shall be at ground levels, instead as a bridge (elevated).

38. That the proposed development shall otherwise be substantially in accordance with the site plan, detailed site plan, antenna specifications and elevations, submitted by the applicant and on file with the case.
39. That the Applicant provides documentation for the easement on the adjacent property from the existing utility pole to the point of connection for the wireless telecommunication facility.
40. That the final site plan, detailed site plan, antenna specifications 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.
41. 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.
42. That Conditional Use Permit Case No. 721 shall not be effective until such time that Zone Change Case No. 133 has been approved by the Planning Commission and City Council. Zone Change Case No 133 is a request by Verizon Wireless to change the BP-Buffer Parking, to M-2, Heavy Manufacturing. Staff will allow Verizon Wireless to submit construction drawings for plan check, pending the approval of Zone Change Case No 133.
43. That the applicant, Verizon Wireless, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 721, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.


Wayne M. Morrell
Director of Planning

Attachments:

1. Location Aerial
2. Site Plan
3. Detailed Site Plan
4. Elevations
5. Antenna Specifications
6. Application



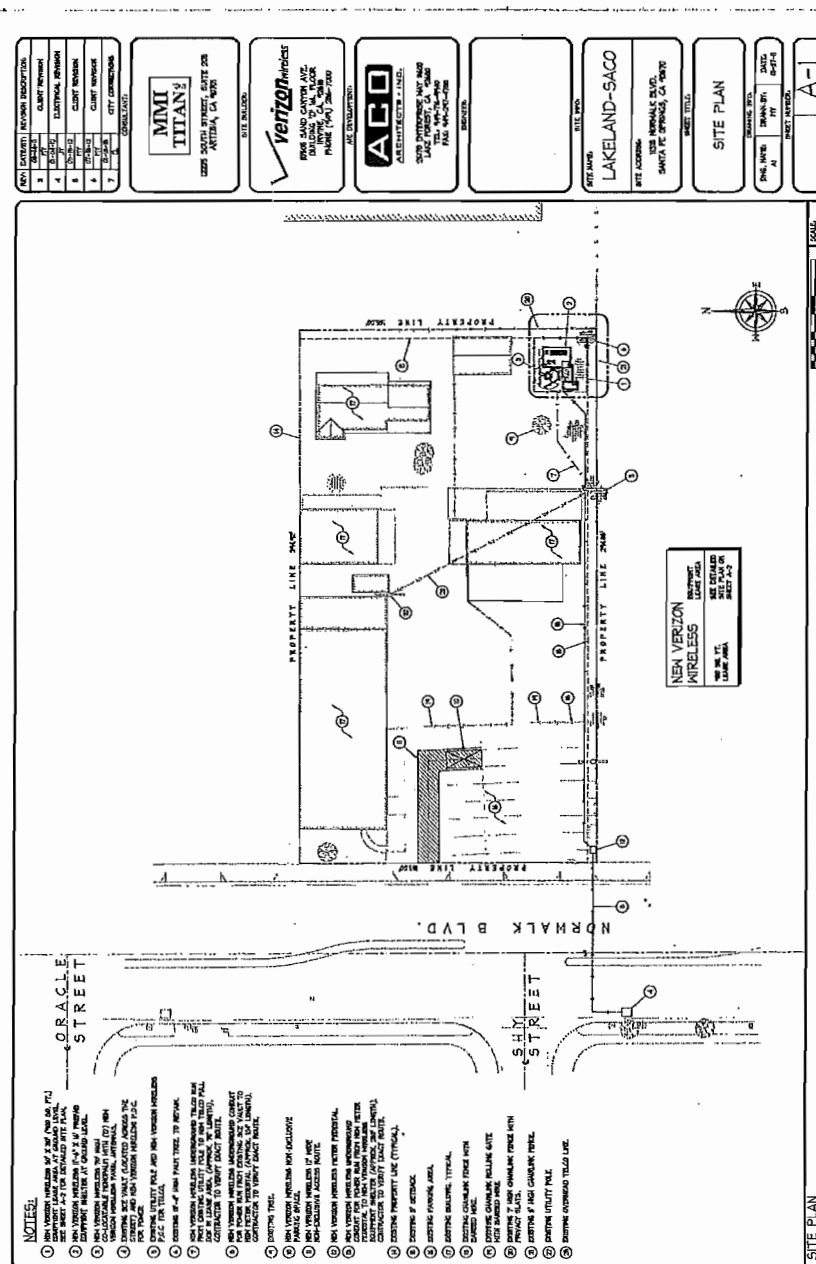
CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH

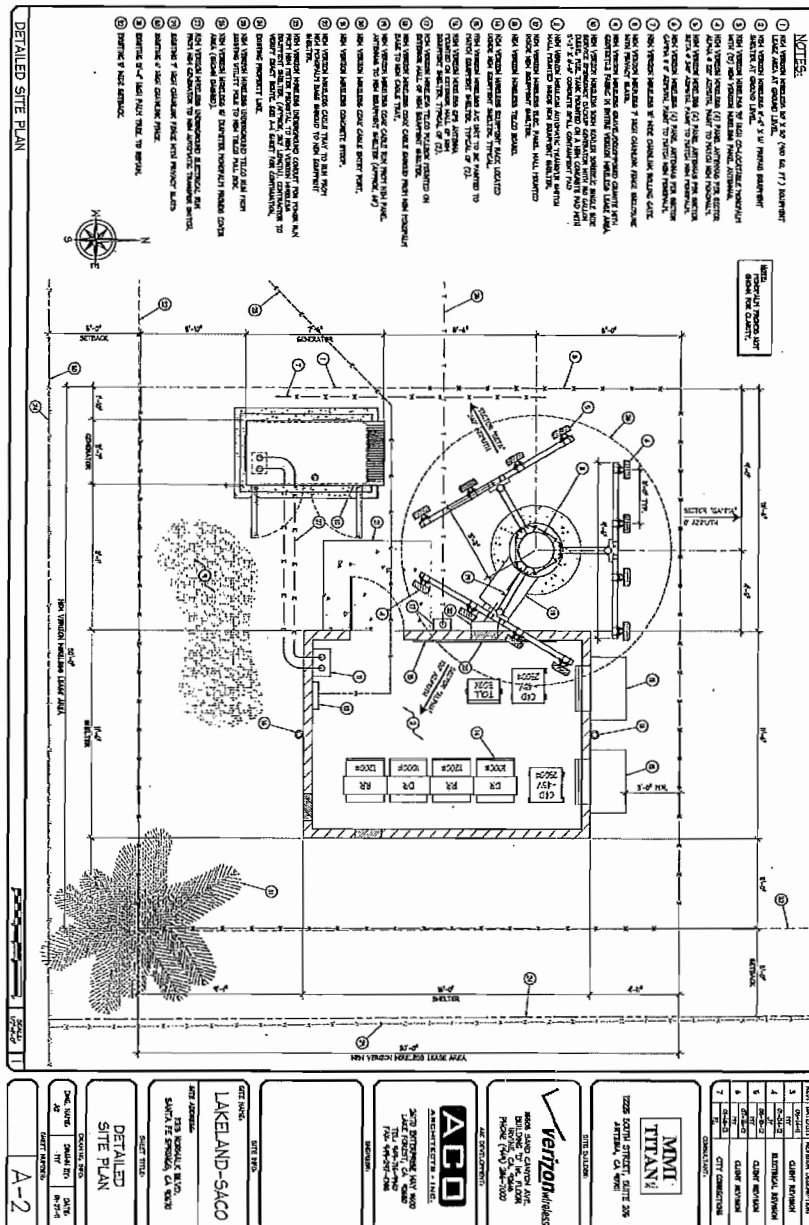


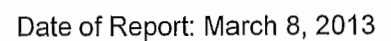
Subject Property: 11318 Norwalk Boulevard
CONDITIONAL USE PERMIT CASE NO. 721
Verizon Wireless

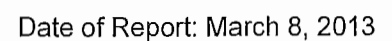












Date of Report: March 8, 2013

VERIZON



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): 11518/11524 NORWALK BLVD.

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 SHEET

Record Owner of the property: SEE ATTACHED TITLE

Name: ED LEVINEZ Phone No: (562) 813-1123
Mailing Address: 11524 NORWALK BLVD Date of Purchase: 4/4/88
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: JUSTIN ROBINSON Phone No: (714) 893-4311
Mailing Address: 1750 E. OCEAN BLVD. #906, LONG BEACH, CA 90802
Fax No: _____ E-mail: JROBIN@AOL.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):

INSTALLATION AND OPERATION OF A NEW WIRELESS TELECOMMUNICATIONS SITE CONSISTING OF ONE NEW STEALTH MONOPOL TO CONCEALING TWELVE PANEL ANTENNAS. ALL CORRESPONDING EQUIPMENT WILL BE LOCATED AT REAR OF PLUM IN A 30' X 30' LEASE AREA. SITE WILL ALSO HAVE AN EMERGENCY BACK-UP GENERATOR

NOTE

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

03-17-11 101871. CHECK 3353.00

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.

Verizon Wireless is submitting this application for a new site to provide additional coverage and much needed capacity relief to the surrounding sites. This site will alleviate the numbers of dropped and unconnected calls. By adding this site to the Verizon Network, this will service people working, living and traveling throughout the area. As evidenced by the enclosed coverage plots, you can see that this site is essential to fill in the existing gap in coverage.

- 2 Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

The proposed wireless facility is not detrimental and will actually benefit the community by providing much needed improvement to the Verizon Network in this area. The site is unmanned and will not create any additional traffic impact and is located in an area of the property that will not impact the adjacent properties.

- 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?

There are no undesirable features that the proposed site will create to the neighboring properties.

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

The proposed site is located in the back corner of the property and will not hinder any on-site or adjacent site improvements. This site is unmanned and is a passive use in the area.

- 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.

As noted above, this is an unmanned facility and only requires visits 1-2 times per month. This proposed project will not create any change in traffic, congestion or flow.

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

The proposed project will be operated by:

Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618
(949) 286-7000



City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013

PUBLIC HEARING

Conditional Use Permit Case No. 738

A request for approval to allow the establishment, operation, and maintenance of a non-profit trade school use on property located at 12131 Telegraph Road, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area (Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA")).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed non-profit trade school use, 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 that the proposed non-profit trade school use is pursuant to and in furtherance of the existing Program EIR and Final Subsequent EIR for the Consolidated Redevelopment Project; therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
3. Approve CUP 738, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject property is located on the northeast corner of Telegraph Road and Geary Avenue at 12131 Telegraph Road. The property is located within the Telegraph Road Corridor, is zoned M-2 (Heavy Manufacturing) and has a General Plan land use designation of Business Park. The subject 2.33-acre property is currently developed with an approximately 47,770 square foot, two-story, building that was constructed in the 1980's. There are currently 155 off-street parking stalls located along the north and east portions of the property. The building was most recently occupied by the County of Los Angeles Housing Authority but they have since vacated the building. The applicant, Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA"), is currently in escrow to purchase the subject property.

NTMA is proposing to establish, operate and maintain a non-profit trade school use on the subject property. However, in accordance with Section 155.264(C) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of public or quasi-public use of an educational or recreational nature in the M-2, Heavy Manufacturing Zone. The applicant is therefore seeking approval of the subject CUP, to allow the establishment, operation and maintenance of their non-profit trade school on the subject property.

PROJECT DESCRIPTION

Company Background

NTMA is a well-established, non-profit organization that provides essential, state funded vocational training for machinists. In fact, NTMA has prepared nearly 10,000 men and women for a career in the machining, tooling, and manufacturing industry since 1968 (for nearly 45 years). NTMA currently has a main campus, in the City of Norwalk, a satellite campus in the City of Ontario, and an administrative office building in the City of Ontario. NTMA students are afforded the highest caliber of instruction, including computer lab and actual machining of parts for the necessary knowledge, skills, and abilities to succeed.

Proposed Improvements

As mentioned previously, NTMA has a main campus in Norwalk and a satellite campus in Ontario. The proposed CUP will facilitate the relocation of the Norwalk campus to the City of Santa Fe Springs. NTMA is planning to renovate and occupy the entire 47,770 square foot building (first and second floor) for their proposed non-profit trade school use. The ground floor will feature the NTMA campus lobby, an approximately 10,952 square foot machine area, an instructor's room and lockers, two computer labs, a student break room, and two offices (admissions staff and campus director). The second floor is primarily classroom space (7 total) as well as 5 staff offices, a student service area, a computer lab, a career center and a staff break room (see attached floor plans). No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date).

Proposed Hours of Operation

The proposed non-profit trade school use will operate from 7:30 a.m. until 10:30 p.m. Monday through Friday, from 7:30 a.m. until 4:30 p.m. on Saturday and will be closed on Sunday.

Proposed Curriculum

NTMA provides five core machining education and training courses: 1) Computer Numerically Controlled (CNC) Machining, 2) Advance CNC Machining, 3) Mastercam CAD/CAM, 4) Advance Mastercam, and 5) Inspection Training.

During the week, NTMA will provide machinist training modules for machinists. Each of the three training sessions will have approximately 75 students (5 training modules with each accommodating up to 15 students). For the weekday program, students typically spend approximately 25 hours a week in classes for 30 weeks and a total of approximately 725 hours of instruction.

The weekday training sessions are as follows:

Morning – 7:30am – 12:00noon

Afternoon – 1:00pm – 5:30pm

Evening – 6:00pm – 10:30pm

On Saturdays, NTMA will provide their core vocation training programs for machinists. Saturday courses will have approximately 150 students (5 programs with each accommodating up to 30 students). For the weekend program, students typically spend approximately 8 hours a week in classes for 18 weeks and a total of approximately 144 hours of instruction.

The weekend training sessions are as follows:

Saturday – 8:30am – 4:30pm

Sunday - closed

Anticipated Enrollment

Although the maximum building occupancy is 810 people, NTMA is anticipating that total enrollment will be approximately 300-350 students. Since training sessions are spread out between Monday through Saturday, it is highly unlikely that every student would be on campus at the same time. It should also be noted that student population on Saturdays is dependent on State funding and is therefore generally no more than 100 students. Nevertheless, it should be noted that staff has provided as a condition of approval that the total number of students shall be limited to 350. Staff has also placed a limit on enrollment into the weekday training modules to a maximum of 15 students per module, and enrollment into the Saturday programs to a maximum of 30 students per program. Staff finds that with these extra measures in place, the existing parking should be sufficient to satisfy the parking demands associated with the proposed trade school use.

Anticipated Special Events

There will be up to 14 special events held each year including eight (8) graduations, two (2) career fairs, two (2) student competitions, a holiday party and a grand opening the first year. Graduations typically take place on a weekday evening while career fairs and competitions will be held between sessions on Saturdays or Sundays when the school is closed. All events, except for the grand opening will be held entirely within the existing building. Additionally, the applicant has stated that attendance will be by invitation only and that each event will have approximately 200

people. Nevertheless, it should be noted that staff has provided as a condition of approval that the events will not occur when classes/training is in session and that the applicant provide City staff with at least a 30-day notice prior to holding the grand opening, career fairs, student competitions, etc. This extra measure will allow staff sufficient time to review each event and, if necessary, address any potential concerns related to such event.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.264(C) of the Zoning Regulations, states that public or quasi-public use of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.264 (C)	<p>Section 155.264</p> <p>Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone, for properties with frontage along Telegraph Road, only after a valid conditional use permit has first been issued:</p> <p>(C) Public or quasi-public uses of an educational or recreational nature.</p>

NTMA is requesting approval of the subject CUP to allow the establishment, operation, and maintenance of a non-profit trade school on the subject site.

STREETS AND HIGHWAYS

The subject property is a corner lot with approximately 400' of frontage along Telegraph Road and approximately 200' of frontage along Geary Avenue. Telegraph Road is classified as a Major Highway within the Circulation Element of the City's General Plan. Geary Avenue is a local industrial street.

ZONING AND LAND USE

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

Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	10240 Geary Avenue – Downey Wholesale, Inc. & Price Smart Distribution LLC (Office/Warehouse)
South	M-2, Heavy Manufacturing	Industrial	12120 Telegraph Road – Geezers Restaurant (Restaurant);
East	M-2, Heavy Manufacturing	Industrial	10309 Norwalk Boulevard – Kam Hua Trading, LLC (Office/Warehouse); 12171 Telegraph Road – Existing Vacant Lot (previously a service station).
West	M-2, Heavy	Industrial	12009 Telegraph Road – Brainstorm USA, LLC

Manufacturing	(Office/Warehouse)
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ENVIRONMENTAL DOCUMENTS

Because the proposed project is located within the Consolidated Redevelopment Project Area for which an Environmental Impact Report (EIR) and Final Subsequent EIR was previously prepared as required by law, further environmental documents are not required if it is determined that the operation and maintenance of the proposed non-profit trade school use is:

1. Pursuant to and in furtherance of the adopted Redevelopment Plan;
2. Within the scope of the Program EIR and Final Subsequent EIR which was prepared for said Redevelopment Plan; and
3. That no new significant effects would occur.

Staff finds that the proposed non-profit trade school use meets the aforementioned criteria. Although NTMA is planning to change the use of the existing two-story building from an office to a non-profit trade school, there are no plans to expand and/or increase the square footage of the existing building. NTMA will only be re-configuring the existing floor plan to create classrooms, computer labs, etc. Since there will be no exterior modifications, and the day-to-day functions of the NTMA training facility will be conducted indoors, the site characteristics will remain practically unchanged and thus will not be detrimental to persons or property in the vicinity. Staff therefore finds that the proposed school would still be within the scope of the Program EIR and Final Subsequent EIR; consequently, no further environmental documents are required.

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 approvals 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 February 28, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on February 28, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.264(C) of the Zoning Regulations, states that public or quasi-public use of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

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

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; 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 non-profit trade school use 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 Business Park. A non-profit trade school use would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which would be compatible with a non-profit trade school use.

The only potential concern would be to ensure that there is sufficient parking to accommodate the student population and during special events. Staff, however, believes that with the additional measures required through the conditions of approval (specifically, conditions #19 through #26) parking will not become an issue.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed non-profit trade school 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 non-profit trade school use has been designed to preserve the general appearance and welfare of the community for the following reasons:

The subject property is fully improved with an approximately 47,770 square foot, two-story, building and mature landscaping through the perimeter of the site. The applicant is planning to make only interior renovations to the building to accommodate their proposed trade school use. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). Additionally, day-to-day functions of the proposed NTMA training facility will be conducted indoors. Staff therefore finds that since the site characteristics will remain practically unchanged, the proposed non-profit trade school use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

For the reasons mentioned above, staff finds that if the proposed non-profit trade school use operates in strict compliance with the required conditions of approval, it will 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 that an initial one-year approval be granted, subject to a compliance review after one-year to ensure the non-profit trade school use is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Brian Reparuk 562.868-0511 x3716)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
2. That the applicant shall maintain a standard aisle width for onsite emergency vehicle maneuvering of 24 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet.
3. That the applicant shall ensure that all entry gates and doors shall be equipped with Knox boxes or Knox key switches for power-activated gates.

4. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways

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

5. 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.

POLICE SERVICES DEPARTMENT:
(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3319)

6. That the applicant shall submit to the Department of Police Services, for review and approval, a lighting (photometric) and security site plan. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, new exterior lighting shall be designed and 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 thirty (30) days from the date of approval by the Planning Commission. All lighting shall be fully operational per the approved plan prior to the commencement of the first day of classes.
7. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 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.
8. 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.

9. 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.
10. That the parking stall formally used to facilitate the traffic arm shall be returned to its original form by the removal of all bollards, posts, chains, and the underground electrical conduits shall be capped per electrical codes.
11. That the Applicant or school officials, to encourage students to park on-site and not on the street or surrounding properties, shall not charge students to park vehicles on the required off-street parking lot.
12. That within sixty (60) days of the approval of this permit, the applicant shall install digital exterior digital video cameras covering the on-site parking areas. Cameras or their housing shall be water proof. In addition to the cameras, the Applicant shall install signs throughout the parking area notifying that the premises are under video camera surveillance. Signs and placement of the cameras shall be reviewed and approved by the Department of Police Services. All video cameras and recording devices shall be fully operational prior to the commencement of the first day of classes.
13. 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 Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
14. That vending machines, water machines, soda machines, newspaper racks, and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.
15. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property which was generated by the subject premise.

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

16. 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.
17. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

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


18. That the subject trade school shall continue to maintain the status of a non-profit organization/entity.
19. That the total maximum number of students enrolled in the trade school shall be limited to 350 students. Additionally, NTMA shall further limit enrollment into the weekday training modules to a maximum of 15 students per module and enrollment into the Saturday programs to a maximum of 30 students per program.
20. That the non-profit trade school curriculum shall be limited to a maximum of five (5) modules during each weekday training session (morning, afternoon, and evening) and a maximum of five (5) programs on Saturday.
21. That the non-profit trade school activities shall only occur between the following hours (notwithstanding special events and/or graduation ceremonies identified in conditions #22 & #23):
 - a. Monday through Friday: 7:30am-10:30pm
 - b. Saturday: 7:30am-4:30pm
 - c. Sunday: closed
22. That the graduation ceremonies shall be subject to the following:
 1. Shall only be held inside the building.
 2. Shall not occur when classes/training are in session.
 3. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people
 4. Shall be limited to a maximum of eight (8) occurrences during a calendar year.

