



AGENDA

REGULAR MEETINGS OF THE HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

**July 12, 2018
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Jay Sarno, Mayor
Juanita Trujillo, Mayor Pro Tem
Richard J. Moore, Councilmember
William K. Rounds, Councilmember
Joe Angel Zamora, Councilmember

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.

1. **CALL TO ORDER**

2. **ROLL CALL**

Richard J. Moore, Councilmember
William K. Rounds, Councilmember
Joe Angel Zamora, Councilmember
Juanita Trujillo, Mayor Pro Tem
Jay Sarno, Mayor

HOUSING SUCCESSOR

3. **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.

Minutes of the June 14, 2018 Housing Successor Meeting

Recommendation: That the Housing Successor:

- Approve the minutes as submitted.

SUCCESSOR AGENCY

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 City Council.

Minutes of the June 14, 2018 Successor Agency Meeting

Recommendation: That the Successor Agency:

- Approve the minutes as submitted.

CITY COUNCIL

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 City Council.

- a. Minutes of the June 14, 2018 Study Session and Regular City Council Meeting

Recommendation: That the City Council:

- Approve the minutes as submitted.

- b. South Residential Street Improvements (Gridley Road – Dunning Street – Darcy Street – Harvest Avenue) – Final Payment

Recommendation: That the City Council:

- Approve the Final Payment (less 5% Retention) to R.J. Noble Company of Orange, California in the amount of \$366,695.30 for the above subject project.

PUBLIC HEARING

6. General Plan Amendment Case No. 27

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and thereafter close the Public Hearing; and
- Adopt Resolution No. 9576, approving General Plan Amendment Case No. 27, a request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of "Public Facilities" to "Multiple Family Residential".

PUBLIC HEARING

7. Zone Change Case No. 137

Ordinance No. 1093: An Ordinance of the City Council of the City of Santa Fe Springs, requesting approval of Zone Change Case No. 137, to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development) (Storm Properties, Inc.)

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding zone Change Case No. 137 (Ordinance No. 1093) and thereafter close the Public Hearing; and
- Find the Zone Change Case No. 137 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
- Find that Zone Change Case No. 137 involving the proposed Change of Zone from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development, is consistent with the City's General Plan; and
- Introduce Ordinance No. 1093 and pass its first reading on Zone Change Case No. 137.

NEW BUSINESS

8. Carmenita Road South of Cambridge Street At-Grade Crossing – Approval of Public Highway At-Grade Crossing Agreement with the BNSF Railroad

Recommendation: That the City Council:

- Approve the Public Highway At-Grade Crossing Agreement between the City of Santa Fe Springs and BNSF Railroad for the Carmenita Road s/o Cambridge Street At-Grade Crossing; and
- Authorize the City Mayor to execute said agreement.

9. Approval of Parcel Map No. 82014 – southwest corner of Telegraph Road and Norwalk Boulevard

Recommendation: That the City Council:

- Approve Parcel Map No. 82014;

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- Find that Parcel Map No. 82014 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 82014.

10. Approval of Parcel Map No. 78229 – 13461 Rosecrans Avenue

Recommendation: That the City Council:

- Approve Parcel Map No. 78229;
- Find that Parcel Map No. 78229 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 78229.

11. Approval of Parcel Map No. 74163 – 14114 Carmenita Road

Recommendation: That the City Council:

- Approval Parcel Map No. 74163;
- Find that Parcel Map No. 74163 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 74163.

12. Resolution No. 9591 – Request for Parking Restrictions during Certain Hours on Koontz Avenue South Florence Avenue

Recommendation: That the City Council:

- Adopt Resolution No. 9591 to implement a parking restriction between the hours of 10:00 p.m. and 4:00 a.m. on both sides of Koontz Avenue south of Florence Avenue.

13. Adoption of Resolution No. 9592 Identifying the Terms and Conditions for Santa Fe Springs Department of Fire-Rescue Response When Away from their Official Duty Station and Assigned to an Emergency Incident

Recommendation: That the City Council:

- Adopt Resolution No. 9592 identifying the terms and conditions for the Santa Fe Springs Department of Fire-Rescue response when away from their official duty station and assigned to an emergency incident.