23. That the special events (grand opening, competitions, job fairs, etc.) shall be subject to the following:
 1. Shall not occur when classes/training are in session.
 2. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people.
 3. Shall provide advance notice, and details of the proposed event, in writing to the Director of Planning at least 30 days prior to each event.
 4. Shall be subject to any conditions/limitations the Director of Planning deems necessary for the proposed event.
24. To encourage students to utilize public transportation, or otherwise bike to the campus, to help reduce the transportation and parking demands associated with the subject use, the applicant shall:
 1. Provide a bulletin board, display case, or kiosk displaying transportation information (routes and schedules for local public transit, numbers and websites for local ridesharing agencies/operators, local bike routes).
 2. Provided bicycle racks (or other secure bicycle parking) at a ratio of four bicycles per 50,000 square feet.
 3. Provide preferential parking spaces reserved for students who carpool.
25. That if it is determined by the Director of Planning that additional parking is needed for the proposed non-profit trade school use, the applicant would be required to enter into a formal agreement with the adjacent property owner to the north for the use of their easterly parking area; or otherwise, submit and obtain approval for a contingency plan to address overflow parking conditions. If required, said agreement or approved contingency plan shall be submitted to City staff for review and approval. It should be noted that said agreement or approved contingency plan shall bound current and future owners, shall remain in affect for the duration of the use served, and may be required to be filed as a covenant with the County Recorder.
26. That all students shall be provided with a parking sticker/permit that shall be affixed to their vehicle. Said sticker/permit shall be clearly displayed, hanging from rear-view mirror, or on dashboard or a window sticker affixed to the lower left side of rear window or a bumper sticker affixed to the left side of rear bumper. Sticker/permits shall be clearly visible from the rear of the vehicle. Motorcycle sticker/permit shall be displayed on the front fork of the cycle. Students shall be provided with parking sticker/permit within 180 days of approval by the Planning Commission. Applicant shall provide a copy of the parking sticker/permit to City staff prior to distribution.
27. That trash receptacles, urns and/or ashtrays shall be provided in all areas designated for students and faculty to congregate and/or smoke.

28. That the subject non-profit trade school use shall otherwise be substantially in accordance with the plot plan and floor plans submitted by the applicant and on file with the case.
29. That the use of the resource center and computer labs shall be limited to students, teachers, and administrative staff.
30. That the Department of Planning and Development shall first review and approve all sign proposals for the non-profit trade school use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, City's Sign Guidelines, and the Telegraph Road Corridor Design Guidelines.
31. That should the applicant decide to repaint the existing building, the applicant shall first obtain approval from the Planning Director for proposed color(s) beforehand.
32. That the applicant shall ensure that the landscaped areas on the subject property 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.
33. That all activities shall occur inside the existing building. 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.
34. 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 Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
35. That the subject building, or any portion thereof, shall not be subleased, sublet, or otherwise assigned for use by any other entity other than the applicant's subject business.

36. 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.
37. That this Conditional Use Permit shall allow for a non-profit trade school use for property located in an M-2, Heavy Manufacturing, Zone and also with frontage along Telegraph Road. The Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months.
38. That Conditional Use Permit Case No. 738 shall be valid for a period of one (1) year, until March 11, 2014. Approximately three (3) months before March 11, 2014, 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.
39. That the applicant, Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA"), agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 738, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
40. 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 (CUP) 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 CUP.

41. 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:

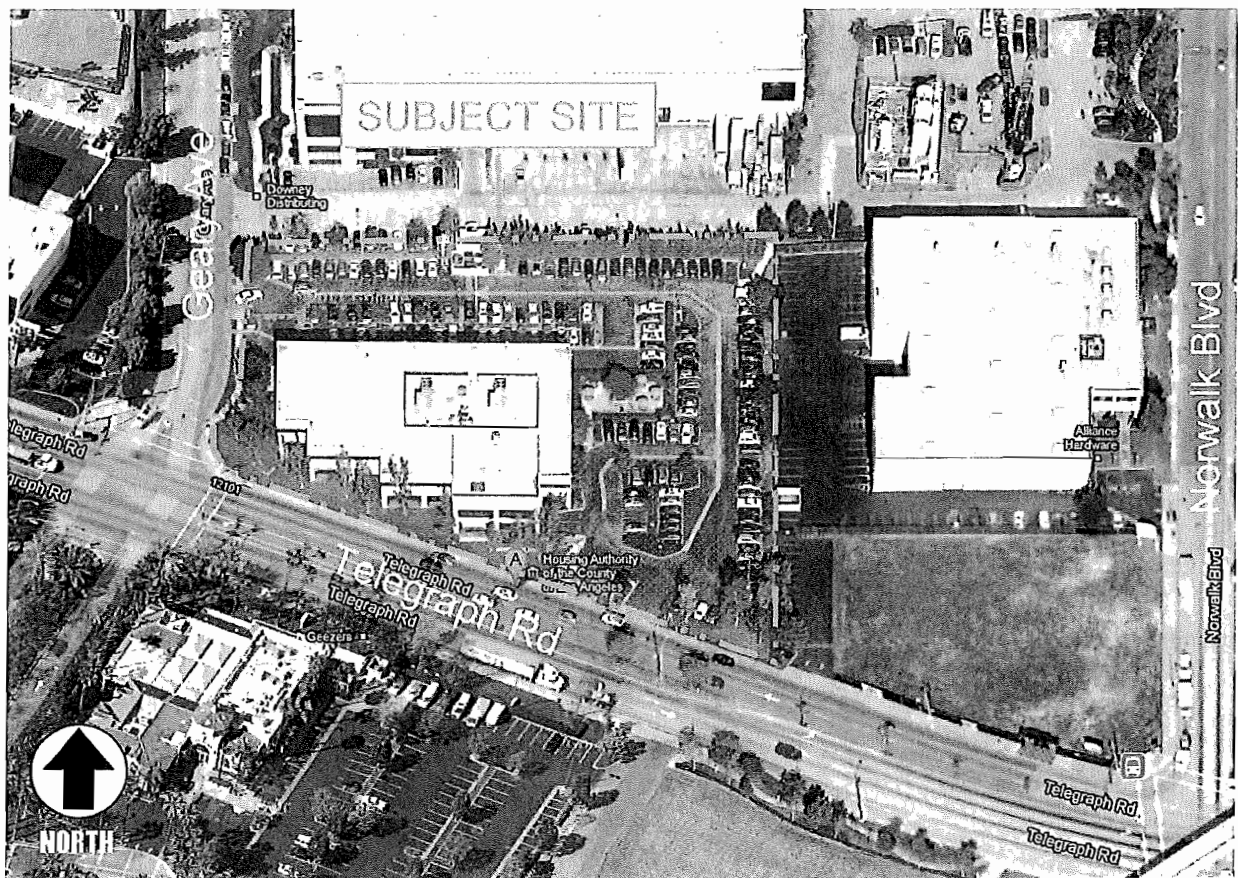
1. Aerial Photograph
2. Site Plan
3. Existing Floor Plans (1st & 2nd Floor)
4. Proposed Floor Plans (1st & 2nd Floor)
5. CUP Application

C:\Cuong\Cases\Aug.12-Aug.13\CUP 738 - NTMA trade school\CUP738_PCRPT.doc

Aerial Photograph



CITY OF SANTA FE SPRINGS



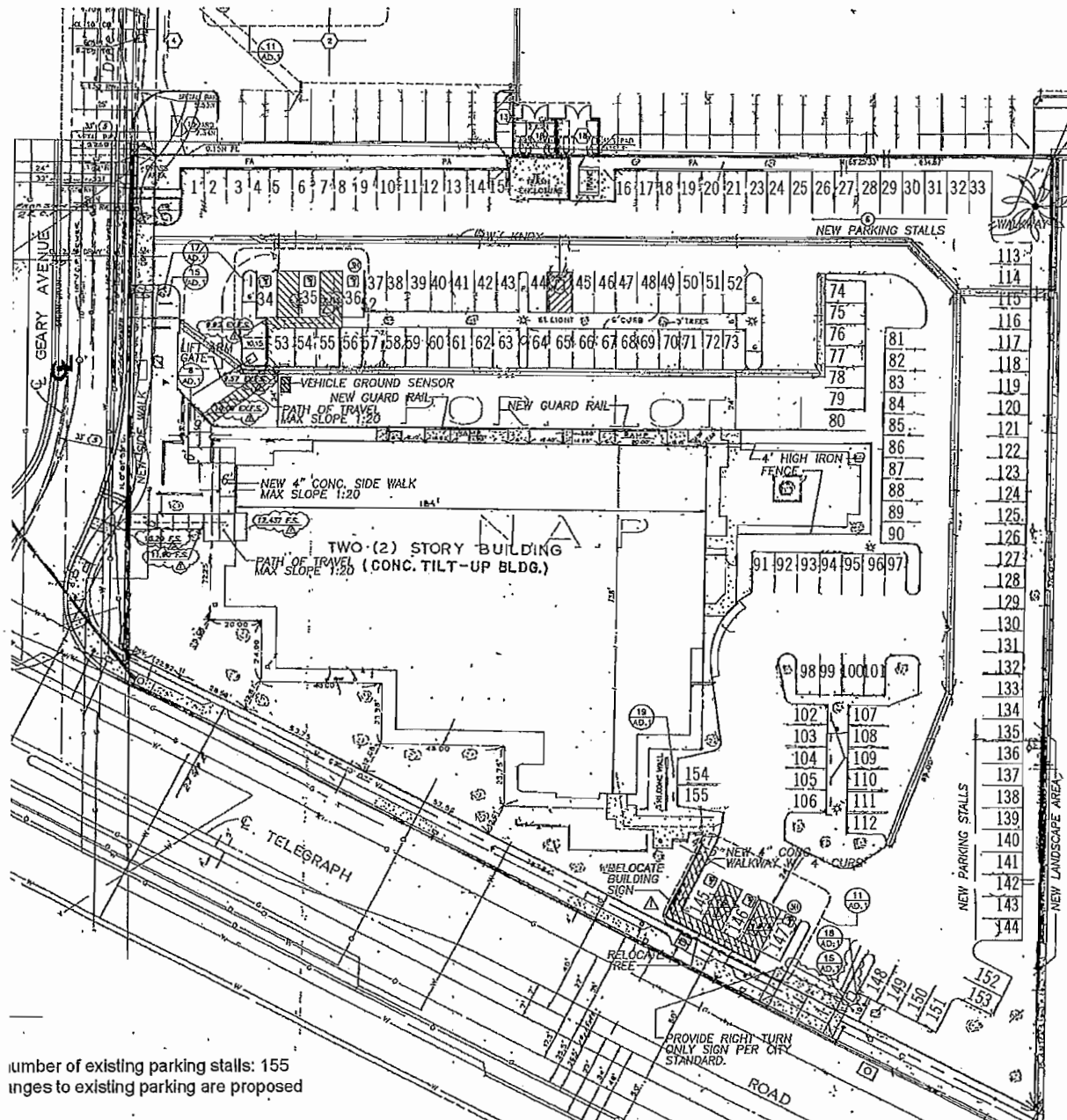
AERIAL PHOTOGRAPH – 12131 Telegraph Road

PROJECT: Conditional Use Permit Case No. 738

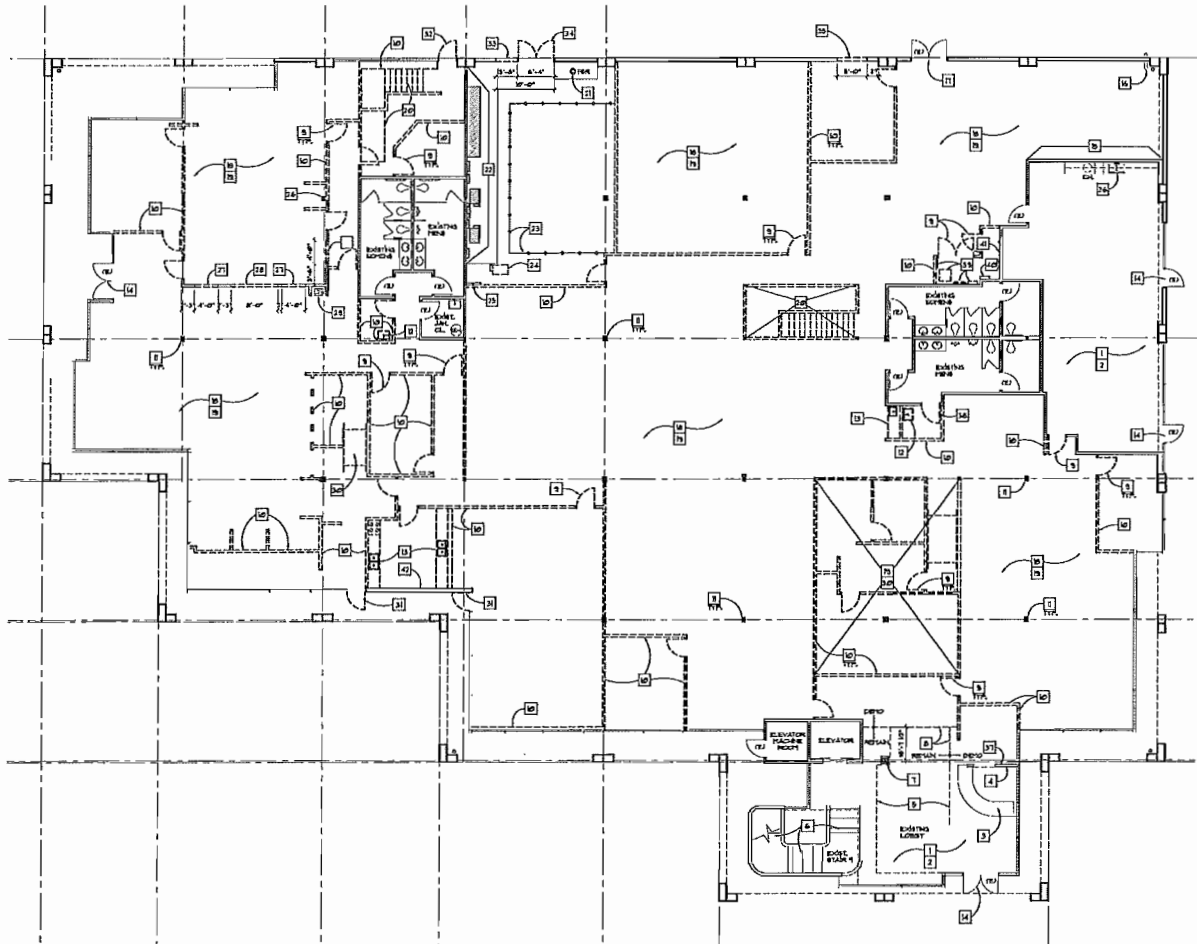
REQUEST: For the establishment of public or quasi-public use of an educational or recreational nature (non-profit trade school) in the M-2, Heavy Manufacturing Zone.

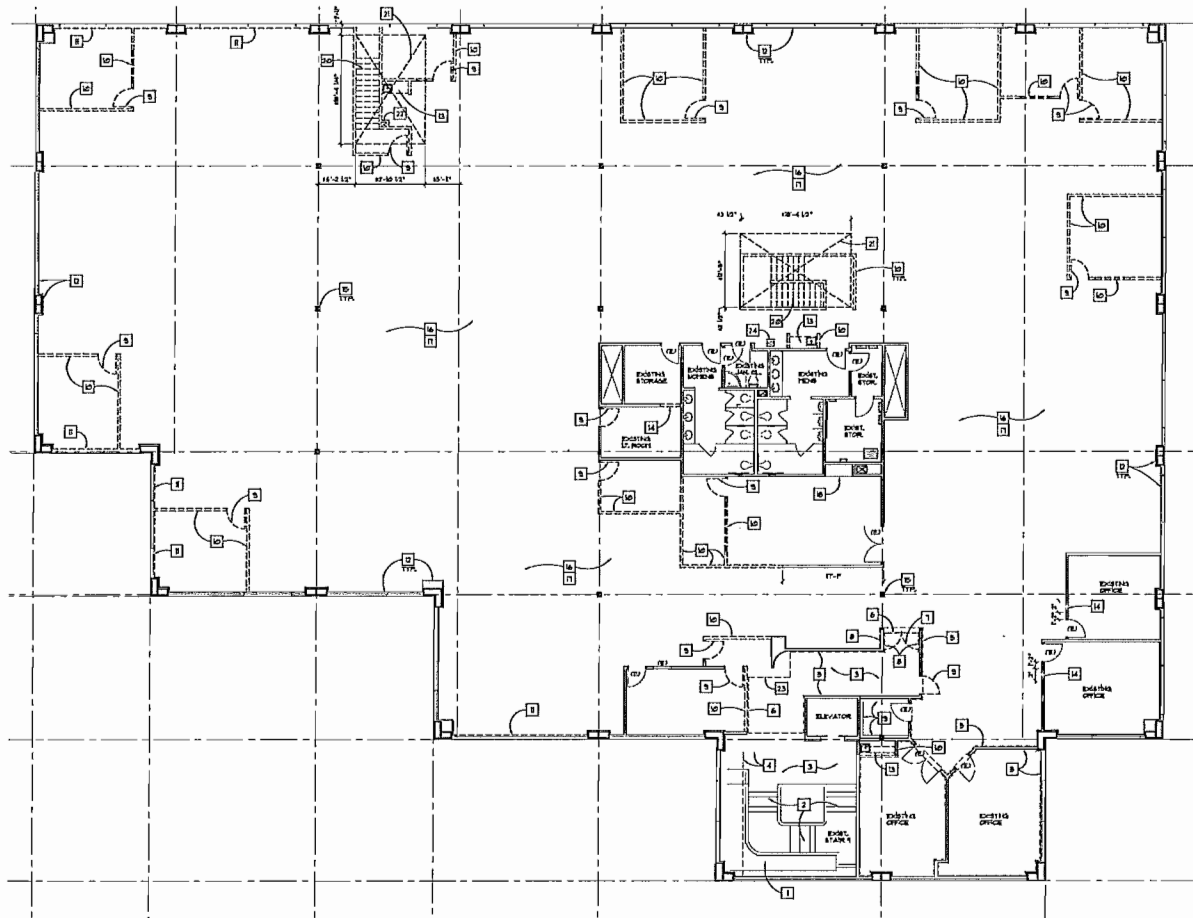
APPLICANT: Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA")

Site Plan



Existing Floor Plan (1st Floor)



Existing Floor Plan (2nd Floor)

[illegible]

[illegible]

Conditional Use Permit (CUP) Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

CUP 738
RECEIVED

JAN 08 2013

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): 12131 Telegraph Road, Santa Fe Springs, CA (NEC of Geary Avenue and Telegraph Road)

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) Tract No. 1664, Lot 1 (M.B. 22-10/11)

Record Owner of the property: Gary-Telegraph Investments, a California General

Partnership By: Oltmans Investment Company, LLC

Name: Charles Roy, Vice Chairman Phone No: (562) 576-1230

Mailing Address: 1005 Mission Mill Road, Whittier, California 90608 Date of Purchase: _____

Fax No: (562) 695-2939 E-mail: charlie@oltmans.com

Is this application being filed by the Record Owner? Yes, on behalf of the owner in escrow
(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: Wendy Grant, AICP/ Marissa Aho, AICP Phone No: 213-623-1443 x103

Mailing Address: 949 South Hope Street, Suite 100, Los Angeles, CA 91602

Fax No: 213-623-1443 E-mail: wgrant@planningcenter.com/maho@planningcenter.com

Describe any easements, covenants or deed restrictions controlling the use of the property: Easement No. 82-1083364 (10' wide Southern California Edison Easement) along a portion of the northern property line.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
The applicant and owner in escrow, Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA"), requests approval of a Conditional Use Permit (CUP) pursuant to Sections 155.243(L) and 155.264(C) of the Santa Fe Springs Municipal Code to operate a new Trade School within an existing, approximately 47,770 square foot building located at 12131 Telegraph Road (the "subject property") in the community of Santa Fe Springs. The proposed Trade School will operate from 7:30am to 10:30pm Monday-Friday, from 8:00am to 4:30pm on Saturday and will be closed on Sunday. The school will have seven (7) classrooms, three (3) computer labs, an approximately 10,952 foot machine area, ancillary student services and administrative and faculty offices.

NOTE

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

CUP Application (Cont.)**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): Charles Roy, Vice Chairman
Gary-Telegraph Investment, a California General Partnership By: Oltmans Investment Company, LLC
 Mailing Address: 1005 Mission Mill Road, Whittier, CA 90608
 Phone No: (562) 576-1230
 Fax No: (562) 695-2939 E-mail: Charlier@oltmans.com
 Signature: _____

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

CERTIFICATION

I, Charles Roy, 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)

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } SS

Subscribed and sworn to (or affirmed) before me this 7th day of January, 2013 by Charles Roy, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Shelley Olivette
 Notary Public



FOR DEPARTMENT USE ONLY	
CASE NO:	<u>CUP 738</u>
DATE FILED:	<u>1/8/13</u>
FILING FEE:	<u>\$ 3,393</u>
RECEIPT NO:	
APPLICATION COMPLETE?	

01-08-13 CL6643 check \$3393.00 AA

CUP Application (Cont.)

NTMA TRAINING CENTER CUP APPLICATION

PROJECT BACKGROUND & DESCRIPTIONCity of Santa Fe Springs
January 7, 2013**BACKGROUND**

The applicant and owner in escrow, Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA"), requests approval of a Conditional Use Permit pursuant to Sections 155.243(L) and 155.264(C) of the Santa Fe Springs Municipal Code, to allow the renovation, establishment, use and maintenance of an approximately 47,770 square foot existing office/tech building located at 12131 Telegraph Road (Figure 1) as the Santa Fe Springs campus of NTMA Training Centers of Southern California.

The subject property is located on the northeast corner of the intersection between Telegraph Road and Geary Avenue. The property has approximately 397 feet of frontage along Telegraph Road and approximately 218 feet of frontage along Geary Avenue.

National Tooling & Machining Association Training Center

The NTMA Training Centers of Southern California were founded in 1968. NTMA is a well-established, non-profit organization that provides essential, state funded, vocational training for machinists. NTMA provides five core Machining Education and Training courses: 1) Computer Numerically Controlled (CNC) Machining, 2) Advanced CNC Machining, 3) Mastercam CAD/CAM, 4) Advanced Mastercam, and 5) Inspection Training.

The main campus is currently located in Norwalk, and a satellite campus in Ontario. The applicant is in escrow to purchase the approximately 2.33 acre, irregularly shaped, subject property. The proposed CUP will facilitate the relocation of the Norwalk campus to the City of Santa Fe Springs and would authorize the establishment of similar training programs and facilities currently located in Norwalk.

General Plan & Zoning Designations

As shown in Figure 2 (attached), the subject property is located within the M-2 Zone and designated for Business Park land uses in the General Plan. The proposed Trade School use is permitted in the M-2 Zone (Heavy Manufacturing) through approval of a Conditional Use Permit. As illustrated in Figure 2, adjacent properties to the east, south and west are within the M-2 Zone and are designated for Business Park uses by the Santa Fe Springs General Plan. The adjacent property to the north is also located within the M-2 Zone.

Existing Site Conditions

The approximately 47,770 square foot existing office/tech building was constructed for and occupied by the County of Los Angeles Housing Authority for approximately 25 years. There are currently 155 surface parking spaces located on the north and east portions of the property. The property features mature landscaping consisting of grass, shrubs, and trees along Telegraph Road, Geary Avenue, the northern and eastern property lines, and within the surface parking lot. The site also features a small patio with tables and chairs on the east side of the existing building.

PROJECT DESCRIPTION

The proposed project consists of the renovation, use and maintenance of the 47,770 square foot existing office trade school building as the Santa Fe Springs campus of the NTMA Training Centers of Southern California.

As shown in the proposed floor plans (attached), the proposed campus would be housed entirely within the existing office/tech building. The proposed trade school operations will be conducted wholly within the existing building. The proposed trade school will occupy the entire ground floor and second floor of the subject site. The

CUP Application (Cont.)

NTMA TRAINING CENTER CUP APPLICATION
12131 TELEGRAPH ROAD

JUSTIFICATION STATEMENT

City of Santa Fe Springs
January 7, 2013

BEFORE A CONDITIONAL USE PERMIT CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT (Attach a supplemental sheet if necessary):

1. That the proposed use will not be detrimental to persons or property in the vicinity

The Applicant, Los Angeles Chapter National Tooling & Machining Association Training Center Trust ("NTMA"), requests a Conditional Use Permit to renovate, use, and maintain the existing, approximately 47,770 square foot office building as a trade school. The NTMA is currently in escrow to purchase the approximately 2.33 acre site located at 12131 Telegraph Road (the "subject property") in the community of Santa Fe Springs. The existing office building was constructed in the 1980's and was most recently used as offices for the County of Los Angeles Housing Authority.

The NTMA was founded in 1968 and has been providing essential vocational trade school courses for the Los Angeles region for nearly 45 years. The new facility will be relocated from its current location in the City of Norwalk to the proposed site. The site is located within the M-2 (Heavy Manufacturing) Zone and is designated for Business Park uses by the Santa Fe Springs General Plan. The properties immediately adjacent to and surrounding the subject property are also located within the M-2 Zone and are designated for either Business Park uses (primarily along Telegraph Road) or Industrial uses (properties north of Telegraph Road) in the General Plan. The proposed reuse of the existing building as a trade school for machinists will not be detrimental to persons or property in the vicinity.

No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will seek a separate permit at a later date). However, the applicant will be submitting tenant improvement plans to the City for modification to the building interior that are necessary for the student training that the NTMA provides. The site has 155 surface parking spaces and is well maintained and landscaped. Parking will be provided in accordance with Section 155.481(E)4 of the Municipal Code.

The applicant will seek a separate wall sign permit at a later date. The proposed hours of operation for the proposed trade school will be from 7:30am to 10:30pm Monday-Friday and 8:30am to 4:30pm on Saturdays. The trade school will be closed on Sundays. The proposed hours of operation are consistent with and/or complementary to the business park or industrial uses permitted in the immediate area. Since there will be no exterior building modifications, and the day to day functions of the NTMA training facility will be conducted indoors, the site characteristics and operational characteristics of the proposed NTMA Training Center campus is compatible with surrounding business park and industrial uses and will not be detrimental to persons or property in the vicinity.

CUP Application (Cont.)

CUP Application
NTMA Training Center
12131 Telegraph Road
Page 3 of 4

The students enrolled in NTMA programs are typically adults with full-time jobs in the machining field. The site will be most heavily utilized on Saturdays and on 14 days when special events are planned throughout the year. The remaining approximately 300 days the operation of the trade school will be limited to administrative offices, the resources center and machinist training modules with approximately 75 participants at any given time. These operational characteristics of the proposed trade school will be compatible and complementary to the existing and future development of the surrounding properties.

NTMA will also strive to be a good neighbor by keeping the subject property well maintained and well landscaped.

4. That the proposed use will not adversely affect the Zoning Map or the General Plan of the City

The proposed trade school use will not adversely affect the Zoning Map or the General Plan of the City of Santa Fe Springs. As stated above, the subject property is located within the M-2 Zone and is designated for Business Park uses by the General Plan. Sections 155.243(L) and 155.264(C) of the Santa Fe Springs Municipal Code permit quasi-public building/use for educational purposes through the Conditional Use Permit process within the M-2 Zone and within the Telegraph Road Corridor. The proposed trade school receives California State funding to conduct its core curriculum.

5. Explain why the proposed use is essential or desirable in the location requested.

NTMA was founded in 1968 and has been providing essential vocational trade school courses for the Los Angeles region for nearly 45 years. The NTMA is outgrowing its current location and has been searching for quite some time to find a suitable location for their machinist training facilities as well as classrooms, computer labs, and administrative offices. The existing, approximately 47,770 square foot office building is located in the M-2 Zone, which is best able to accommodate the heavy machinery and simulators that are used (wholly within the building) by the school in their vocational training program, however the existing office building also provides high-quality office space for administrative offices and high-quality classroom space that will provide a good learning environment. NTMA is excited to relocate their campus and administrative offices to Santa Fe Springs and looks forward to participating in the community at large.

6. 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.

See questions 1 and 2.

7. 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?

NTMA will operate the trade school use wholly within the existing office building. All external features of the property, including the parking, landscaping, and access will remain as they are today. Students, staff, and facility will be instructed to park on the site or take transit. Any trash produced by the school will be stored in the appropriate receptacles and removed on a regular schedule.

CUP Application (Cont.)

NTMA TRAINING CENTERS

11/18/2012 121218 CUP 12131 Telecranh Road 3,393.00 0.00 026629 3393.00

CHECK: 026629 12/18/2012 City of Santa Fe Springs 3,393.00
01-08-13 1CL6643 CHECK 3393.00

DISTRIBUTION

City
of
Santa Fe Springs

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	B200	CUP738	52253.00
110	397	4110	B200	PH	7140.00

NTMA Training Centers of Southern California
(NAME)

(ADDRESS)

(CITY AND STATE)

Cup Fee + Public Hearing - CUP 738
(DESCRIPTION)

RECEIPT

01-08-13 1CL6643 CHECK 3393.00

City of Santa Fe Springs

Planning Commission Meeting

March 11, 2013



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 57

Request for approval of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 721, 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 approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 57 subject to the conditions of approval contained within this report.

BACKGROUND

The Applicant, Chipotle Grill, is one of the ten new eating establishments operating out of the newly remodeled Santa Fe Springs Shopping Plaza (Plaza) that is located on the northeast corner of Telegraph Road and Carmenita Road. Chipotle Grill occupies approximately 1,200 sq ft of space on the westerly side of the Plaza; Chipotle Grill has been in operation since June 2012.

Founded in 1993, near the University of Denver, Chipotle Grill is now a chain of restaurants located in the U.S., England, Canada and France specializing in burritos and tacos. The restaurant is known for its large burritos, assembly-line production, and use of natural ingredients. As part of its tasty menu, Chipotle Grill is proposing to add the sale of beer to its customers for on-site consumption. Chipotle Grill, however, is applying for a Type 47 ABC License to allow the flexibility in the event that it later wishes to expand its service to include margaritas.

In compliance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 57 to allow the sale of alcoholic beverages for on-site consumption. Concurrent with this request, the Applicant is seeking approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales. If the ABC alcohol license is denied, this Permit shall immediately become null and void.

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.

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.

The restaurant is within the Santa Fe Springs Plaza. The Plaza was remodeled in 2008, which added building square footage to the center. Overall the Plaza provides 906 parking spaces which conform to the current parking regulations.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with several ingress and egress driveways on Carmenita Road, Telegraph Road and Gunn Street. The property also provides on-site vehicle circulation. Truck loading areas are to the rear of the Plaza; trucks enter through Gunn Avenue and exit through Carmenita Road.

c. Hours and days of operation.

The restaurant operates from 10:00 a.m. to 11:00 p.m. seven days per week.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan. It should be noted that the Plaza has its own dedicated security personnel.

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

The proposed restaurant is within walking distance to schools, child care nurseries and religious facilities. The restaurant allows children into the premises considering that the restaurant is a commonly known as a family establishment. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts.

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

The proposed restaurant is within walking distance to other retail uses and restaurants selling alcohol beverages. Each use within the City is regulated by a conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments. It should be noted that ABC does not classify the area as over concentrated with alcoholic beverage sales uses.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area.

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.

The shopping center is well maintained. 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. 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 these activities take place.

SURROUNDNG ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial-Planned Development and is developed with a variety of retail/commercial uses, including a bank, theater, restaurants, medical, professional, business and administrative offices. The subject property interfaces with a single-family residential neighborhood to the north and east. The neighborhood is characterized by one-story single-family residential dwellings located on approximately 5,000 sq ft lots. The interfacing residential lots to the north back onto the subject property. Both neighborhoods are located in the Los Angeles County unincorporated area and are zoned R-1.

The property to the south, across Telegraph Road, is zoned M-1, Heavy Manufacturing. A small area at the southeast corner of Carmenita Road and Telegraph Road is located in the City of Santa Fe Springs; the larger area is located in the Los Angeles County unincorporated area. The property at the southwest corner of Carmenita Road and Telegraph Road is zoned C-4, Community Commercial and is developed with the Gateway Shopping Center. The property at the northwest corner of Carmenita Road and Telegraph Road is also zoned C-4, Community Commercial and is developed with commercial/retail uses including a gas station and a small commercial center. The property directly to the north of the gas station and small retail center is R-3, Multiple-Family Residential and is developed with apartment complexes.

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 Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 22, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of March 6, 2013, Staff has not received any inquiries regarding the proposal.

CALLS FOR SERVICE

Chipotle Grill opened in June 2012. Since that time there have not been any calls for service.

STAFF COMMENTS

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

Staff recommends approval of Alcohol Sales Conditional Use Permit Case No. 57, as requested by the Applicant. It should be noted that the Applicant has signed an affidavit in which he declares that he is aware of and is in acceptance of the conditions of approval. Any breach of the conditions of approval by the Applicant and/or his employees may result in the process to revoke this Permit if the violation is not corrected in a timely manner or if the violations continue.

CONDITIONS OF APPROVAL

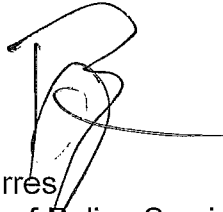
1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That the Applicant, within 30 (thirty) days of the approval of this permit, shall install an additional video camera on the northern entry door leading to the patio seating area. The camera shall capture customer egress and ingress from that entry door.
3. That it shall be the responsibility of the Applicant and/or his employees to monitor that outdoor consumption of alcoholic beverages is not conducted. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
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 47 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off

- the subject premise.
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 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 there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.
 10. 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.
 11. 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 licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
 12. 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.
 13. 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.

14. That the applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
15. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
16. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
17. 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 with approval by the Department of Police Services.
18. 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.
19. That the applicant must receive approval by the Director of Public Works and the Director of Police Services for any installation of newspaper racks on the exterior of the premises.
20. 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.
21. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
22. 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.
23. 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.

24. 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 officers; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
25. 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.
26. 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.
27. 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.

28. That failure to comply with the foregoing conditions shall be cause for suspension and/or initiation for the revocation process of this Permit.
29. That ASCUP Case No. 57 shall be subject to any other conditions the City Council may deem necessary to impose.
30. 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



Wayne M. Morrell
Director of Planning

Attachments

1. Location Map
2. Application



City of Santa Fe Springs

Location Map

Chipotle Grill
10120 Carmenita Road

City of Santa Fe Springs
Department of Police Services
11 576 Telegraph Road - Santa Fe Springs, CA 90670 - (562) 409-1850 - Fax (562) 409-1854

**Supplemental Application for an Alcohol
Sales Conditional Use Permit**

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: Chipotle Mexican Grill, Inc.

Doing Business As: Chipotle Mexican Grill Store # 1812

Business Address: 10120 Carmenita Road Phone: 562.457.5327

Mailing Address: 1401 Wynkoop Street, Suite 500, Denver CO 80202

Residence Address: _____ Phone: 303 222 2524

Age Sex Ht. Wt. Eyes Hair Date of Birth Place of Birth Drivers Lic. #

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes No

If yes, complete the following:

Court _____ Date _____

Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:

Leon Neman, Carmenita Plaza LLC

1525 S. Broadway Street

Los Angeles, CA 90015

3. Describe the type or nature of the business:

Chipotle Mexican Grill Store #1812 is an existing 64-seat, 2400 s.f. Mexican-style fast-casual
restaurant with a 725 s.f. patio and 38 patio seats which would like the ability to serve a full line of
alcoholic beverages for on-site consumption.

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: National Registered Agents, Inc.

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) Yes No

If yes, complete the following for each business:

<u>Business Name</u>	<u>Address</u>	<u>Dates of Operation</u>	<u>Type of Permit</u>
----------------------	----------------	---------------------------	-----------------------

- | | | | |
|----|-------|-------|-------|
| 1. | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ |

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) Yes No

If yes, explain by giving the type of action and name of regulatory agency:

Please see attached list of pending ABC licenses, which are in the process of being granted.

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes No

If yes, explain: _____

8. Will minors be permitted on the premises? (Circle one) Yes No

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:

Chiptotle anticipates offering only beer at this location. However, the company would like the operational flexibility to be able to serve margaritas, as it does at various locations (type 47), and is therefore requesting permission to serve a full line of alcoholic beverages. A copy of the food menu is attached.

10. Give days and hours during which alcohol sales are to be conducted:

Coterminous with store hours, or 11 a.m. to 10 p.m. daily.

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes No

If yes, give location and license number: Please see attached list.

12. Will there be other activities conducted at your place of business? (Circle one)

If yes, please explain: Restaurant service.

13. Describe any Department of Alcoholic Beverage Control actions now pending:

Please see response to #6, above, and the attachment referenced therein.

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

10120 Carmenita Road, Santa Fe Springs, CA 90605

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.) Please see attached sheet.

Record owner of the property: Carmenita Plaza, LLC

Name: Leon Neman

Phone No. 213 516 3222

Mailing Address: 1525 S. Broadway Street, Los Angeles CA 90015

Date of Purchase: n/a

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 this application.)

Representative authorized by the record owner to file this application:

Name: Valerie Sacks, Liquor License Specialists

Phone No. 310 500 6282

Mailing Address: 12304 Santa Monica Blvd., Suite 100, Los Angeles CA 90025

Describe any easements, covenants or deed restrictions, controlling the use of the property:

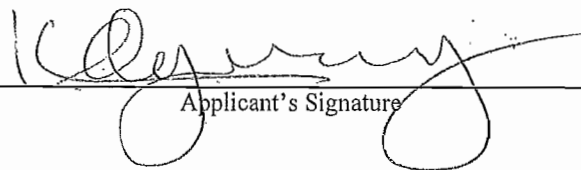
n/a

The conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.) Please see attached Project Description (Attachment A).

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.


Applicant's Signature

12/7/12
Date



CONSENT AGENDA

Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1)

Request for a time extension, site plan and building modifications, and modifications to the conditions of approval for previously approved Development Plan Approval (DPA) Case No. 862 and Zone Variance (ZV) Case No. 71, for property located at 13630 Firestone Boulevard, and Zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking.
(Robert Stewart for Ryder Truck Rentals, Inc.)

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

Approve the Applicant's request for a time extension, site plan and building modifications, and modifications to specified conditions of approval as outlined within the staff report on file for the case.

BACKGROUND/DESCRIPTION OF REQUEST

On May 23, 2011, at a duly noted public hearing, the Planning Commission approved Development Plan Approval (DPA) Case No. 862 and Zone Variance (ZV) Case No. 71 for the 2.48-acre property located at 13630 Firestone Boulevard, south of Interstate 5 (I-5) freeway, and zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking. DPA 862 was a request by Ryder Truck Rental, Inc., to construct a new 19,000 sq ft (GSF), two-story (office area - 2 floors: 5,850 sq ft; exterior storage area: 2,305 sq ft, and vehicle maintenance area: 10,847 sq ft) building that included a 2,520 sq ft fuel island canopy (existing). ZV 71 was a request to deviate from certain development standards of the City's Zoning Regulation. The specific deviations were as follows:

1. To allow the new Ryder building to observe a front setback of 15' in lieu of the otherwise required 30'.
2. To allow the Project's garage bay doors to be located 65' from the front property line in lieu of the otherwise required 75'.
3. To allow the Project to provide 33 automobile and truck parking spaces in lieu of the otherwise required 48 automobile parking spaces;
4. To allow the relocation and/or installation of a freestanding sign within the required yard area, and to allow the sign to exceed the height and size limits of the Zoning Regulations.

At the time of approval, the site was vacant. It was previously developed with a two-story concrete tilt-up building, with a pole sign that were both entitled under CUP Case No. 96, and constructed in 1971. Prior to its demolition, the building was used as one of Ryder's major maintenance, repair and refueling stations in Los Angeles County for its fleet of leasing and rental trucks, which include vans, tractors, small cab trucks, straight trucks, and semi-trailers, ranging in length from 18 feet to 53 feet.

The California Department of Transportation (Caltrans) was and still is in the process of widening Interstate 5, (the I-5 Freeway) between State Route 91 and Interstate 710. As a result, a significant portion of the Ryder property along Firestone Boulevard was taken due to the realignment of Firestone Boulevard, which is included as part of the freeway expansion project. Specifically, Caltrans acquired approximately 20% of the existing site, reducing the size from approximately 2.46 acres to about 1.98 acres. The new right-of-way line bisected the existing building on the site. This coupled with the City's 30-foot building setback necessitated the demolition of the building. The existing fuel island and underground fuel storage tanks at the rear of the site remained in place.

Ryder preferred to remain in the City and continue to use the reduced site area for its business operations. To do so, the site had to provide sufficient facilities for the needs of Ryder's business, i.e., office space, multiple truck bays, exterior storage space, and a reconfigured fuel island at the rear of the site. Additionally, in order to meet the City's zoning, public works, and fire and life safety requirements, any new building had to include sufficient parking, sufficient clearance for fire and emergency vehicles, and sufficiently wide drive aisles for the safe operation and circulation of Ryder's trucks.

As a result of these operational and regulatory constraints, the new building was designed to be located 15 feet from the site's front property line, in lieu of the otherwise required 30 foot building setback. Due to the constraints of the newly reduced site area, the Project's overhead doors were located less than 75 feet from the front property line (i.e., 65 feet). Thirty-three automobile and truck parking spaces were proposed in lieu of the otherwise required 48 automobile parking spaces. Variances from the City's zoning requirements were required to permit these necessary deviations for the new Ryder facility. Finally, Ryder's legally nonconforming pole sign was located on the property in an area that would be taken by Caltrans. A variance was required for the relocation of the existing sign, or the installation of a new sign, within the required front yard area, and for the overall height and dimension of the sign. The existing sign was 40-foot tall with a sign area of 140 sq ft. The current Code requires that freestanding signs shall not exceed 40 sq ft in area or a height of 20 feet.

On October 23, 2012, Staff received a letter from a representative of Ryder requesting the following modifications to DPA 862 and ZV 71, as approved by the Planning Commission on May 23, 2011:

Item 1:

That they are relieved from installing a wrought iron fence on the south and east property line as shown on the approved colored site plan. The rationale for the request was that the fence, as located on the approved site plan, would not allow Ryder to utilize the 35'-0" property leased from the railroad for employee parking. Additionally, Ryder requested that they be relieved from installing wrought iron fencing along the east property line. Their eastern neighbor had installed a new 9'-0"-high wrought iron fence along their west property line, and it would be redundant to install a second fence. *Condition No. 47 of the conditions of approval required the installation of wrought-iron fencing along the south, east and west perimeter of the property.*

Item 2:

That they are allowed to modify the garage and exterior storage portions of the approved floor plan by adding 10 feet to the north-south length of the garage and reducing the width of the covered exterior storage by 10 feet. The additional 10 feet would provide space within the garage to maintain several mechanics' tool chests and equipment.

Item 3:

That in order to provide sufficient on-site screened space for trucks waiting for service or rental, that they be allowed to modify the approved site plan to incorporate a 90 degrees stall and reduce the width of the garage to 80 feet from the approved 90 feet as shown on the approved site plan. To provide the 90 degree stalls, landscaping in the yard south of the 14 foot high screen wall would be reduced from the amount approved.

Item 4:

On February 5, 2013, Staff received a second letter from Ryder requesting a one year extension of time to Condition of Approval No. 63. Condition 63 states that the May 23, 2011 approval will terminate and become void should the privileges granted are not utilized nor has substantial physical construction not begun within 2 years of the effective date of approval. Since two years would be May 2013, Ryder would only have 2 months following the March 11 meeting date to complete permitting and begin construction.

Finding-Item 1:

Staff agrees that installing a fence along the south property line would prevent Ryder from utilizing the 35'-0" property leased from the railroad. Additionally, allowing that area to be used for employee parking would not impact the total number of parking spaces required per Code because the total number of parking spaces provided on the site plan does not include parking within the leased area. Staff also agrees that having two fences along a property line is redundant and Ryder has agreed to install a fence along the easterly property line should the easterly neighbor remove their fence.

Finding-Item 2:

Modifying the garage and exterior storage portions of the approved floor plan as described would make the area more functional. Moreover, the overall approved building footprint would remain unchanged.

Findings-Item 3:

Modifying the approved site plan to incorporate a 90 degrees stall and reducing the width of the garage to 80 feet from the approved 90 feet as shown on the approved site plan, would provide sufficient on-site screened space for trucks waiting for service or rental. Although doing so would reduce the amount of landscaping that was previously approved, the total amount of landscaping remaining (8,137 sq ft) would still exceed the minimum required landscape area (7,975 sq ft) as shown on the previously approved site/landscape plan. Moreover, after the modifying, the total number of proposed parking spaces (42) will exceed the total number of parking spaces (33) previously approved.