14. Authorization to Renew Café Libro Concession Agreement with Tierra Mia Coffee Company

Recommendation: That the City Council:

- Authorize the Director of Finance and Administrative Services to execute a one-year agreement with Tierra Mia Coffee Company to provide concession services in the Café Libro area of the City Library.

15. Introduction of Ordinance No. 1094 and adoption of Resolution Nos. 9589 and 9590 to place a Transaction and Use Tax on the November 6, 2018 Regular Municipal Election Ballot

Recommendation: That the City Council:

- Give first reading to Ordinance No. 1094 of the City of Santa Fe Springs, California enacting a transactions and use tax to be administered by the

Department of Tax and Fee Administration, subject to adoption by the electorate;

- Adopt Resolution No. 9589 to submit to voters at the November 6, 2018 Regular Municipal Election a Measure to establish a one percent general transactions and use tax, and requesting the Board of Supervisors of the County of Los Angeles consolidate that election with the statewide general election and to render specific services to the city relating to the conduct of the election; and
- Adopt Resolution No. 9590 Authorizing council members to submit arguments, setting priorities for selecting arguments to print, and directing the City Attorney to prepare an Impartial Analysis relating to the Measure

16. Resolution Nos. 9593 and 9594 – Approval of Engineer's Report (FY 2018/19) in Conjunction with Annual Levy of Assessment for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive)

Recommendation: That the City Council:

- Adopt Resolution 9593, approving the Engineer's Report (FY 2018/19) in conjunction with the annual levy of assessments for the Heritage Springs Assessment District No. 2001-01; and
- Adopt Resolution No. 9594, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Heritage Springs Assessment District No. 2001-01, and setting the public hearing for the Council meeting of July 26, 2018.

17. Resolution Nos. 9595 and 9596 – Approval of Engineer's Report (FY 2018/19) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1

Recommendation: That the City Council:

- Adopt Resolution No. 9595, approving the Engineer's Report (FY 2018/19) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and
- Adopt Resolution No. 9596, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting of July 26, 2018.

CLOSED SESSION

18. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees Association and Santa Fe Springs Firefighters' Association

CLOSED SESSION

19. CONFERENCE WITH LABOR NEGOTIATORS

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(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

Please note: Item Nos. 20 – 29, will commence at the 7:00 p.m. hour.

20. **INVOCATION**

21. **PLEDGE OF ALLEGIANCE**

22. **INTRODUCTIONS**

- Representatives from the Chamber of Commerce

23. **ANNOUNCEMENTS**

24. **CITY MANAGER'S AND EXECUTIVE TEAM REPORTS**

25. **PRESENTATIONS**

- a. Presentation to Sylvia Arias and Terry Camacho upon their Retirement

26. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

- a. Advisory Committee Appointments

27. **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.

28. **COUNCIL COMMENTS**

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.



Janet Martinez, CMC
City Clerk

July 6, 2018
Date

FOR ITEM NO. 3
PLEASE SEE ITEM NO. 5A

FOR ITEM NO. 4
PLEASE SEE ITEM NO. 5A



City of Santa Fe Springs

City Council Meeting

July 12, 2018

APPROVAL OF MINUTES

Minutes of the June 14, 2018 Study Session & Regular City Council Meeting

RECOMMENDATION

Staff recommends that the City Council:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- June 14, 2018

Staff hereby submits the minutes for Council's approval.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

Minutes for June 14, 2018



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

June 14, 2018

1. **CALL TO ORDER**

Mayor Sarno called the meeting to order at 5:03 p.m.

2. **ROLL CALL**

Members present: Councilmembers/Directors: Moore, Rounds, Zamora, Mayor Pro Tem/Vice Chair Trujillo and Mayor/Chair Sarno.

Members absent: None

CITY COUNCIL

STUDY SESSION

3. Introduction and Discussion of City's Proposed Fiscal Years 2018-19 Budget and Related Items

Recommendation: That the City Council:

- Give staff direction regarding revenue and expenditure matters included in the Fiscal Year 2018-19 Proposed Budget.