Finding-Item 4:

Pursuant to Section 155.745 of the Zoning Regulations, any development plan 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 there under shall become null and void, however, an extension of time may be granted by Commission or Council. Notwithstanding, Condition 63 provided a 2-year time frame for the applicant to begin construction. It is unlikely that construction will begin before the end of May 2013; therefore the applicant is requesting a time extension, as allowed, pursuant to Section 155.745 of the Zoning Regulations.

Based on the reasons enumerated above, Staff finds that approving the requests will not result in detriment to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore, recommending approval of the applicant's requests, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

NOTE: Changes to existing conditions are provided as a strike-through or in italic, bold and underlined.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: ~~Rafael O. Casillas~~ Robert Garcia 562-868-0511 x7543 5)

1. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Firestone Boulevard street frontage. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
2. That adequate "on-site" parking shall be provided per City requirements; however, if approved by the Planning Commission, on-site parking shall be provided in conformance with Zone Variance Case No. 71. All streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
3. That the owner/developer shall pay a fee to the City for the entire cost of design, engineering, installation and inspection of street lights along the Firestone Boulevard frontage of Ryder's property limits. The City will design and cause construction of said street light(s).
4. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. Additional fire hydrants shall be required for fire protection per the Fire Department
5. That the proposed building shall be connected to the sanitary sewers.
6. 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.
7. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

8. The owner/developer 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.
9. 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.
10. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
11. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
12. That the owner/developer 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.
13. That a grading plan shall be submitted for drainage approval to the City Engineer. Grading shall be designed to drain away from the existing fueling island and in compliance with applicable water quality codes. The owner 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.
14. 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.
15. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
16. That the owner/developer 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 Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm

Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Alex Rodriguez Mike Crook 562.868-0511 x3701)

17. 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.
18. 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; however, as shown on the conceptual site plan, a clearance of $\pm 22'-5"$ between the canopy structure and the rear property line, has been reviewed and approved by the Fire Department.
19. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
20. 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.
21. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

22. ~~That prior to issuance of building permits, the owner/developer shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue (SFSDFR) that all applicable conditions have been met:~~
- a. ~~At a minimum, the owner/developer must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The owner/developer shall provide the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (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 owner/developer 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 City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan 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 soil remediation 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.~~
23. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.

24. That the owner/developer 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.
25. That the owner/operator shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue, Environmental Protection Division and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
26. That the Facility shall comply with the temporary closure requirement (per the Fire Code and Title 23 CCR) until all underground tanks are returned to service and properly monitored. Compliance shall be no later than June 5, 2011.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres 562.409-1850 x3329 or Phillip De Rousse at x3319)

27. 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 2 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 prior to the issuance of building permits for the proposed development.
28. That the owner/developer 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 prior to the issuance of building permits for the proposed development. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
29. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/developer 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 vehicles and indicate that 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.

30. That all company trucks, trash enclosures, and 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.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

31. 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.
32. 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, Anita Jimenez at (562) 868-0511 x7361.
33. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne M. Morrell 562.868-0511 x7362)

34. That the canopy structure for the fuel island shall be painted to match the colors of the proposed building.
35. 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.

36. 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 Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
37. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
38. 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:
 - 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 scaled.

39. 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 and Development 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). All distances are measured from the pad of the transformer. The landscaping irrigation system shall be installed to prevent spray on equipment (s). A copy of Southern California Edison's Guideline is available at the Planning Department.

40. That the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City and in compliance with **AB 1881 (Model Water Efficient Landscape Ordinance)**. 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 and in compliance with AB 1881.
41. That improvements within the parkway area shall be consistent with the City's "urban forest" requirement. The urban forest provides raised, meandering, and undulating sidewalks around the perimeters of properties in areas facing city streets (see section 155.380 of the City's Municipal Code).
42. 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. The irrigation system shall be pursuant to **AB 1881 (Model Water Efficient Landscape Ordinance)**.
43. 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, and replacement of plants when necessary and the regular watering of all plantings.
44. That all activities shall occur inside the building, with the exception of fueling activities, which shall take place at the fuel canopy area. No portion of the required off-street parking, driveway areas and area leased from the railroad, shall be used for truck repair, washing or any outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall. The parking of trucks and trailers associated with the use shall be allowed within the area leased from the railroad provided that all such trucks and trailers are not abandoned, wrecked, and/or dismantled.
45. 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.

46. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Firestone Boulevard, use said street as a staging area, or to backup onto the street from the subject property.
47. That the owner/developer shall install a wrought-iron fence along the south, east and west perimeter of the building. The height of the fence shall not be less than six ~~(6)~~ twelve (12) feet or as approved by the Director of Planning. 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. **That if at some future date, the adjacent property owner, Le Fiell Manufacturing, removes their existing wrought-iron fence, Ryder shall install a wrought-iron fence on their easterly property line.**
48. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, and the Sign Guidelines of the City; however, if approved by the Planning Commission, a freestanding sign shall be installed in conformance with Zone Variance Case No. 71.
49. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development 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.
50. 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.
51. 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.

52. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 - 1. 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer 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. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City,

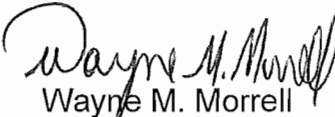
Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

53. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer Development Plan Approval Case No. 862 and Zone Variance Case No. 71 before 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 entitlements.
54. That the owner shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
55. That prior to occupancy of the property/building, the owner/developed, 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 Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
56. 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.***
57. 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 Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

58. That the development shall otherwise be substantially in accordance with the site plan, truck turning diagram, floor plan, and elevations submitted by the owner and on file with the case.
59. That prior to the issuance of building permit(s), the final site plan, truck turning diagram, 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.
60. That except as provided in Zone Variance Case No. 71, 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.
61. That Development Plan Approval Case No. 862 and Zone Variance Case No. 71 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
62. That the owner, Ryder Truck Rental, Inc, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Development Plan Approval Case No. 862 and Zone Variance Case No. 71, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
63. That this approval granted under Development Plan Approval Case No. 862 and Zone Variance No. 71 is further conditional upon the privileges being utilized within two **one (1) year, by March 11, 2014**, after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. This termination date may be extended by action of the Planning Commission or Council.

64. 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; except that prior to any such action, the entitlements shall be heard before 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 entitlements.



Wayne M. Morrell
Director of Planning

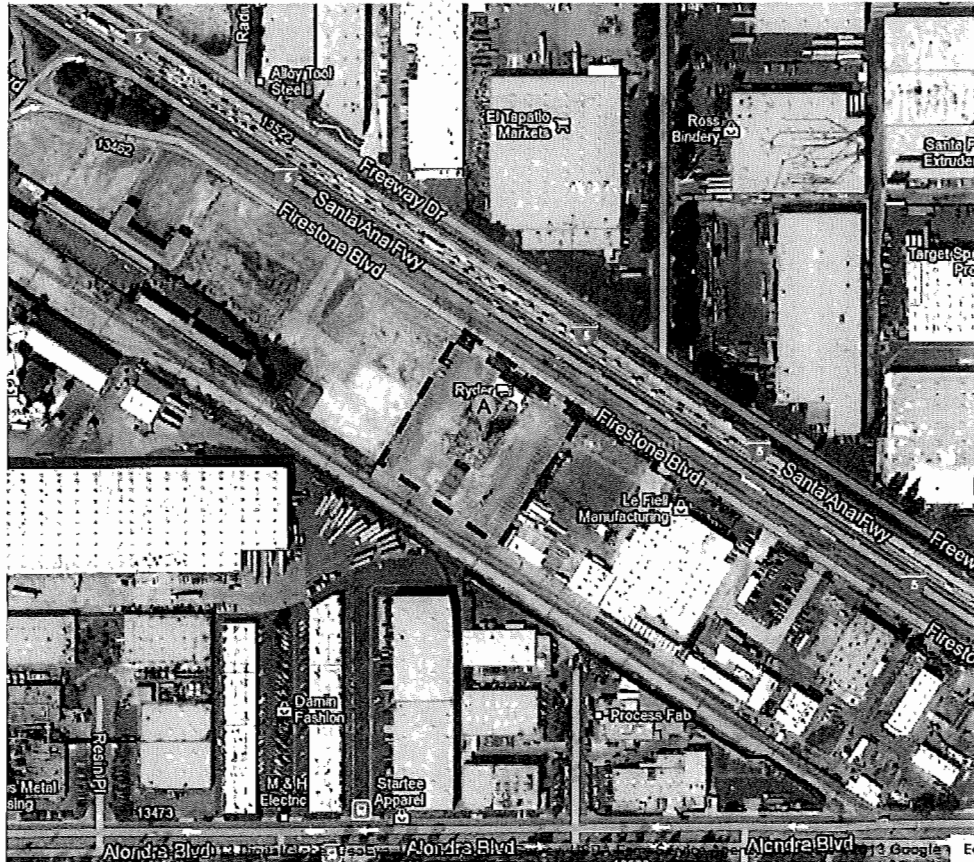
Attachments:

1. Location Aerial
2. Site Plan
3. First Floor Plan
4. Second Floor Plan
5. Exterior Elevations
6. Colored Rendering
7. Request Letters

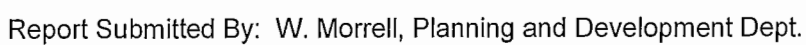


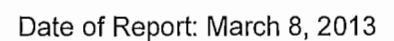
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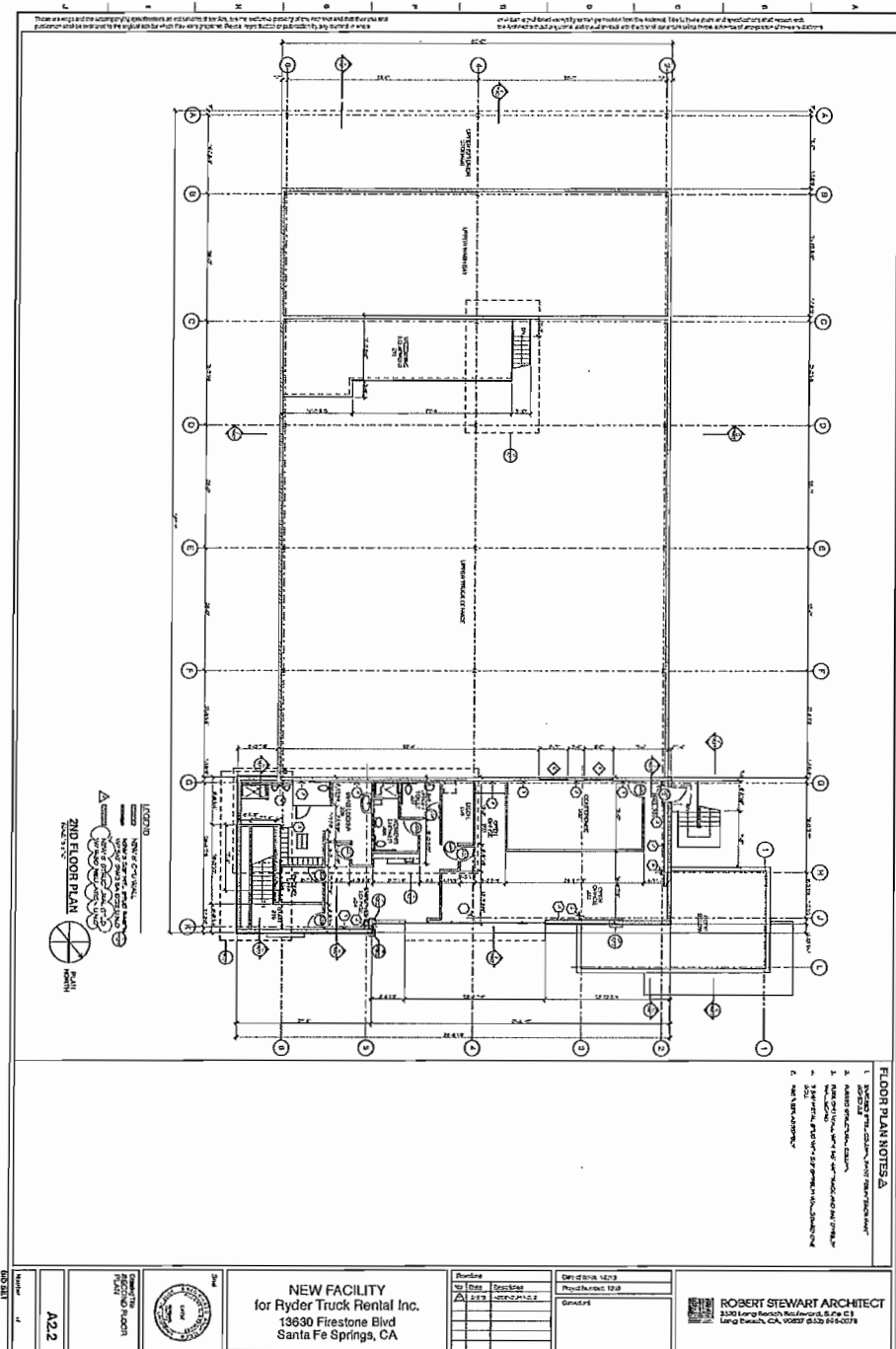
AERIAL PHOTOGRAPH

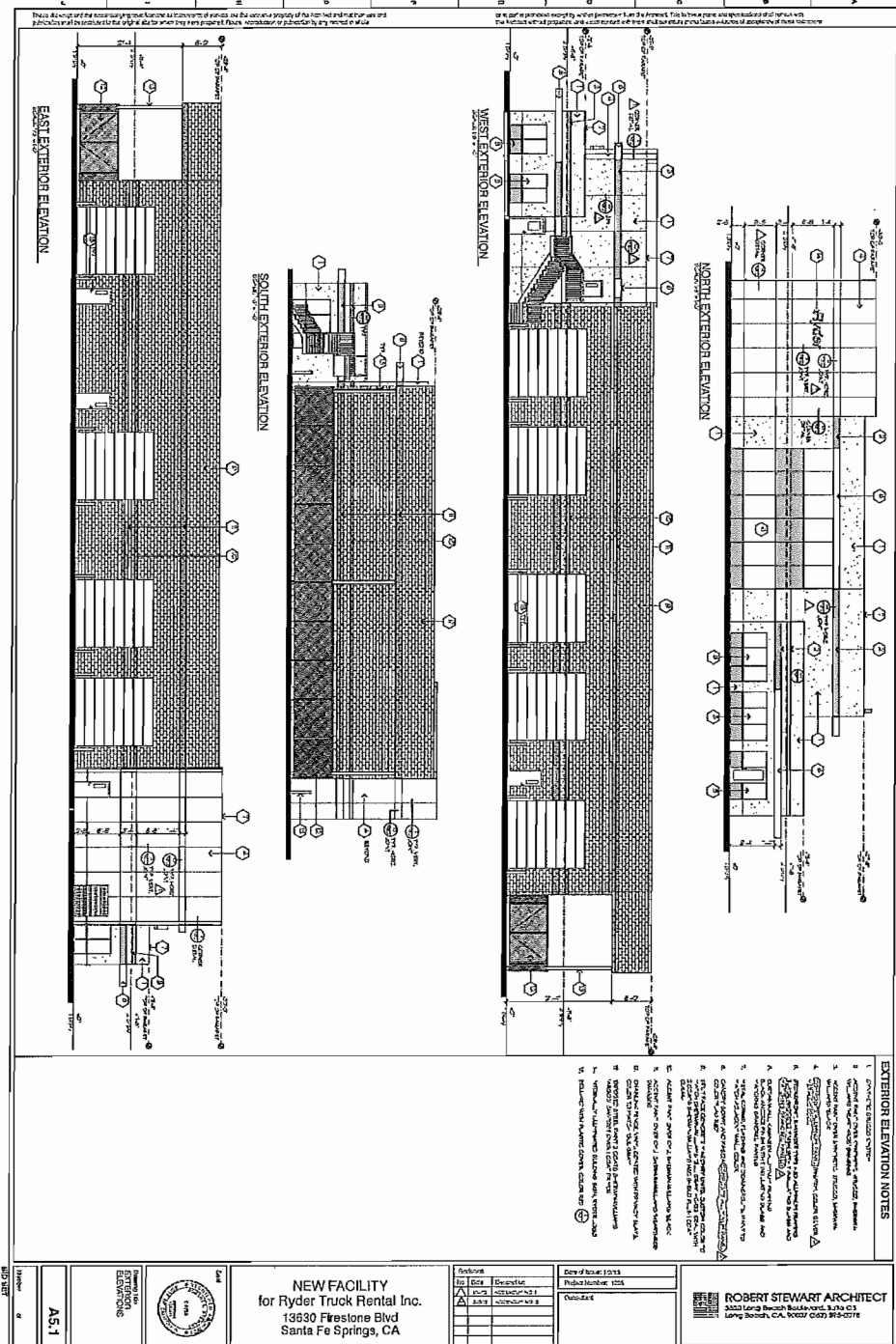


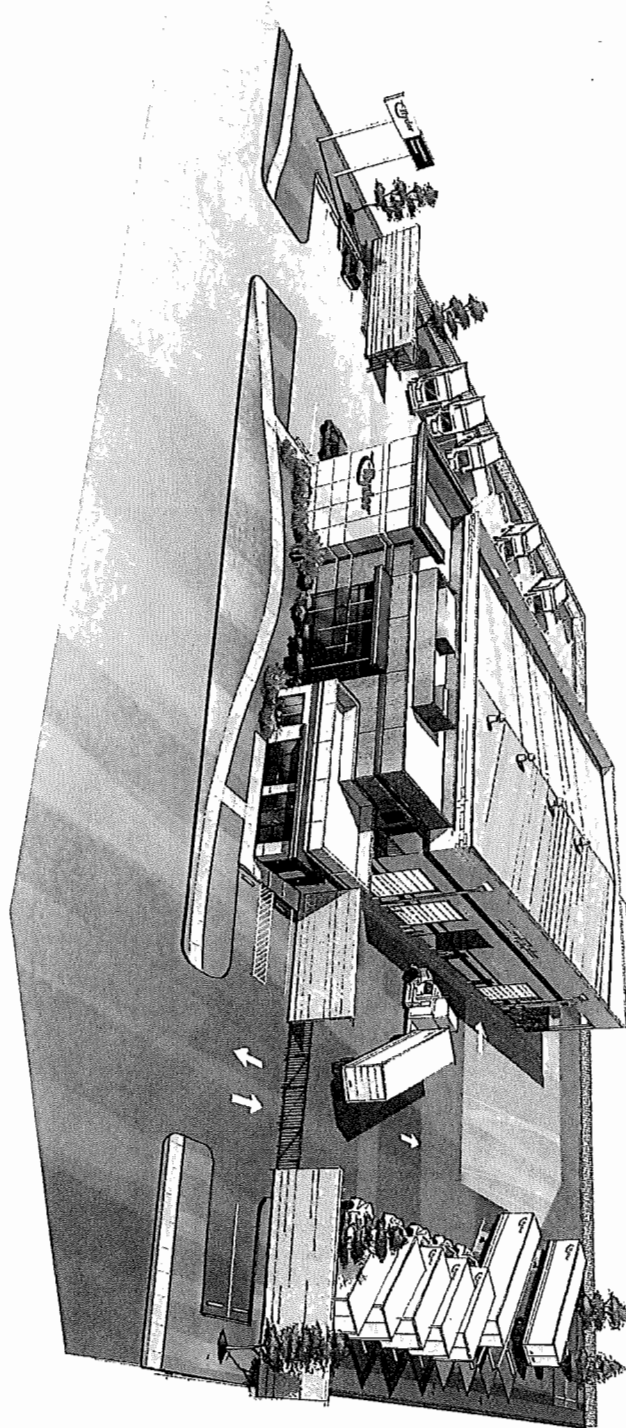
Subject Property: 13630 Firestone Boulevard
Development Plan Approval Case No. 862
Zone Variance Case No. 71
Ryder Truck Rental











Architecture ♦ Construction Management

Planning Dept.

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City of Santa Fe Springs Planning Commission
October 8, 2012
Page 2

high screen fence would be reduced from the amount approved, however the new landscape area will total 8,137 SF, exceeding the minimum required landscape area of 7,975 SF.

Thank you for your consideration,
Robert Stewart Architects



Robert B. Stewart, AIA • LEED AP
Principal

Encl: Site plan, 1st Floor Plan

RECEIVED
OCT 23 2012
Planning Dept.


RSA ■■■■■

Architecture ♦ Construction Management

Planning Commission
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Dear Planning Commission Members:
On behalf of Ryder Truck Rental, Inc., we request a one year extension of time to Condition of Approval No. 63 for DPA Case No. 862 and ZV Case No. 71 approved by the Planning Commission May 23, 2011.

Thank you for your consideration,
Robert Stewart Architects



Robert E. Stewart, AIA • LEED AP
Principal

3620 Long Beach Boulevard, Suite C3 ♦ Long Beach, CA, 90807 ♦ (562) 595-0078 ♦ fax (562) 595-1721

SEE ITEM 4A



NEW BUSINESS

PUBLIC HEARING

Zone Change Case No. 131

Ordinance No. 1042

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone. (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 131 and, after receiving all public comments, thereafter close the Public Hearing.
2. Find that Zone Change Case No. 131 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone.
3. Find that Zone Change Case No. 131 involving the proposed Change of Zone from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone is consistent with the City's General Plan as amended by General Plan Amendment Case No. 23.
4. Find that the 2.67± acres property is suitable for the requested Change of Zone from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential - Planned Development.
5. Introduce Ordinance No. 1042 and pass its first reading on Zone Change Case No. 131.

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburdis Avenue at 9830 Jersey Avenue and 9841-51 Alburdis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment

Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that are currently used for various light manufacturing/warehouse uses. It should be noted that all of the leases are now month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The site, however, currently does not have the zoning or the land use designation for residential development. The entire 2.67± acres is currently zoned ML, Limited Manufacturing Administration and Research, with a General Plan Land Use Map designation of "Business Park." The General Plan Guidelines published by the State Office of Planning and Research require all projects, actions or programs to be consistent with the General Plan; thus for residential development to occur, the zoning and land designation of the Project Area must be changed to allow for residential project on the subject site.

As a result, the applicant is requesting approval to change the existing zoning designation from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential-Planned Development. Concurrent with the Zone Change request, the applicant is also requesting approval for a General Plan Amendment (GPA). It should be noted that a Conditional Use Permit (CUP) and a Vesting Tentative Tract Map (VTTM) have been approved by the Planning Commission and currently remain in effect, but is contingent upon your approval the subject Zone Change and aforementioned General Plan Amendment.

PREVIOUS ACTIONS BY PLANNING COMMISSION

On October 26, 2009, the Planning Commission held a Public Hearing on Zone Change Case No. 131, General Plan Amendment Case No. 23, Conditional Use Permit Case No. 694, Vesting Tentative Tract Map Case No. 070726, and also considered the related environmental documents (Initial Study/Mitigated Negative Declaration) (see attached Planning Commission staff reports).

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Albutis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Action taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously recommended that the City Council approve Zone Change Case No. 131.

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburis Avenue from "Business Park" to "Multi-Family Residential".

Action taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously recommended that the City Council approve General Plan Amendment Case No. 23.

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Alburis Avenue.

Action(s) taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously approved Conditional use Permit Case No. 694.

10/25/2010 – The Planning Commission approved a one-year time extension.

10/10/2011 - The Planning Commission approved a one-year time extension.

11/13/2012 - The Planning Commission approved a one-year time extension.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

Action Taken:

10/26/2009 - Based on the facts presented to the Planning Commission, and any testimony during the public hearing, the Planning Commission unanimously approved Vesting Tentative Tract Map Case No. 070726. Although Tentative Maps are typically valid for only two (2) years, it should be noted that through the passage of SB 1185 (2008 – Lowenthal), AB 333 (2009 – Fuentes), and AB 208 (2011 – Fuentes), the expiration date for the subject map was affectively extended an additional 5 years until 10/26/2016.

PREVIOUS ACTIONS BY CITY COUNCIL

On November 9, 2009, the City Council held a Public Hearing on Zone Change Case No. 131 and General Plan Amendment Case No. 23. Following discussion by City Council and after hearing testimony from two current business owners from the site and two adjacent property owners, the council took action to continue the case to the November 24th meeting (see attached staff report and minutes from November 9, 2009 City Council meeting).

Following the meeting, a petition in opposition to the project was started by an existing tenant of the subject property. The petition was signed by 101 individuals and submitted to city staff (see petition signatures attached). Upon receipt of the petition, staff immediately informed the applicant of the oppositions to their project. As a result, the applicant requested that the case be taken off the City Council agenda so that they could resolve the dispute with their tenants. The case was not placed on the November 24th City Council agenda. In fact, the matter has been tabled until now due to the challenging economic conditions, and more specifically a weak housing market, during these past few years.

Since 2009, the following has occurred:

- The applicant has converted all leases to month-to-month tenancies.
- The applicant has provided their tenants with advance notice of their intentions to move forward with the development project (see attached letter dated November 1, 2012 from applicant's property manager).
- As stated in their November 1st letter, the applicant has committed to doing the following:
 - Assist and guide the tenants in their re-location.
 - Provide tenants with financial assistance of 30-days to 90-days rent concession (based on length of tenancy).
 - Keep tenants well-informed and updated as the process moves forward.
- Staff re-noticed the public hearing. Although state law only requires that property owners are given legal notice of the public hearing; because of the known opposition towards this project, staff sent the public hearing notice to both property owners and tenants within 500 feet of the exterior boundaries of the property. The public hearing was also posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on March 13, 2013.
- The public hearing notice was published in a newspaper of general circulation (Whittier Daily News) on March 15, 2013.

ZONING ORDINANCE REQUIREMENTS

Section 155.825 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the City Council shall satisfy itself that the following conditions prevail before recommending that the change be granted:

1. That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
2. That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.
3. That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.
4. That the proposed change of zone will not adversely affect the master plan of the city.

FINDINGS

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

There is a need in the community for additional housing, particularly housing for single wage earners and first-time homebuyers. Santa Fe Springs is a predominantly industrial community, with most of its residential neighborhoods built out in the 1950's. Approximately ten percent of the City's 5,500 acres is zoned for residential uses, and virtually all of those areas are now fully developed.

The City is also expected to experience future growth in population and employment; thus necessitating the need for the additional dwelling units which would be permitted by the zone change request. Table 1 outlines The Southern California Association of Government, (SCAG), population, housing and employment forecast for the City.

Table 1
City of Santa Fe Springs
Population, Housing and Employment Forecast

Year	Population	Housing Units	Employment
2005	17,547	4,995	60,833
2010	18,263	5,201	64,732
2015	19,113	5,451	65,703
2020	19,949	5,702	66,617
Source: SCAG 2004 RTP Growth Forecast, website: http://www.scag.ca.gov/forecast/downloads/excel/RTP07_CityLevel.xls			

As seen in the table on the previous page, between 2005 and 2020, the population is projected to increase by 2,402 individuals, housing is projected to increase by 206 units, and employment is projected to increase by 3,900 jobs. With projected increase in population and employment, coupled with the residentially zoned areas of the City being fully developed, there is a definite need for additional residential development in the City. The 50 units associated with this project would be a welcomed contribution towards the anticipated housing needs.

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

Feasibility studies have been performed by potential developers/buyers to determine the type of development that would be most favorable for the site. The studies concluded that the highest and best use of the site is a multi-family residential development. A multi-family residential development would be compatible with the surrounding land uses. A multi-family residential development would provide a less intensive land use on the site. Given the close proximity of other single and multiple family units, a less intensive land use would be considered more desirable. Additionally, the infrastructure already exists to support a residential development. Moreover, the City's Housing Element has identified the need for additional residential housing based on the long term demand for residential development in the City.

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

The proposed Zone Change would not be detrimental to persons or property in the surrounding area. In fact, the zone change and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by adding an additional 50 condominium units; (4) promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and (5) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

4. *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe

Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*.

The following table (Table 2) illustrates how the proposed Change of Zone will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	2.3 Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Safety	5.3 Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from the curb face will be provided along both Jersey Avenue and Alburdis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

Based on the reasons enumerated in the proposed findings, Staff believes that Zone Change Case No. 131 satisfies the criteria for the subject change of zone request. Although the project had experienced some opposition when it was originally presented in November of 2009, staff believes the opposition was mainly due to the lack of communication between the applicant and their tenants. Staff believes the applicant's newfound commitment to keep their tenants well-informed, coupled with their promise to assist and guide tenants in their re-location, has helped changed the position of those tenants whom were previously opposed to the project. To date, staff has not received any inquiries, or more importantly, opposition to the subject proposal in response to the public hearing notices.



Thaddeus McCormack
City Manager

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Zoning Map – Existing
4. Zoning Map – Proposed
5. Zone Change Application
6. Planning Commission Staff Reports for Zone Change Case No. 131, General Plan Amendment Case No. 23, Conditional Use Permit Case No. 694, and Vesting Tentative Parcel Map Case No. 70726
7. Staff report and minutes from November 9, 2009 City Council meeting.
8. Signed petition in opposition to Zone Change Case No. 131
9. Letter dated November 1, 2012 - Property manager letter to tenants.
10. Ordinance No. 1042

C:\Cuong\Cases\Aug.12-Aug.13\CUP694 - Keana Development LLC\ZC & GPA\ZC131_CCReport.doc

VICINITY MAP



NORTH

CITY OF SANTA FE SPRINGS

Jersey / Alburdis Condominium Development



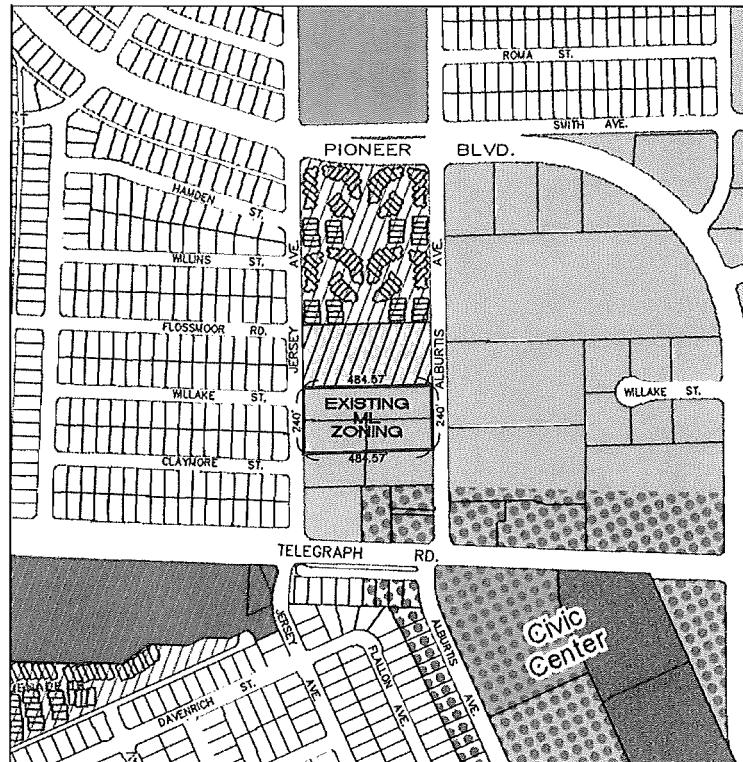
SUBJECT PROPERTY
 9830 Jersey Avenue and
 9841-51 Alburts Avenue






CITY OF SANTA FE SPRINGS

Jersey / Alburtis Condominium Development







ZONING MAP – EXISTING**ZONE CHANGE CASE NO. 131****ZONING DESIGNATION****RESIDENTIAL**

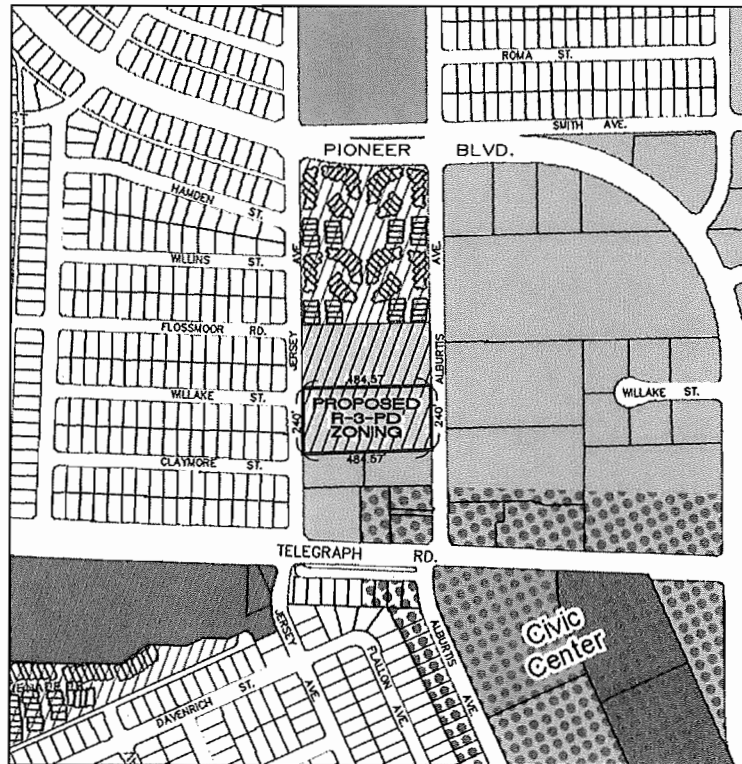
-  R-1 SINGLE FAMILY
-  R-1-D SINGLE FAMILY – DESIGN OVERLAY ZONE
-  R-3-PD MULTIPLE FAMILY – PLANNED DEVELOPMENT OVERLAY ZONE




COMMERCIAL

-  C-4-PD COMMUNITY – PLANNED DEVELOPMENT OVERLAY ZONE
-  C-4-D COMMUNITY – DESIGN OVERLAY ZONE

MANUFACTURING

-  ML LIMITED
-  ML-D LIMITED – DESIGN OVERLAY ZONE
-  PF PUBLIC FACILITIES
-  PF-D PUBLIC FACILITIES – DESIGN OVERLAY ZONE





ZONING MAP – PROPOSED**ZONE CHANGE CASE NO. 131****ZONING DESIGNATION****RESIDENTIAL**

-  R-1 SINGLE FAMILY
-  R-1-D SINGLE FAMILY – DESIGN OVERLAY ZONE
-  R-3-PD MULTIPLE FAMILY – PLANNED DEVELOPMENT OVERLAY ZONE

COMMERCIAL

-  C-4-PD COMMUNITY – PLANNED DEVELOPMENT OVERLAY ZONE
-  C-4-D COMMUNITY – DESIGN OVERLAY ZONE

MANUFACTURING

-  ML LIMITED
-  ML-D LIMITED – DESIGN OVERLAY ZONE
-  PF PUBLIC FACILITIES
-  PF-D PUBLIC FACILITIES – DESIGN OVERLAY ZONE

ZONE CHANGE APPLICATION**City of Santa Fe Springs**

Application for

ZONE CHANGE

The undersigned hereby petitions that the Zoning Ordinance be amended by changing the Zoning Map as outlined in this application.

Location of property involved (give street address or distance from nearest cross streets): EAST OF JERSEY AVE., NORTH OF TELEGRAPH, & WEST OF ALBURTIS AVE.

Legal description of property (attach supplemental sheet if necessary):
SEE ATTACHED

Change Requested: From Zone ML to Zone R3PD

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.):
ALLIANCE LAND PLANNING & ENGINEERING, INC.

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED

Present use of property: COMMERCIAL/LIGHT MANUFACTURING

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted):

PROJECT PROPOSES 50 TWO-STORY RESIDENTIAL CONDOMINIUMS WITH POOL/CLUBHOUSE, PRIVATE DRIVES, PARKING AND LANDSCAPING.

NOTE

This application must be accompanied by the filing fee, map and other data specified in "Information on Zone Changes"

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 2 of 3

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A CHANGE OF ZONE.

1. Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning. (For example, would the proposed use serve a desirable function in the area, harmonize with adjoining zoning, promote sound development and not impose undue traffic burdens or cause traffic hazards, etc.)

- THE PROPOSED REDEVELOPMENT OF THIS SITE TO A RESIDENTIAL USE WOULD COMPLIMENT THE EXISTING RESIDENTIAL USE TO THE SOUTH AND EAST AS WELL AS HARMONIZING WITHIN THE MIXED USE ASPECT OF THE AREA. THE PROJECT WILL ENHANCE THE AREA AND NOT CAUSE ANY UNDUE BURDENS ON SURROUNDING USES OR INFRASTRUCTURE.

2. Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses? (The justification for a Zone Change must be community need. The fact that the requested zone would be financially beneficial to the property owner is not sufficient grounds for granting the change.)

- THERE IS A JUSTIFIABLE NEED FOR NEW HOUSING WITHIN SANTA FE SPRINGS. THE REDEVELOPMENT OF THIS SITE WILL HELP MEET THOSE NEEDS ALONG WITH IMPROVING THE MIXED USE COMPONENT OF THIS AREA OF THE CITY.

3. Why is this particular property more suitable for the use permitted in the proposed zone than for the use permitted in the present zone?

- RESIDENTIAL HOUSING EXISTS TO THE SOUTH AND EAST OF THIS SITE. THE PROPOSED PROJECT WILL COMPLIMENT THOSE EXISTING USES AND REPLACE THE EXISTING COMMERCIAL/ INDUSTRIAL USE, WHICH IS OFTEN VACANT.

4. Indicate how the use permitted in the proposed zone would be compatible to existing permitted uses in the same neighborhood. Show that they would not in any way be detrimental to persons and property in the same general area.

- THE PROPOSED ZONE WOULD BE COMPATIBLE TO THE EXISTING USE BY SERVING AS A DESIRABLE FUNCTION WITHIN THE SAME NEIGHBORHOOD. THERE CURRENTLY IS RESIDENTIAL USE SURROUNDING THE SOUTH AND EAST AREA, WHICH WOULD SHOW THAT THIS PROPOSED ZONE WOULD NOT BE IN ANY WAY DETRIMENTAL TO PERSONS AND PROPERTY IN THE SAME GENERAL AREA.

ZONE CHANGE APPLICATION (Cont.)ZC Application
Page 3 of 3

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): KEANA DEVELOPMENT, LLC Ste. 1010
 Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212
 Phone No: (310) 273-2099
 Signature: _____

Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Signature: _____

CERTIFICATION

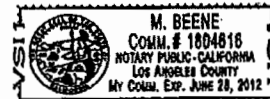
STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a Change of Zone, 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 October 23, 2008 before me, M. Beene, Notary Public
 personally appeared Shane Astani

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



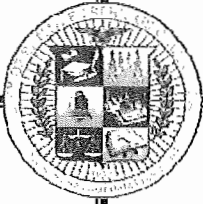
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Beene
 Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: _____
 DATE FILED: _____
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____



NEW BUSINESS

PUBLIC HEARING

Zone Change Case No. 131 and Environmental Documents

Request for approval to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone. (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 131 and, after receiving all public comments, thereafter close the Public Hearing.
2. Find that the draft Initial Study/Mitigated Negative Declaration that was prepared to consider and analyze the environmental impacts related to the proposed 50-unit condominium project also considered the impacts of the proposed Change of Zone and concluded that the Change of Zone will not have a significant adverse effect on the environment because potentially significant impacts could be mitigated to less than significant levels.
3. Find that Zone Change Case No. 131 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone request and recommend that the City Council approve said Change of Zone.
4. Find that Zone Change Case No. 131 involving the proposed Change of Zone from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone is consistent with the City's General Plan.
5. Recommend to the City Council approval of Zone Change Case No. 131, a request to change the zoning designation for three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058) from ML, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential - Planned Development, Zone.
6. Embodies its action with Resolution No. 24-2009.

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburtis Avenue at 9830 Jersey Avenue and 9841-51 Alburtis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future and will automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The site, however, currently does not have the zoning or the land use designation for residential development. The entire 2.67± acres is currently zoned ML, Limited Manufacturing Administration and Research, with a General Plan Land Use Map designation of "Business Park." The General Plan Guidelines published by the State Office of Planning and Research require all projects, actions or programs to be consistent with the General Plan; thus for residential development to occur, the zoning and land designation of the Project Area must be changed.

As a result, the applicant is requesting approval to change the existing zoning designation from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential-Planned Development. Concurrent with the Zone Change request, the applicant is also requesting approval for the following three (3) entitlements: a General Plan Amendment (GPA), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM). Below are the case numbers as well as a brief description of each requested entitlement:

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue from "Business Park" to "Multi-Family Residential".

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three (3) existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of fifty (50) residential condominium units for twelve (12) buildings.

STREETS AND HIGHWAYS

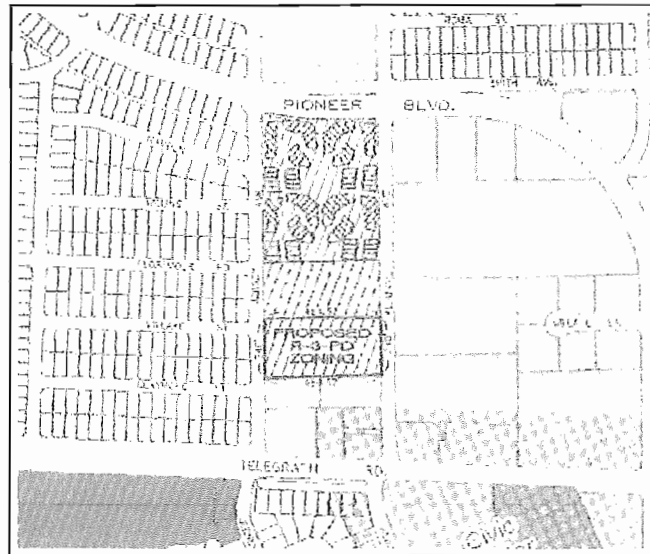
The subject property fronts onto both Jersey Avenue and Alburdis Avenue. The main entrance to the condominium development would be off Jersey Avenue. A secondary entrance and an additional emergency access point would be off Alburdis Avenue. Both Jersey Avenue and Alburdis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.



Existing Zoning Map



Proposed Zoning Map

GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east, also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."



Existing General Plan Map



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of Sections 65090 et seq and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code, the proposed Zone Change (ZC Case No. 131) was set for Public Hearing. Legal Notice of a Public Hearing for the proposed zone change, general plan amendment, vesting tentative parcel map and development plan was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was mailed to said property owner(s), published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on August 28, 2009, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Additionally, the Public Hearing notice was posted on the subject site.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Zone Change was sent to the surrounding cities, the unified school district within and outside the area covered by the proposed project, and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project.

ENVIRONMENTAL DOCUMENTS

An Initial Study/Mitigated Negative Declaration was prepared to determine the project's impact on the environment and whether an Environmental Impact Report or a Negative Declaration (or Mitigated Negative Declaration) was needed. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration was prepared. Areas of the proposed project subject to mitigation measures are: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Transportation, and Utilities and Service Systems. The reasons to support the finding of the Mitigated Negative Declaration are contained in the Initial Study which is provided as an attachment to this report.

To begin the public review and comment period, a Notice of Intent (NOI) to adopt the draft Mitigated Negative Declaration for the proposed project was sent to the State Clearinghouse on July 27, 2009. The NOI was also posted with the County Clerk, posted in Santa Fe Springs City Hall, the City Library and the City's Town Center, and also published in the Whittier Daily News on July 24, 2009, pursuant to Section 15072 of the CEQA Guidelines.

The public comment period ended on August 25, 2009. There were comments received from The Department of Toxic Substance Control, the County of Los Angeles Public Library, and the Department of Transportation. All comments have been addressed and are provided as Exhibit "A" of the environmental document.

ZONING ORDINANCE REQUIREMENTS

Section 155.825 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

1. That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
2. That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.
3. That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.
4. That the proposed change of zone will not adversely affect the master plan of the city.