City Manager Raymond Cruz provided a brief introduction to the budget. He spoke about the potential tax measure that will be on the ballot for the November 2018 Municipal Election.

Director of Finance, Travis Hickey provided a brief power point presentation. He spoke about the General Fund budget; unassigned fund balance FY 17-18 & 18-19; Noteworthy items; water fund unrestricted fund balance 18-19; and water rates.

There was a consensus from the City Council to move forward with the proposed revenue report and expenditures for Fiscal Year 2018-19.

City Attorney Yolanda Summerhill read the Closed Session titles.

The City Council recessed at 5:38 p.m.

CLOSED SESSION

4. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees Association and Santa Fe Springs Firefighters' Association

CLOSED SESSION

5. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

City Attorney Yolanda Summerhill provided stated there was no action taken on both closed session items no. 4 and 5.

6. ADJOURNMENT

Mayor Sarno adjourned the meeting at 6:09 p.m.

Jay Sarno
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



APPROVED:

MINUTES OF THE MEETINGS OF THE HOUSING SUCCESSOR, SUCCESSOR AGENCY AND CITY COUNCIL

June 14, 2018

1. **CALL TO ORDER**

Mayor Sarno called the meeting to order at 6:09 p.m.

2. **ROLL CALL**

Members present: Councilmembers/Directors: Moore, Rounds, and Zamora, Mayor Pro Tem/Vice Chair Trujillo and Mayor/Chair Sarno.

Members absent: None

HOUSING SUCCESSOR

3. **CONSENT AGENDA**

Approval of Minutes

Minutes of the May 10, 2018 Housing Successor Agency

Recommendation: That the Housing Successor approve the minutes as submitted.

It was moved by Council Member Rounds, seconded by Council Member Zamora, approving Item No. 3 by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nays: None

Absent: None

The following item was added to be considered under the Housing Successor agency.

Bartley House Rehabilitation – Award of Contract

Recommendation: That the City Council:

- Accept the bids; and
- Appropriate \$41,400.00 from the Housing Asset Funds (HAF) for the Bartley House Rehabilitation;
- Award a contract to Joseph Flores Construction of Whittier, California in the amount of \$41,396.25; and
- Authorize the Mayor to execute the agreement with Joseph Flores Construction of Whittier.

It was moved by Council Member Rounds, seconded by Council Member Moore to accept the bids; and appropriate \$41,400.00 from the Housing Asset Funds (HAF) for the Bartley House Rehabilitation; to award a contract to Joseph Flores

Construction of Whittier, California in the amount of \$41,396.25; and to authorize the Mayor to execute the agreement with Joseph Flores Construction of Whittier, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo
Nayes: None
Absent: None
Recused: Sarno

SUCCESSOR AGENCY

4. CONSENT AGENDA

Approval of Minutes

Minutes of the May 10, 2018 Successor Agency Meeting

Recommendation: That the Successor Agency approve the minutes as submitted.

It was moved by Mayor Pro Tem Trujillo, seconded by Council Member Rounds, approving Item No. 4, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno
Nayes: None
Absent: None

CITY COUNCIL

5. CONSENT AGENDA

a. Minutes of the May 10, 2018 Regular City Council Meeting

Recommendation: That the City Council:

- Approve the minutes as submitted.

b. Slurry Sealing Various Streets Phase II – Award of Contract

Recommendation: That the City Council:

- Appropriate \$49,000 from Capital Improvement Plan to Account PW180025 (Slurry Sealing Various Streets Phase II);
- Accept the bids; and
- Award a contract to Doug Martin Contracting Co., of La Habra, California, in the amount of \$79,308.78.