FINDINGS

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

There is a need in the community for additional housing, particularly housing for single wage earners and first-time homebuyers. Santa Fe Springs is a predominantly industrial community, with most of its residential neighborhoods built out in the 1950's. Approximately ten percent of the City's 5,500 acres is zoned for residential uses, and virtually all of those areas are now fully developed.

The City is also expected to experience future growth in population and employment; thus necessitating the need for the additional dwelling units which would be permitted by the zone change request. Table 1 outlines The Southern California Association of Government, (SCAG), population, housing and employment forecast for the City.

Table 1
City of Santa Fe Springs
Population, Housing and Employment Forecast

Year	Population	Housing Units	Employment
2005	17,547	4,995	60,833
2010	18,263	5,201	64,732
2015	19,113	5,451	65,703
2020	19,949	5,702	66,617
Source: SCAG 2004 RTP Growth Forecast, website: http://www.scag.ca.gov/forecast/downloads/excel/RTP07_CityLevel.xls			

As seen in the table, between 2005 and 2020, the population is projected to increase by populations, housing is projected to increase by 206 units, and employment is projected to increase by 3,900 jobs. Between 2010 and 2015, the population is projected to increase by 850 individuals and housing is projected to increase by 250 units, and employment is projected to increase by 971 jobs. Moreover, between 2015 and 2020, the population is projected to increase by 836 individuals; housing is projected to increase by 251 units and employment is projected to increase by 914 jobs.

With projected increase in population and employment, coupled with the residentially zoned areas of the City being fully developed, there is a definite need for additional residential development in the City.

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

Feasibility studies have been performed by potential developers/buyers to determine the type of development that would be most favorable for the site. The studies concluded that the highest and best use of the site is a multi-family residential development. A multi-family residential development would be compatible with the surrounding land uses. A multi-family residential development would provide a less intensive land use on the site. Given the close proximity of other single and multiple family units, a less intensive land use would be considered more desirable. Additionally, the infrastructure already exists to support a residential development. Moreover, the City's Housing Element has identified the need for additional residential housing based on the long term demand for residential development in the City.

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

The proposed Zone Change would not be detrimental to persons or property in the surrounding area. In fact, the zone change and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by adding an additional 50 condominium units; (4) promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and (5) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

4. *That the proposed change of zone will not adversely affect the master plan of the city.*

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

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*.

The following table (Table 2) illustrates how the proposed Change of Zone will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	2.3 Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	5.3 Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from the curb face will be provided along both Jersey Avenue and Alburis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Zone Change Case No. 131 meets and satisfies the criteria for the subject change of zone request.



Paul R. Ashworth

Director of Planning and Development

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Zoning Map – Existing
4. Zoning Map – Proposed
5. Zone Change Application
6. Resolution No. 24-2009

VICINITY MAP



CITY OF SANTA FE SPRINGS

Jersey / Alburdis Condominium Development



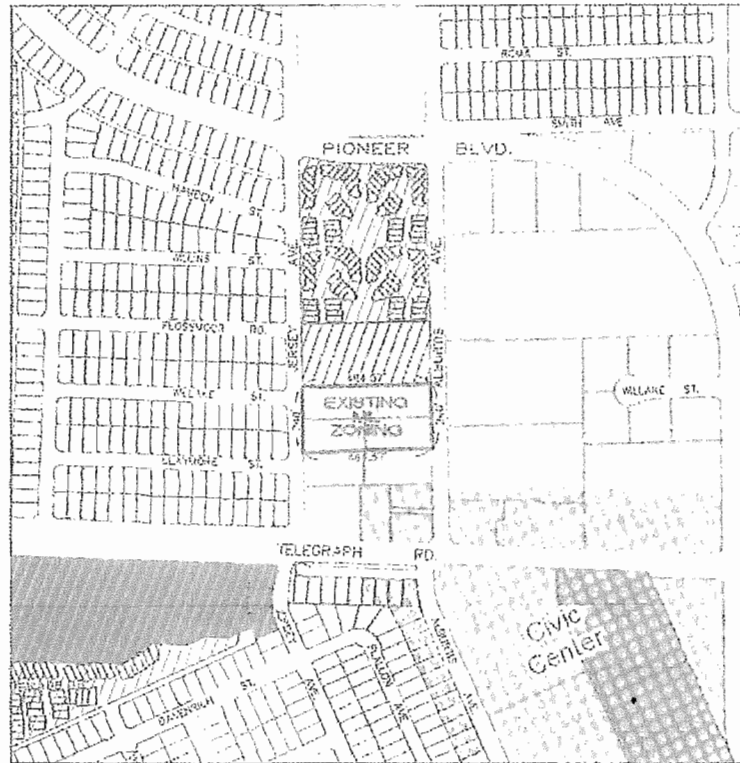
AERIAL PHOTOGRAPH






CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development







ZONING MAP – EXISTING**ZONE CHANGE CASE NO. 131****ZONING DESIGNATION****RESIDENTIAL**

-  R-1 SINGLE FAMILY
-  R-1-D SINGLE FAMILY - DESIGN OVERLAY ZONE
-  R-3-PD MULTIPLE FAMILY - PLANNED DEVELOPMENT OVERLAY ZONE

COMMERCIAL

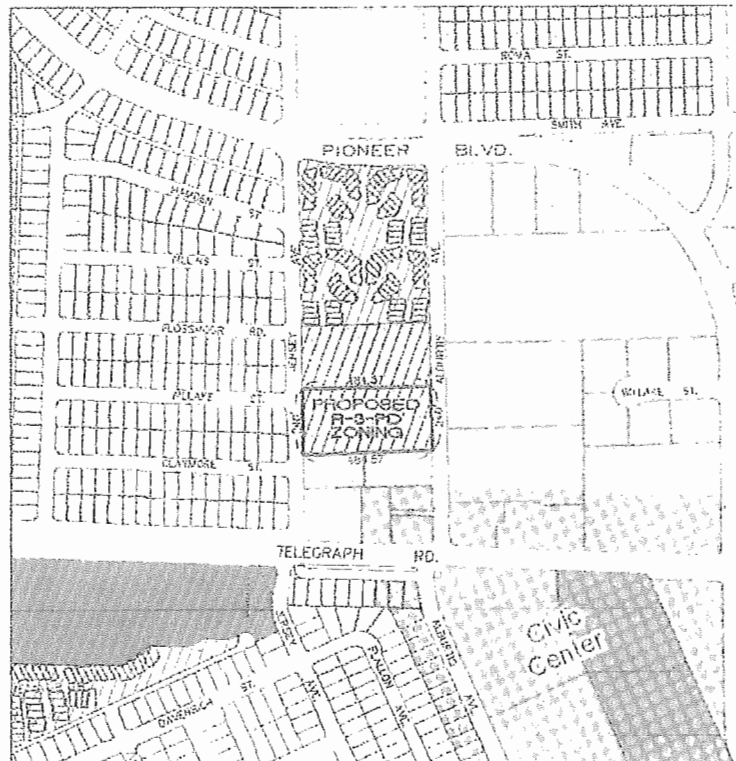
-  C-4-PD COMMUNITY - PLANNED DEVELOPMENT OVERLAY ZONE
-  C-4-D COMMUNITY DESIGN OVERLAY ZONE

MANUFACTURING

-  ML LIMITED
-  ML-D LIMITED - DESIGN OVERLAY ZONE
-  PF PUBLIC FACILITIES
-  PF-D PUBLIC FACILITIES - DESIGN OVERLAY ZONE

ZONING MAP – PROPOSED

ZONE CHANGE CASE NO. 131

**ZONING DESIGNATION****RESIDENTIAL**

[] R-1 SINGLE FAMILY

[] R-1-D SINGLE FAMILY – DESIGN OVERLAY ZONE

[] R-3-PD MULTIPLE FAMILY – PLANNED DEVELOPMENT OVERLAY ZONE

COMMERCIAL

[] C-4-PD COMMUNITY – PLANNED DEVELOPMENT OVERLAY ZONE

[] C-4-D COMMUNITY – DESIGN OVERLAY ZONE

MANUFACTURING

[] ML LIMITED

[] ML-D LIMITED DESIGN OVERLAY ZONE

[] PF PUBLIC FACILITIES

[] PF-D PUBLIC FACILITIES – DESIGN OVERLAY ZONE

ZONE CHANGE APPLICATION



City of Santa Fe Springs

Application for

ZONE CHANGE

The undersigned hereby petitions that the Zoning Ordinance be amended by changing the Zoning Map as outlined in this application.

Location of property involved (give street address or distance from nearest cross streets): EAST OF JERSEY AVE., SOUTH OF TELEGRAPH, & WEST OF ALBURTIS AVE.

Legal description of property (attach supplemental sheet if necessary):
SEE ATTACHED

Change Requested: From Zone ML to Zone R3PD

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.):
ALLIANCE LAND PLANNING & ENGINEERING, INC.

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED

Present use of property: COMMERCIAL/LIGHT MANUFACTURING

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted):
PROJECT PROPOSES 50 TWO-STORY RESIDENTIAL CONDOMINIUMS WITH POOL/CLUBHOUSE, PRIVATE DRIVES, PARKING AND LANDSCAPING.

NOTE

This application must be accompanied by the filing fee, map and other data specified in "Information on Zone Changes."

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 2 of 3

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THE ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A CHANGE OF ZONE.

1. Demonstrate how the proposed Change of Zone would be in accordance with the principles of good land use planning. (For example, would the proposed use serve a desirable function in the area, harmonize with adjoining zoning, promote sound development and not impose undue traffic burdens or cause traffic hazards, etc.)

- THE PROPOSED REDEVELOPMENT OF THIS SITE TO A RESIDENTIAL USE WOULD COMPLIMENT THE EXISTING RESIDENTIAL USE TO THE SOUTH AND EAST AS WELL AS HARMONIZING WITHIN THE MIXED USE ASPECT OF THE AREA. THE PROJECT WILL ENHANCE THE AREA AND NOT CAUSE ANY UNDUE BURDENS ON SURROUNDING USES OR INFRASTRUCTURE.
2. Is there a justifiable need in the community for more of the types of uses permitted in the zone requested than can be accommodated in the areas already zoned for such uses? (The justification for a Zone Change must be community need. The fact that the requested zone would be financially beneficial to the property owner is not sufficient grounds for granting the change.)

- THERE IS A JUSTIFIABLE NEED FOR NEW HOUSING WITHIN SANTA FE SPRINGS. THE REDEVELOPMENT OF THIS SITE WILL HELP MEET THOSE NEEDS ALONG WITH IMPROVING THE MIXED USE COMPONENT OF THIS AREA OF THE CITY.
3. Why is this particular property more suitable for the use permitted in the proposed zone than for the use permitted in the present zone?

- RESIDENTIAL HOUSING EXISTS TO THE SOUTH AND EAST OF THIS SITE. THE PROPOSED PROJECT WILL COMPLIMENT THOSE EXISTING USES AND REPLACE THE EXISTING COMMERCIAL/ INDUSTRIAL USE, WHICH IS OFTEN VACANT.
4. Indicate how the use permitted in the proposed zone would be compatible to existing permitted uses in the same neighborhood. Show that they would not in any way be detrimental to persons and property in the same general area.

- THE PROPOSED ZONE WOULD BE COMPATIBLE TO THE EXISTING USE BY SERVING AS A DESIRABLE FUNCTION WITHIN THE SAME NEIGHBORHOOD. THERE CURRENTLY IS RESIDENTIAL USE SURROUNDING THE SOUTH AND EAST AREA, WHICH WOULD SHOW THAT THIS PROPOSED ZONE WOULD NOT BE IN ANY WAY DETRIMENTAL TO PERSONS AND PROPERTY IN THE SAME GENERAL AREA.

ZONE CHANGE APPLICATION (Cont.)

ZC Application
Page 3 of 3

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): KEANA DEVELOPMENT, LLC Ste. 1010
Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212
Phone No: (310) 273-2899
Signature: _____

Name (please print): _____
Mailing Address: _____
Phone No: _____
Signature: _____

CERTIFICATION

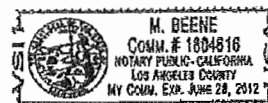
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:

I, SHANE ASTANI, being duly sworn, depose and say that I am the petitioner in this application for a Change of Zone, 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 October 23, 2009 before me, M. Beene, Notary Public
personally appeared Shane Astani

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

M. Beene
Notary Public

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

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 24-2009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING ZONE CHANGE CASE NO. 131

WHEREAS, an application was filed for a change of zone from M-L, Limited Manufacturing Administration and Research, zone to R-3-PD, Multiple-Family Residential – Plan Development Overlay, Zone on an approximately 2.67-acre property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), and

WHEREAS, the change of zone request was heard concurrently with Conditional Use Permit Case No. 694, General Plan Amendment Case No. 23, and a Vesting Tentative Tract Map Case No. 70726, and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed condominium project in compliance with the California Environmental Quality Act (Public Resource Code Section 21000, et seq.) and the State CEQA Guidelines to consider and analyze the environmental impacts related to the development of the 2.67-acre site with 50 new residential condominiums; and

WHEREAS, the Initial Study concluded that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, the Initial Study concluded that a Mitigated Negative Declaration (MND) would be required; and

WHEREAS, the Planning Commission certifies that it has reviewed and considered the environmental information contained in the document and therefore approves the IS/MND prepared for the proposed condominium project; and

WHEREAS, the Planning Commission held a Public Hearing on September 14, 2009 in regard to the proposed zone change request, and

WHEREAS, the Planning Commission has considered the testimony received at the Public Hearing and studied the facts and circumstances involved in the change of zone request, and

WHEREAS, notice of the Public Hearing was given as required by law, and

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

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

1. That the facts in this matter are as stated in the staff report. The staff report provided the following subject matter: the background of the request, the zoning and general plan land use designation of the subject property and the surrounding area, the streets and highways, the General Plan considerations, reference to the environmental documents, and the public hearing noticing requirements. Said staff report is on file.
2. That Zone Change Case No. 131 satisfies the criteria provided in Section 155.825 of the City's Municipal Code to change the zone of the subject property from M-L, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential – Plan Development Overlay, Zone.
3. That the change of zone request involving the subject 2.67-acre property does satisfy the intent and purpose of the PD, Planned Development, Zone.
4. That Zone Change Case No. 131, through approval of General Plan Amendment Case No. 23, will be consistent with the Land Use Map of the City's General Plan.

SECTION II. The Planning Commission hereby finds and determines that the 2.67-acre site as shown on the attached map marked Exhibit "A" is suitable for a change of zone from its existing M-L, Limited Manufacturing Administration and Research, Zone to R-3-PD, Multiple-Family Residential – Plan Development Overlay, Zone, and therefore recommends that the City Council approve said Change of Zone request.

PASSED and ADOPTED this _____ day of _____, 2009.

Richard Moore, Chairperson

ATTEST:

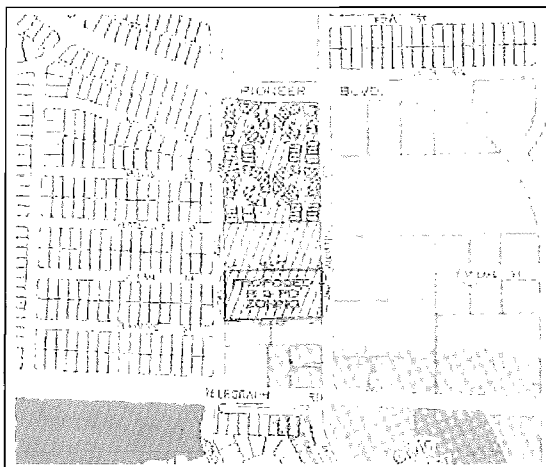
Resolution No. 24-2009

Page 2 of 3

Exhibit A
Zone Change Case No. 131



Existing Zoning Map



Proposed Zoning Map



City of Santa Fe Springs

Planning Commission Meeting

October 26, 2009

NEW BUSINESS

PUBLIC HEARING

General Plan Amendment No. 23 and Environmental Documents

Request to amend the Land Use Map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058).
(Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 23 and, after receiving all public comments, thereafter close the Public Hearing.
2. Find that the draft Initial/Mitigated Negative Declaration that was prepared to consider and analyze the environmental impacts related to the proposed 50-unit condominium project also considered the impacts of the proposed General Plan Amendment and concluded that the General Plan Amendment will not have a significant adverse effect on the environment because potentially significant impacts could be mitigated to less than significant levels.
3. Recommend to the City Council approval of General Plan Amendment Case No. 23, a request to amend the Land Use Map of the City's General Plan from the existing land use designation of "Business Park" to "Multi-Family Residential" on three existing parcels at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058).
4. Embodies its action with Resolution No. 25-2009.

BACKGROUND

The subject site is made up of three (3) separate parcels measuring approximately 2.67 acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburdis Avenue at 9830 Jersey Avenue and 9841-51 Alburdis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six (6), one-story buildings (approximately 65,000 sq. ft.) consisting of eighteen (18) separate rentable units that

are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future and will automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The site, however, currently does not have the zoning or the land use designation for residential development. The entire 2.67± acres is currently zoned ML, Limited Manufacturing Administration and Research, with a General Plan Land Use Map designation of "Business Park." The General Plan Guidelines published by the State Office of Planning and Research require all projects, actions or programs to be consistent with the General Plan; thus for residential development to occur, the zoning and land designation of the Project Area must be changed.

As a result, the applicant is requesting approval to change the existing zoning designation from ML, Limited Manufacturing Administration and Research to R-3-PD, Multiple-Family Residential-Planned Development. Concurrent with the Zone Change request, the applicant is also requesting approval the following three entitlements: a Zone Change (ZC), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM). Below are the case numbers as well as a brief description of each entitlement request:

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67 acre property located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue.

Vesting Tentative Tract Map Case No. 070726

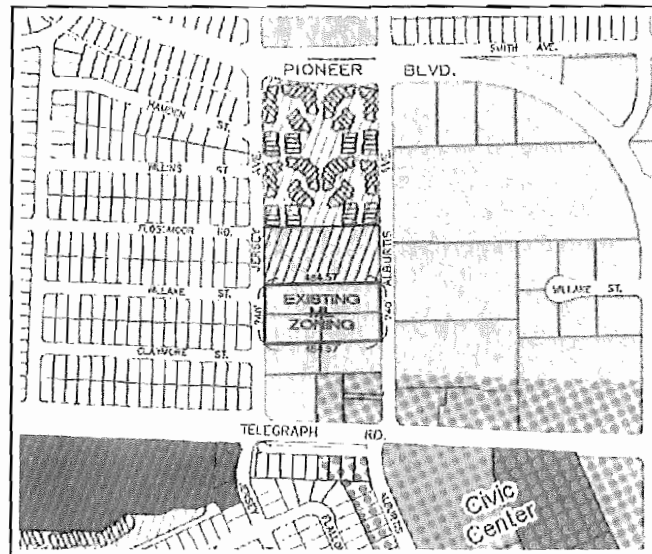
A request for approval of a Vesting Tentative Tract Map to consolidate three (3) existing parcels measuring approximately 2.67 acres into one parcel and create an airspace subdivision of fifty (50) residential condominium units for twelve (12) buildings.

STREETS AND HIGHWAYS

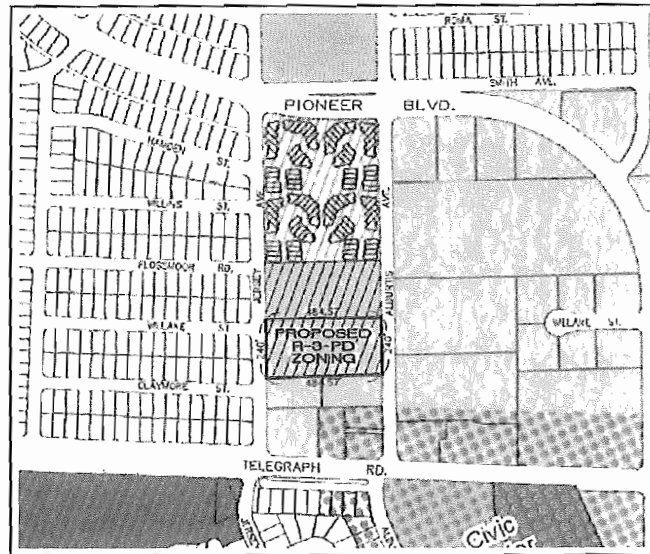
The subject property fronts onto both Jersey Avenue and Alburdis Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburdis Avenue. Both Jersey Avenue and Alburdis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development Overlay, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.



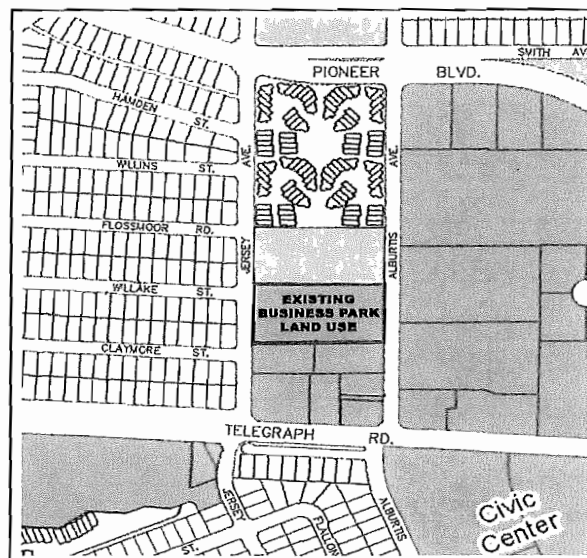
Existing Zoning Map



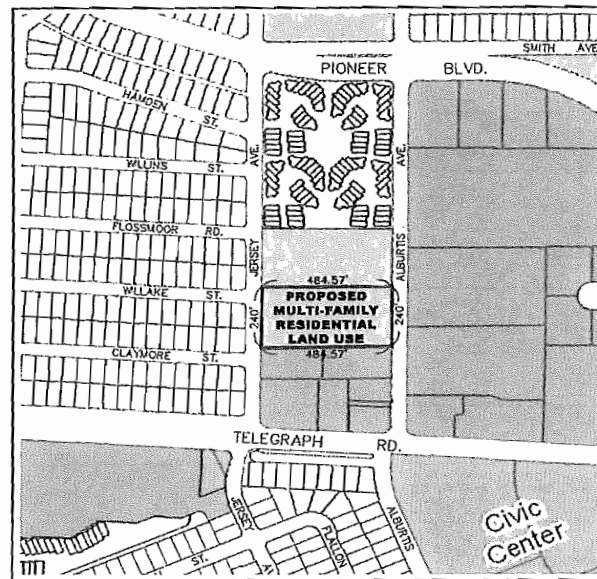
Proposed Zoning Map

GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east, also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."