It was moved by Council Member Zamora, seconded by Council Member Trujillo, to approve Item No. 5A and 5B, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo
Nayes: None
Absent: None
Recused: Sarno

PUBLIC HEARING

6. Consideration of an appeal of Tentative Parcel Map 78240, General Plan Amendment Case No. 27, Zone Change Case No. 137, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and Environmental Documents (Initial Study/Mitigated Negative Declaration) for the development of a 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road

Recommendation: That the City Council:

- Consider the information presented in this report, in combination with the April 9, 2018 and May 14, 2018 Planning Commission staff reports, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding these matters and, thereafter, close the Public Hearing; and
- Deny the appeal by Mr. Butch Redman
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment that cannot be mitigated; and
- Approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, and Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolutions (70-2018, 73-2018, and 74-2018); and
- Set a Public Hearing for the July 12, 2018 City Council Meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27.

Planning Consultant Vince Velasco provided a brief PowerPoint presentation.

Mayor Sarno opened the Public Hearing at 6:27 p.m.

Applicant Jay Ahluwalia from Storm Properties spoke on the proposed project. Also, from Whittier High School District Gary Gonzales, Superintendent and Mark Keriakous, Associate Superintendent, Business Services spoke on the item and noted how it would benefit the district enrollment numbers.

The following individuals spoke during the public comment portion.

1. Butch Redman, 11808 S. Painter Ave., Whittier, CA
2. Josefina Tafoya, 1202 S. Painter, Whittier, CA
3. Rosie Barragan, 11216 Laurel Ave., Whittier, CA
4. Esmeralda Ramos, 11228 Laurel Ave., Whittier, CA
5. Emily Sandoval, 11723 Chadsey Drive, Whittier, CA

Mayor Sarno closed the Public Hearing at 6:57 p.m.

It was moved by Council Member Zamora, seconded by Council Member Trujillo, to approve as staff recommended, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nays: None

Absent: None

PUBLIC HEARING

7. **Resolution No. 9588 – Approval of Programs/Projects Proposed for Funding During FY 2018/2019 Under the City's Community Development Block Grant (CDBG) Cooperation Agreement with the County of Los Angeles**

Recommendation: That the City Council:

- Open the Public Hearing and hear from anyone wishing to speak on this matter;
- Approve the acceptance of CDBG funds as described in the body of this report;
- Adopt Resolution No. 9588; and
- Authorize the Community Services Department to transmit the planning documents to the County of Los Angeles Community Development Commission.

Mayor Sarno opened the Public Hearing at 6:58 p.m.

There were no public speakers.

Mayor Sarno closed the Public Hearing at 6:58 p.m.

It was moved by Mayor Pro Tem Trujillo, seconded by Council Member Moore, to approve the acceptance of CDBG funds as described in the body of this report; adopt Resolution No. 9588; and authorize the Community Services Department to transmit the planning documents to the County of Los Angeles Community Development Commission, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nays: None

Absent: None

NEW BUSINESS

8. **Resolution No. 9581 Opposing the Tax Fairness, Transparency & Accountability Act of 2018**

Recommendation: That the City Council:

- Adopt Resolution No. 9581 opposing the tax fairness, transparency and accountability act of 2018, as recommended by the League.

It was moved by Council Member Zamora, seconded by Council Member Moore, to adopt Resolution No. 9581 opposing the tax fairness, transparency and accountability act of 2018, as recommended by the League, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nays: None

Absent: None

9. Resolution No. 9580 – Request for Parking Restrictions during Certain Hours on Ann Street between Santa Fe Springs Road and Sorensen Avenue

Recommendation: That the City Council:

- Adopt Resolution No. 9580 to implement a parking restriction between the hours of 2:00 a.m. and 4:00 a.m. on Monday thru Saturday on both sides of Ann Street between Santa Fe Springs Road and Sorensen Avenue for street sweeping purposes.

It was moved by Council Member Rounds, seconded by Mayor Pro Tem Trujillo, to adopt Resolution No. 9580 to implement a parking restriction between the hours of 2:00 a.m. and 4:00 a.m. on Monday thru Saturday on both sides of Ann Street between Santa Fe Springs Road and Sorensen Avenue for street sweeping purposes, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

10. City Wide Striping – Reject All Bids

Recommendation: That the City Council:

- Authorize the City Engineer to reject all bids for City-Wide Striping 2018; and
- Authorize the City Engineer to re-bid the subject project.