Existing General Plan Map



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of 65351, 65353, 65355 and 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code, the proposed General Plan Amendment (GPA Case No. 23) was set for Public Hearing. Legal Notice of a Public Hearing for the proposed General Plan Amendment was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was also published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on August 28, 2009, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Additionally, the Public Hearing notice was posted on the subject site.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed General Plan Amendment was sent to the surrounding cities, the unified school district within and outside the area covered by the proposed project, and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project.

ENVIRONMENTAL IMPACT ASSESSMENT

An Initial Study/ Mitigated Negative Declaration was prepared to determine the

project's impact on the environment and whether an Environmental Impact Report or a Negative Declaration (or Mitigated Negative Declaration) was needed. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration was prepared. Areas of the proposed project subject to mitigation measures are: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Transportation, and Utilities and Service Systems. The reasons to support the finding of the Mitigated Negative Declaration are contained in the Initial Study which is provided as an attachment to this report.

To begin the public review and comment period, a Notice of Intent (NOI) to adopt the draft Mitigated Negative Declaration for the proposed project was sent to the State Clearinghouse on July 27, 2009. The NOI was also posted with the County Clerk, posted in Santa Fe Springs City Hall, the City Library and the City's Town Center, and also published in the Whittier Daily News on July 24, 2009, pursuant to Section 15072 of the CEQA Guidelines.

The public comment period ended on August 25, 2009. There were comments received from The Department of Toxic Substance Control, the County of Los Angeles Public Library, and the Department of Transportation. All comments have been addressed and are provided as Exhibit "A" of the environmental document.

CRITERIA FOR AMENDING THE GENERAL PLAN

Section 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan. Specifically, the State Planning Laws dictate that at least one Public Hearing shall be conducted on the proposed General Plan Amendment. Other than the Public Hearing requirement, there are no mandatory findings that the Planning Commission must make before recommending approval or denial of a request to amend the City's General Plan. However, in previous considerations of proposed General Plan Amendments, the Planning Commission has reviewed the request based on the following criteria:

1. That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan and/or be inconsistent with the goals and policies of the General Plan
2. That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.
3. That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.

FINDINGS

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

The current General Plan land use designation and zoning designation for the subject site is ML, Limited Manufacturing Administration and Research. If the proposed General Plan Amendment and Zone Change are approved, the General Plan land use designation will be "Multiple-Family Residential" and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development. This will be consistent with the properties to the north which also have the same zoning and General Plan land use designation.

2. *That the Amendment would not disturb the relationship of the various elements of the General Plan.*

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

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.

Table 1
General Plan Consistency Analysis (Cont)

General Plan Element	Policy	Project Consistency
Housing	<u>2.3</u> Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	<u>2.3</u> Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	<u>5.3</u> Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	<u>3.7</u> Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from the curb face will be provided along both Jersey Avenue and Alburdis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	<u>3.2</u> Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

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

Feasibility studies have been performed by potential developers/buyers to determine the type of development that would be most favorable for the site. The studies concluded that the highest and best use of the site is a multi-family residential development. A multi-family residential development would be compatible with the surrounding land uses. A multi-family residential development would provide a less intensive land use to the site. Given the close proximity of other single and multiple family units, a less intensive land use would be considered more desirable. Additionally, the infrastructure already exists to support a residential development.

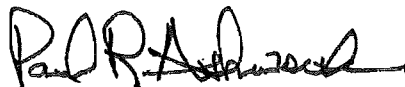
Moreover, the City's Housing Element has identified the need for additional residential housing based on the long term demand for residential development in the City.

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

Changing the land use designation on the subject site would not be detrimental to persons or property in the surrounding area. In fact, the general plan amendment and related project will result in the following benefits: (1) Encourage and promote owner-occupancy of homes; (2) Fulfill regional housing needs as identified by SCAG; (3) Address the housing shortage in the City by adding an additional 50 condominium units; (4) Promote a job/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access; and (5) Provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

STAFF REMARKS

Based on the reasons presented above, Staff believes that General Plan Amendment No. 23, which will change the General Plan land use designation of the 2.67-acre site from the existing "Business Park" land use to "Multiple-Family Residential" land use designation, meets and satisfies the criteria for amending a general plan. Additionally, with the associated Zone Change, the land use designation "Multiple-Family Residential" will be consistent with the zone designation of R-3-PD "Multiple-Family Residential-Planned Development."



Paul R. Ashworth
Director of Planning and Development

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. General Plan Map – Existing
4. General Plan Map – Proposed
5. Application
6. Resolution No. 25-2009

VICINITY MAP



CITY OF SANTA FE SPRINGS

Jersey / Alburts Condominium Development



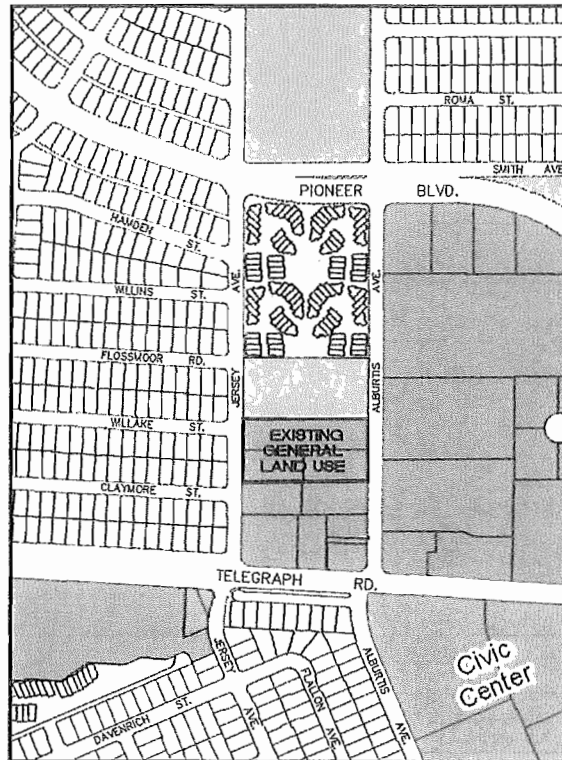
AERIAL PHOTOGRAPH









CITY OF SANTA FE SPRINGS

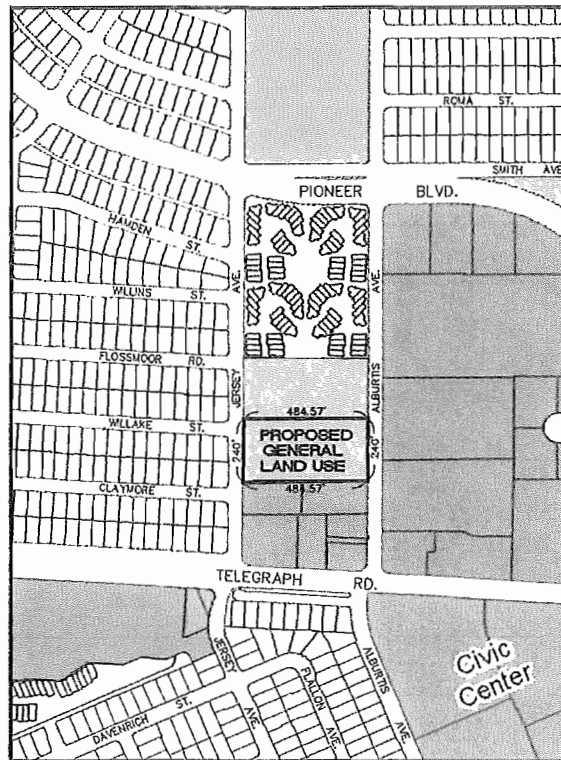
Jersey / Alburis Condominium Development









GENERAL PLAN MAP – EXISTING**GENERAL PLAN AMENDMENT CASE NO. 23****LAND USE DESIGNATION:**

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS PARK
-  PUBLIC FACILITIES
-  OPEN SPACE

GENERAL PLAN MAP – PROPOSED
GENERAL PLAN AMENDMENT CASE NO. 23



LAND USE DESIGNATION:

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  BUSINESS PARK
-  PUBLIC FACILITIES
-  OPEN SPACE

GENERAL PLAN ADMENDMENT APPLICATION

City of Santa Fe Springs
Application for
GENERAL PLAN AMENDMENT

The undersigned hereby petitions that the General Plan be amended by changing the land use designation on the General Plan Map as outlined in this application.

Location of property involved (Include a map showing the location and dimensions of the property involved):

EAST OF JERSEY AVE, SOUTH OF TELEGRAPH ROAD, & WEST OF ALBURTIS AVE.

Legal description of property (Attach supplemental sheet if necessary):

SEE ATTACHED

Land use designation requested from BUSINESS PARK to RESIDENTIAL

THE APPLICATION IS BEING FILED BY:

- ☒ Record Owner of the Property
☐ Authorized Agent of the Owner (Written authorization must be attached to application.)
☐ City Initiated
☐ Other _____

Describe any easements, covenants or deed restrictions controlling the use of the property: SEE ATTACHED

Present zoning of property: ML

Present use of property: COMMERCIAL/LIGHT MANUFACTURING

NOTE

This application must be accompanied by the filing fee, General Plan Map and other data specified in "Information on General Plan Amendments"

RECEIVED

OCT 27 2008

Planning Dept.

GENERAL PLAN ADMENDMENT APPLICATION (Cont.)

.GPA Application
Page 2 of 3

Purpose for which the General Plan Map Amendment is requested. Explain the following:

1. The reason for the General Plan Amendment

- THE PROPOSED REDEVELOPMENT OF THIS SITE IS TO REPLACE THE EXISTING COMMERCIAL/ INDUSTRIAL PLAN WITH RESIDENTIAL HOUSING. THE SITE IS CURRENTLY CLASSIFIED AS A BUSINESS PARK ON THE EXISTING GENERAL PLAN AND IS PROPOSED TO BE CHANGED TO A RESIDENTIAL AREA.

2. Why the proposed General Plan Amendment would be in the public interest

- THE PROPOSED GENERAL PLAN AMENDMENT WOULD BE OF INTEREST TO THE PUBLIC BECAUSE THE REDEVELOPMENT OF THIS SITE WILL PROVIDE NEW HOUSING OPPORTUNITIES WITHIN THIS TRANSITIONAL AREA OF SANTA FE SPRINGS.

3. How the proposed General Plan Amendment will be compatible with surrounding zoning and land use

- THE PROPOSED GENERAL PLAN AMENDMENT WILL BE COMPATIBLE WITH THE SURROUNDING ZONING AND LAND USE BY IMPLEMENTING ADDITIONAL HOUSING TO THE CURRENT MIXED USE OF THIS AREA. CURRENTLY THERE ARE RESIDENTIAL USES THE SOUTH OF THE PROPOSED SITE.

4. The intended use of the property if the General Plan Amendment is granted

- THE INDENDED USE OF THE PROPERTY, IF THE GENERAL PLAN AMENDMENT IS GRANTED, WILL BE 50 UNIT TWO-STORY RESIDENTIAL CONDOMINIUMS.

RECEIVED

OCT 27 2008

Planning Dept.

GENERAL PLAN ADMENDMENT APPLICATION (Cont.)GPA Application
Page 3 of 3

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): KEANA DEVELOPMENT, LLC
 Mailing Address: 9595 WILSHIRE BLVD., BEVERLY HILLS CA 90212 Ste 1010
 Phone No: (310) 273-2999
 Signature: _____

Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Signature: _____

CERTIFICATION

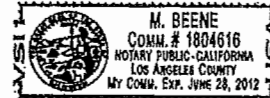
STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, SHANE ASTARI, being duly sworn, depose and say that I am the petitioner in this application for a General Plan Amendment, 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 October 23, 2008 before me, M. Beene, Notary Public, personally appeared Shane Astari who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(seal)



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

M. Beene
 Notary Public

RECEIVED

OCT 27 2008

Planning Dept.

FOR DEPARTMENT USE ONLY	
CASE NO:	
DATE FILED:	
FILING FEE:	
RECEIPT NO:	
APPLICATION COMPLETE?	

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 25-2009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING GENERAL PLAN AMENDMENT CASE NO. 23

WHEREAS, an application was filed for a general plan amendment from Business Park to Multiple-Family Residential on an approximately 2.67-acre property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), and

WHEREAS, the general plan amendment request was heard concurrently with Conditional Use Permit Case No. 694, Zone Change Case No. 131, and a Vesting Tentative Tract Map Case No. 70726, and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed condominium project in compliance with the California Environmental Quality Act (Public Resource Code Section 21000, et seq.) and the State CEQA Guidelines to consider and analyze the environmental impacts related to the development of the 2.67-acre site with 50 new residential condominiums; and

WHEREAS, the Initial Study concluded that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, the Initial Study concluded that a Mitigated Negative Declaration (MND) would be required; and

WHEREAS, the Planning Commission certifies that the it has reviewed and considered the environmental information contained in the document and therefore approves the IS/MND prepared for the proposed condominium project; and

WHEREAS, the Planning Commission held a Public Hearing on September 14, 2009 in regard to the proposed general plan amendment request, and

WHEREAS, the Planning Commission has considered the testimony received at the Public Hearing and studied the facts and circumstances involved in the general plan amendment request, and

WHEREAS, notice of the Public Hearing was given as required by law, and

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

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

1. That the facts in this matter are as stated in the staff report. The staff report provided the following subject matter: the background of the request, the zoning and general plan land use designation of the subject property and the surrounding area, the streets and highways, the General Plan considerations, reference to the environmental documents, and the public hearing noticing requirements. Said staff report is on file.
2. That General Plan Amendment Case No. 23 satisfies the criteria provided in Section 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan.
3. That the general plan amendment request involving the subject 2.67-acre property does satisfy the intent and purpose of the PD, Planned Development, Zone.

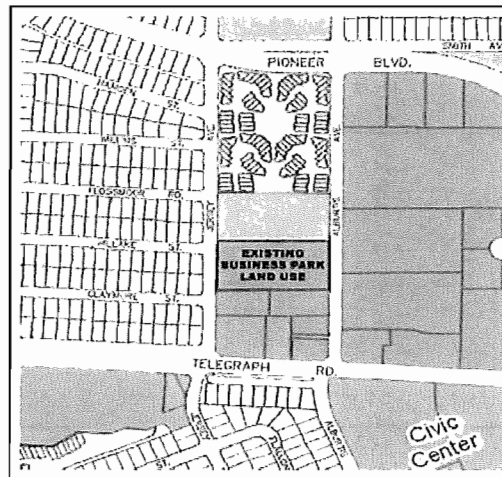
SECTION II. The Planning Commission hereby finds and determines that the 2.67-acre site as shown on the attached map marked Exhibit "A" is suitable for a general plan amendment from its existing land use designation of Business Park to Multiple-Family Residential, and therefore recommends that the City Council approve said general plan amendment request.

PASSED and ADOPTED this ____ day of _____, 2009.

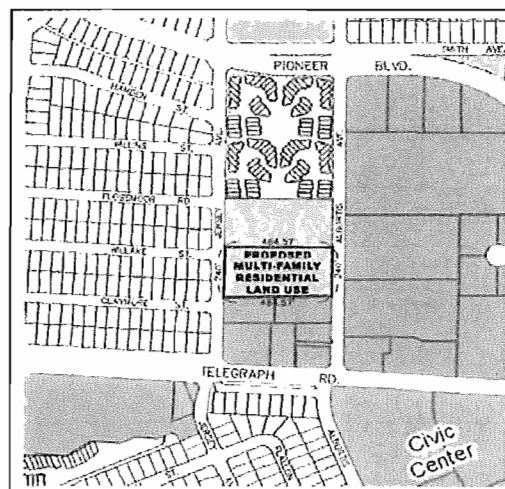
Richard Moore, Chairperson

ATTEST:

Exhibit A
General Plan Amendment Case No. 23



Existing General Plan Map



Proposed General Plan Map



NEW BUSINESS

PUBLIC HEARING

Conditional Use Permit Case No. 694

Request for approval to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) on property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area (Keana Development, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that Conditional Use Permit Case No. 694, upon approval of General Plan Amendment Case No. 23, will be consistent with the purpose, intent, goals and policies set forth in the City's General Plan and the Consolidated Redevelopment Project Area.
2. Approve and adopt the Initial Study/Mitigated Negative Declaration, based on the findings of the Initial Study, which indicates that, within the meaning as defined in the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project will not have a significant adverse effect on the environment because potentially significant impacts could be mitigated to less than significant levels.
3. Adopt the Mitigation and Monitoring and Reporting Program for the proposed project in order to mitigate or avoid significant effects on the environment, and that the Planning Commission attach the mitigation measures to the conditions of approval for Conditional Use Permit Case No. 694.
4. Find that Conditional Use Permit Case No. 694, because it also involves a Zone Change of the subject site from ML (Limited Manufacturing Administration and Research) to R-3-PD (Multi-Family Residential – Planned Development), does satisfy the intent and purpose of the PD, Planned Development Overlay Zone District, as set forth in Section 155.325 et seq of the Zoning Regulations.
5. Approve Conditional Use Permit Case No. 694 subject to the conditions of approval as contained within this report.
6. Find that Conditional Use Permit Case No. 694 shall not be effective until the City Council approves Zone Change Case No. 131, General Plan Amendment Case No. 23 and Vesting Tract Map Case No. 070726.

BACKGROUND

The subject site is made up of three separate parcels measuring approximately 2.67± acres and is located east of Jersey Avenue, north of Telegraph Road, and west of Alburtis Avenue at 9830 Jersey Avenue and 9841-51 Alburtis Avenue (APNs: 8005-002-059, 8005-002-016, 8005-002-058), in the ML (Limited Manufacturing Administration and Research) Zone and within the Consolidated Redevelopment Project Area. The subject site is currently developed with six, one-story buildings (approximately 65,000 sq. ft.) consisting of 18 separate rentable units that are currently used for various light manufacturing/warehouse uses. All of the leases are either month-to-month or will be expiring within the near future. Upon expiration, the leases automatically convert to month-to-month tenancies.

The applicant, Keana Development LLC, is proposing to demolish the entire site and develop a new 50-unit residential condominium project. The proposed project will need approval of the following four entitlements: a General Plan Amendment (GPA), a Zone Change (ZC), a Conditional Use Permit (CUP), and a Vesting Tentative Tract Map (VTTM). Below are the case numbers as well as a brief description of each entitlement request:

General Plan Amendment Case No. 23

A request for approval of a General Plan Amendment to change the General Plan land use designation for properties located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue from "Business Park" to "Multi-Family Residential".

Zone Change Case No. 131

A request for approval to change the zone designation for properties located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development).

Conditional Use Permit Case No. 694

A request for approval of a Conditional Use Permit to allow the construction of a new 50-unit residential condominium project (approximately 107,384 sq. ft) with a pool, clubhouse (approximately 1,099 sq. ft.), parking (100 covered resident parking spaces and 19 open guest parking stalls) on a 2.67± acre property located at 9830 Jersey Avenue and 9841-51 Alburtis Avenue.

Vesting Tentative Tract Map Case No. 070726

A request for approval of a Vesting Tentative Tract Map to consolidate three existing parcels measuring approximately 2.67± acres into one parcel and create an airspace subdivision of 50 residential condominium units for 12 buildings.

DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant/developer, Keana Development, LLC, is requesting conditional use permit approval to construct a new 50-unit residential condominium project with a pool, clubhouse, parking, and landscaping and driveways on the approximately 2.67± acre site.

PLOT PLAN: The site plan for the proposed 50-unit residential condominium project indicates that the project would be comprised of 13 buildings (approximately 107,384 sq. ft.), including six type A buildings, two type B buildings, two type C buildings, two type D buildings, and a clubhouse building.

All of the units would be 3 bedrooms and 2.5 bathrooms and range from 1,479 to 1,728 sq. ft. Each unit would have approximately 100 to 170 sq. ft. of private open space (patio/balcony) in addition to approximately 5,000 square feet of public open space (community area) that would be provided throughout the development. Within the public open space area, the amenities would include a 1,100 sq. ft. clubhouse, pool, and spa.

The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburtis Avenue. A total of approximately 119 parking spaces are proposed for the site. Of these spaces, 100 (2 per unit) would be covered resident parking and the remaining 19 spaces would be guest spaces, including one handicap stall. Guest parking will be dispersed throughout the development.

FLOOR PLAN: The floor plan for the proposed development is summarized in the following table (Table 1).

Table 1
Jersey Alburtis Condominium Project

Building	Story	Floor Plan	Sq Ft	Bedroom (Up To)	Bathroom (Up To)
1	3	Type A	1,479 to 1,728	3	2.5
2	3	Type A	1,479 to 1,728	3	2.5
3	2	Type D	1,479 to 1,728	3	2.5
4	2	Type D	1,479 to 1,728	3	2.5
5	2	Type C	1,479 to 1,728	3	2.5
6	2	Type C	1,479 to 1,728	3	2.5
7	3	Type A	1,479 to 1,728	3	2.5
8	3	Type B	1,479 to 1,728	3	2.5
9	3	Type A	1,479 to 1,728	3	2.5
10	3	Type A	1,479 to 1,728	3	2.5
11	3	Type A	1,479 to 1,728	3	2.5
12	3	Type B	1,479 to 1,728	3	2.5
Clubhouse	1	--	1,099	--	--

ELEVATION:***California Spanish Style:***

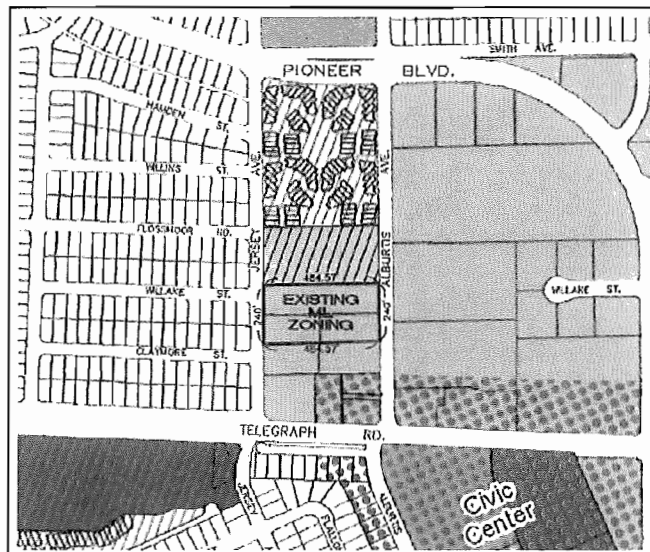
The architecture incorporates various details of California Spanish style. Varied massing and offsets, as well as roof eaves and recessed windows, create strong shadow lines. Stepped up entries and porches provide an opportunity for lower scale elements at the first story of the townhomes. Wrought iron and wood detailing creates texture as well as adds to a rich collection of materials. Design features include arched windows and shutters. Other materials include tile roofing, clay accents, and stucco in an earth tone color palette.

STREETS AND HIGHWAYS

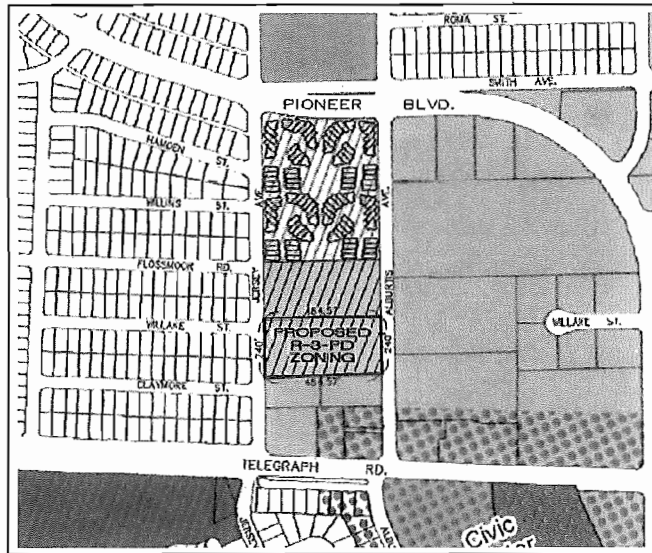
The subject property fronts onto both Jersey Avenue and Alburtis Avenue. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburtis Avenue. Both Jersey Avenue and Alburtis Avenue are designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING DESIGNATION

The subject property, as well as the adjoining properties to the south and east are zoned ML, Limited Manufacturing Administration and Research, and are currently used for various light manufacturing/warehouse uses. The property to the north is zoned R-3-PD, Multi-Family Residential – Planned Development, and is currently developed with a condominium development. The properties to the west, across from Jersey Avenue, are zoned R-1, Single-Family Residential, and are developed with single-family homes.



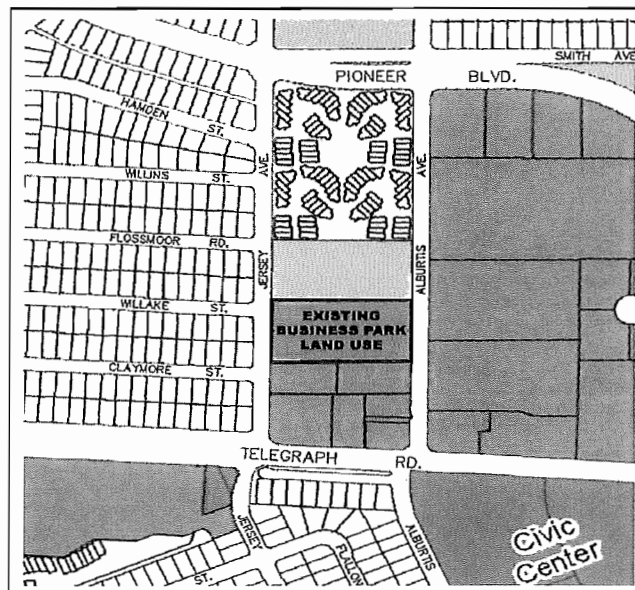
Zoning Map



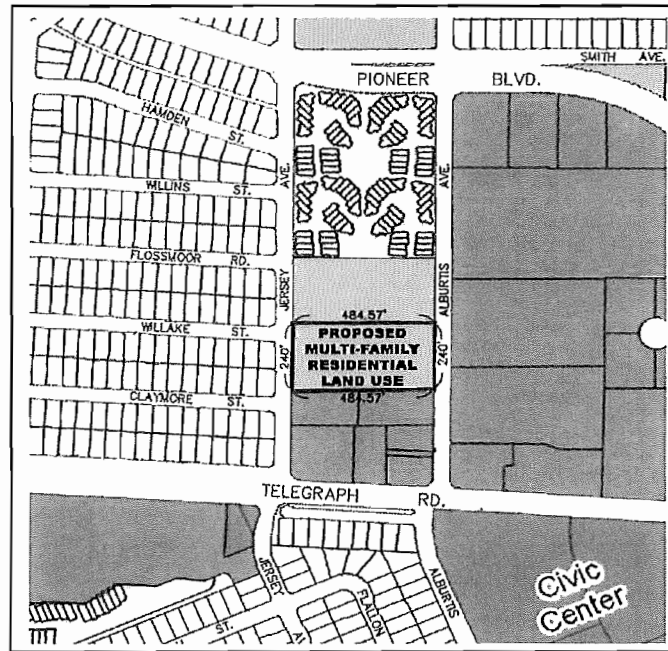
Proposed Zoning Map

GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Business Park." Properties to the south and east also have a general plan land use designation of "Business Park." The property to the north has a general plan land use designation of "Multi-Family Residential." The properties to the west, across Jersey Avenue, have a general plan land use designation of "Single-Family Residential."



General Plan Map



Proposed General Plan Map

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Government Code Section 65905 and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of a Public Hearing for the proposed Conditional Use Permit (CUP 694) was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessors Roll within 500 feet of the exterior boundaries of the property. The Legal Notice of the Public Hearing was mailed to said property owner(s), published in a newspaper of general circulation (Whittier Daily News) and posted in Santa Fe Springs City Hall, the City Library and Town Center Hall on August 28, 2009, as required by the City's Zoning Regulation and the State Zoning and Development Laws. Additionally, the Public Hearing notice was posted on the subject site.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Conditional Use Permit was sent to the surrounding cities, the unified school district within and outside the area covered by the proposed project, special districts, area-wide planning agencies and each agency expected to provide water, sewage, streets, roads or other essential facilities or services to the project. Notification was also mailed to all the owners of the properties that are the subject of the proposed Conditional Use Permit.

ENVIRONMENTAL IMPACT ASSESSMENT

An Initial Study/Mitigated Negative Declaration was prepared to determine the project's impact on the environment and whether an Environmental Impact Report or a Negative Declaration (or Mitigated Negative Declaration) was needed. Based on the Initial Study, it was determined that there were no potentially significant impacts that could not be mitigated to a level of insignificance; consequently, a Mitigated Negative Declaration was prepared. Areas of the proposed project subject to mitigation measures are: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Transportation, and Utilities and Service Systems. The reasons to support the finding of the Mitigated Negative Declaration are contained in the Initial Study which is provided as an attachment to this report.

To begin the public review and comment period, a Notice of Intent (NOI) to adopt the draft Mitigated Negative Declaration for the proposed project was sent to the State Clearinghouse on July 27, 2009. The NOI was also posted with the County Clerk, posted in Santa Fe Springs City Hall, the City Library and the City's Town Center, and also published in the Whittier Daily News on July 24, 2009, pursuant to Section 15072 of the CEQA Guidelines.

The public comment period ended on August 25, 2009. There were comments received from The Department of Toxic Substance Control, the County of Los Angeles Public Library, and the Department of Transportation. All comments have been addressed and are provided as Exhibit "A" of the environmental document.

ZONING ORDINANCE REQUIREMENT

The Planned Development procedure set forth in Section 155.325 et seq of the Zoning Regulations requires Conditional Use Permit approval for the establishment of any use, structure or improvement in the PD, Planned Development Overlay Zone. This procedure requires the Planning Commission to review the development proposed for the subject property and to establish those conditions deemed necessary to ensure a high standard of design for the proposed development and that the proposed development will be harmonious with the adjoining land uses and not be detrimental to adjoining persons or properties. It should be noted that the Planned Development provisions also permit minor deviation from the development standards of the underlying zone where it can be determined that the resulting development will be beneficial and will be in compliance with the purpose and intent of the Planned Development Overlay Zone.

Conditional Use Permit Approval

A Conditional Use Permit is being used to convey the subject entitlements because through Zone Change Case No. 131 and General Plan Amendment No. 23, the proposed zoning designation and land use designation for the 2.67± acre property is proposed to be R-3-PD, Multiple-Family Residential-Planned Development. The establishment of any use or structure in a PD, Planned Development Zone requires

a Conditional Use Permit. Accordingly, the subject conditional use permit request is for the architectural review and design of the proposed 50-unit residential condominium project on the property.

Additionally, Section 155.330 of the Zoning Regulations requires that the Planning Commission also take the following criteria into consideration:

1. The location, sitting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.
2. The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.
3. Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.
4. The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

FINDINGS

Staff finds that the proposed condominium project will be in compliance with the purpose and intent of the Planned Development Overlay Zone and address the criteria provided within Section 155.330 of the Zoning Regulations.

1. *The location, sitting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.*

The site plan for the proposed 50-unit residential condominium project indicates that the project would be comprised of 13 buildings (approximately 107,384 sq. ft.) including a centralized community area with a 1,100 sq. ft. clubhouse, pool, and spa. The main entrance to the condominium development would be from Jersey Avenue. A secondary entrance and an additional emergency access point would be from Alburty Avenue. A total of approximately 119 parking spaces are proposed for the site.

As proposed, the arrangement of uses, buildings, structures and facilities on the site provide for maximum efficiency, convenience, and safety. The architect/developer has maximized the potential units for the site without impacting the quality of the project. Staff is confident that the high quality architectural design will complement the adjoining properties and surrounding areas well.

2. *The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.*

The project will provide 50 new residential condominium units. The new multiple family units will be consistent with existing multiple family units immediately north of the project site. Staff finds the quality of the new units, in addition to the well landscaped open space areas throughout the site, will enhance the subject site and surrounding area.

3. *Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.*

The current land use designation and zoning designation for the subject site is ML, Limited Manufacturing Administration and Research. If the proposed General Plan Amendment and Zone Change are approved, the land use designation will be Multiple-Family Residential and the zoning designation will be R-3-PD, Multiple-Family Residential-Planned Development." This will be consistent with the properties to the north which also have the same "R-3 PD" zoning and "Multiple-family Residential" land use designation.

4. *The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.*

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan. Approval of the Conditional Use Permit Case No. 694 would promote a number of specific General Plan Goals and Policies as described in "Table 2" on the following page:

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	15.1 Encourage and promote owner-occupancy of homes.	Consistent: 50 new condominium units will be constructed.
	9.4 Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	Consistent: Three Assessor's Parcels (APNs: 8005-002-059, 8005-002-016 and 8005-002-058) will be combined to form the project site.
Housing	2.3 Continue to provide for flexibility in the density and mix of land uses through the Planned Development overlay, and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed condominium project involves a zone change request to change the zone designation of the site from "ML" (Limited Manufacturing Administration and Research) to "R-3-PD" (Multi-Family Residential – Planned Development). The applicant is also planning to offer/designate a few units for affordable housing.
Open Space/ Conservation	2.3 Promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: In addition to approx. 100 to 170 sq. ft. of private open space (patio/balcony), approx. 5,000 square feet of public open space (community area with clubhouse, pool and spa) will be provided throughout the development.
Safety	5.3 Review all new developments with regards to urban fire risks.	Consistent: In addition to meeting current Fire Code regulations for the construction of the proposed buildings, the project has been designed to provide adequate emergency access throughout the site.
Circulation	3.7 Minimize pedestrian and vehicular conflicts.	Consistent: Sidewalks setback from curb face will be provided along both Jersey Avenue and Alburis Avenue. In addition, on-site walkways will be placed away from proposed driveways.
Noise	3.2 Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	Consistent: During construction, all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the development is consistent with and in furtherance of the policies and goals set forth in the City General Plan and will meet the purposes and intent of the PD, Planned Development Zone and is therefore recommending approval of Conditional Use Permit Case No. 694.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, based on its evaluation of the plans and evidence submitted and its own study and knowledge of the circumstances and the applicable provisions of the zoning regulations, shall have the authority to grant, conditionally grant, or deny the subject conditional use permit.

CONDITIONS OF APPROVAL

NOTE: the conditions provided below represents the comprehensive list of conditions for both Conditional Use Permit Case No. 694 and Vesting Tract Map Case No. 70726

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562-868-0511 x7611)

1. That the owner shall pay a flat fee of \$22,400 to resurface the existing street frontage to centerline for Alburtis Avenue and Jersey Avenue.
2. That the owner shall design and construct a 5-foot wide sidewalk at the back of the property line (offset from the curb) along the Jersey Avenue and Alburtis Avenue street frontage. This shall include the removal of unused driveways and construction of curb and gutter where the driveway(s) were removed.
3. That the owner shall remove and reconstruct all damaged curb and gutter on both Jersey Avenue and Alburtis Avenue.
4. That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.
5. That the owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.
6. That adequate "on-site" parking shall be provided per City requirements, and streets abutting the development (Jersey Avenue) shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
7. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of street lights along the project street

frontage (Jersey Avenue). The City will design and cause construction of said street light(s).

8. 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.
9. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
10. The owner/developer 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.
11. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
12. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
13. That the owner/developer 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.
14. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
15. That a hydrology study shall be submitted to the City and shall be prepared by a Professional Civil Engineer.

16. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
17. That the owner/developer 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 Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
18. Final parcel map checking of \$4,574 plus \$275 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.
19. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:
(Contact: Bil Murphy 562.868-0511 x3703)

20. 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.
21. That the owner 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.

22. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
23. 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.
24. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
25. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
26. 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.
27. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

28. That prior to issuance of building permits, the applicant shall assess and mitigate any contamination of the soil and/or groundwater to an acceptable level for residential development.
29. That the developer will conduct a soil gas survey in accordance with the most recent Department of Toxic Substances Control/Los Angeles Regional Water Quality Control Board Active Soil Gas Investigation Advisory.
30. That an approved vapor barrier/ventilation system, as determined by the Fire Chief, shall be installed if required to mitigate soil gas contaminants that would otherwise pose an unacceptable indoor air risk to future residents. The requirements for a vapor barrier/ventilation system will be dependent on the

data obtained from Condition 21 & 29 (soil vapor survey to assess vapor intrusion risk to indoor air).

31. That all future residents be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
32. That a Soils Management Plan (SMP) addressing site monitoring and remediation actions during site grading is required. The SMP shall be submitted to the Santa Fe Springs Fire Department for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the Fire Department for final approval.
33. 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.
34. That a "Closure Letter," "No Further Action Letter," or other appropriate documentation certifying that all soil, soil gas, and/or groundwater assessment and mitigation requirements are complete is issued by the Santa Fe Springs Department of Fire-Rescue and any other appropriate regulatory agency.

POLICE SERVICES DEPARTMENT:

(Contact: Phillip De Rouse at x3319)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (as close to 2 foot candle power as possible) 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 plan shall be submitted to the Director of Police Services prior to the issuance of any building permits related to the proposed condo project.
36. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 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.

37. 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 vehicles and indicate that 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.
38. 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.
39. That all conditions related to parking and maintenance on lighting throughout the property shall be established in the CC&R's.
40. That parking shall be prohibited along the east curblin of Jersey Ave in front of the complex and the west curblin of Alburtis Ave. in front of the complex.
41. That controlled access gates shall be equipped with an approved device to permit remote controlled and/or keyed access for police and fire.

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

42. That within the parking lot area, all compact and visitor spaces shall be clearly identified either by striping and/or upright signage.
43. That the proposed buildings shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
44. That approved address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background.

45. 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.
46. That prior to the issuance of a building permit for the project, the owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City.
47. 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.
48. That all landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
49. That there shall be no roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and visible from a public street. Satellite dish antennae and similar devices will be addressed within the CC&Rs.
50. 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 and Development. The electrical transformer shall be screened with shrubs. As measured from the base of the transformer's pad, all shrubs shall be planted 8 feet away from the door and 18 inches away from the sides.
51. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
52. That the Department of Planning and Development shall review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in

accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

53. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the prior approval of the Director of Planning and Development. 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.
54. That trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be planted with vines if located adjacent to or within a landscapes area to help screen the enclosure. Trellises or other covered structures are recommended to minimize the visual impact of trash bins from dwelling units.
55. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
56. 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, Anita Jimenez at (562) 868-0511 x7361.
57. 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.
58. That in conformance with City Ordinance No. 909, the applicant shall comply with the City's "Heritage Artwork in Public Places Program".
59. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer 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. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
60. 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

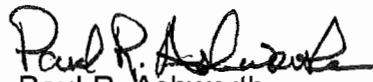
development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

61. 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 Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application.
62. 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.
63. That Conditional Use Permit Case No. 694 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
64. That Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem to impose.
65. That Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
66. That the applicant, Keana Development, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 694, Zone Change Case No. 131, General Plan Amendment Case No. 23, and Vesting Tentative Tract Map Case No. 70726, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865 for the Conditional Use Permit, Zone Change, and General Plan Amendment and within the time period provided for in the Government Code Section 66499.37 for the Vesting Tentative Tract Map. 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.

67. That prior to the recordation of Final Tract Map No. 70726, the applicant shall pay all printing costs incurred to print the City's existing General Plan and Zoning Ordinance. Per State Law, copies shall be calculated at a cost of .10 per page.
68. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the tract map is prepared using a computerized drafting system, the owner/developer's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
69. That Vesting Tentative Tract Map No. 70726 shall expire 24 months after Planning Commission approval, on October 26, 2009, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Vesting Tentative Tract Map No. 70726 shall not be effective until such time that a final map is recorded.
70. That the applicant shall provide Covenant, Conditions, & Restrictions (CC&Rs) for the proposed multi-tenant residential development. The CC&Rs must be approved by the Director of Planning and Development prior to obtaining occupancy.
71. The CC&R's shall contain a condition prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages.
72. That the CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.
73. That upon the formation of the Association, the owner shall provide the name, phone number, e-mail address, and building address of each member comprising the Association.

74. 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.



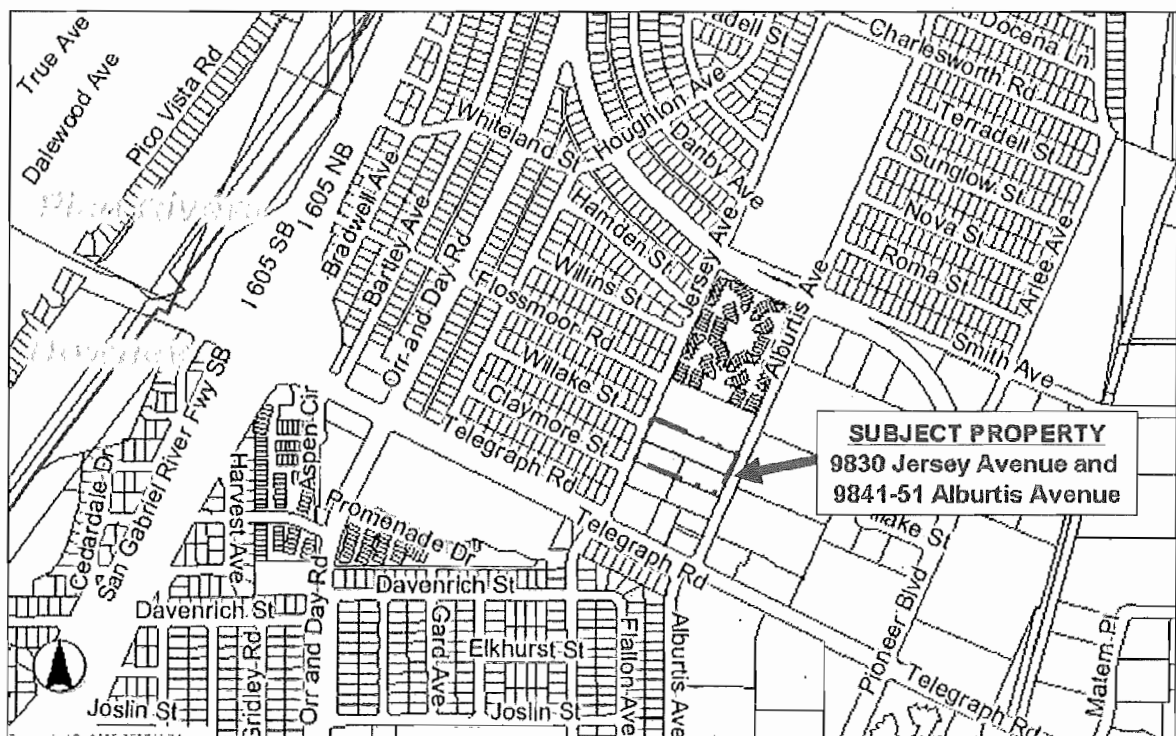
Paul R. Ashworth

Director of Planning and Development

Attachments:

1. Vicinity Map
2. Aerial Photograph
3. Site Plan
4. Floor Plans
5. Elevations
6. Conditional Use Permit Application
7. Proposed Initial Study / Mitigated Negative Declaration

VICINITY MAP



CITY OF SANTA FE SPRINGS

Jersey / Alburdis Condominium Development