It was moved by Council Member Rounds, seconded by Mayor Pro Tem Trujillo, to authorize the City Engineer to reject all bids for City-Wide Striping 2018; and authorize the City Engineer to re-bid the subject project, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

11. Cooperative and Funding Agreement - Rosecrans/Marquardt Avenues Grade Separation Project

Recommendation: That the City Council:

- Authorize the Mayor to sign a Cooperative and Funding Agreement for the Rosecrans/Marquardt Grade Separation Project between the Los Angeles County Metropolitan Transportation Authority and the City of Santa Fe Springs.

It was moved by Council Member Rounds, seconded by Mayor Pro Tem Trujillo, to authorize the Mayor to sign a Cooperative and Funding Agreement for the Rosecrans/Marquardt Grade Separation Project between the Los Angeles County Metropolitan Transportation Authority and the City of Santa Fe Springs, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

12. Town Center Plaza Landscape Improvements Project Zone I and II – Award of Contract

Recommendation: That the City Council:

- Accept the Proposals from three On-Call Engineering Firms to Provide Engineering and Landscape Architectural Services for the Town Center Plaza Improvements Project Zone I and II;
- Award a Contract to Anderson Penna of Newport Beach California to provide Engineering and Landscape Architectural Services for the Town Center Plaza Improvements Project Zone I and II;
- Authorize the Mayor to execute a Professional Services Agreement with Anderson Penna in the amount of \$150,661.00.

Council Member Moore recommended to only consider what was needed from the project and not the wants. He would like to remove the Kiosk, flagpoles, and Zone 2.

Council Member Zamora expressed his support for Council Member Moore's recommendation.

Mayor Pro Tem Trujillo also agreed that she would like to only consider what is needed and the rest have it considered at a later date.

Council Member Zamora requested a breakdown on the cost for the parking lot repairs and the rest of the items that need to be replaced.

It was moved by Council Member Moore, seconded by Council Member Zamora, to accept the proposals from three On-Call Engineering Firms to provide engineering and landscape architectural services for the Town Center Plaza Improvements Project Zone I and II; award a contract to Anderson Penna of Newport Beach California to provide Engineering and Landscape Architectural Services for the Town Center Plaza Improvement Project Zone I and II; authorize the Mayor to execute a Professional Services Agreement with Anderson Penna in the amount of \$150,661.00; with the amendment of only considering the items needed, by removing the kiosk, Zone 2 and flagpoles, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

13. Whittier Police Officer Traffic Enforcement Detail

Recommendation: That the City Council:

- Approve adding a Whittier Police Department Officer on overtime dedicated to traffic enforcement.
- Appropriate \$50,000 from General Fund Reserves to cover the overtime costs of this assignment.

It was moved by Council Member Moore, seconded by Mayor Pro Tem Trujillo, to approve adding a Whittier Police Department Officer on overtime dedicated to traffic enforcement; appropriate \$50,000 from General Fund Reserves to cover the overtime costs of this assignment, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

14. Approval of Contracts with State Department of Education of Fiscal Year 2018 - 19

Recommendation: That the City Council:

- Approve Resolution No. 9587 authorizing the renewal of Contract CSPP-8170 with the State Department of Education for Fiscal Year 2018/2019 for the purpose of providing child care and development services for preschool age children.

It was moved by Council Member Moore, seconded by Mayor Pro Tem Trujillo, to approve Resolution No. 9587 authorizing the renewal of Contract CSPP-8170 with the State Department of Education for Fiscal Year 2018/2019 for the purpose of providing child care and development services for preschool age children, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

15. Lease Agreement with Montebello for Installation of Radio Tower Equipment and Communication Upgrades at 12636 Emmens Way

Recommendation: That the City Council:

- Approve the City Manager and Staff to enter into lease agreement with the City of Montebello for the use of a portion of the City's radio tower to place antennas and make facility communication improvements at the warehouse, located at 12636 Emmens Way, for an annual lease amount from Montebello in the amount of \$28,000.

It was moved by Council Member Moore, seconded by Mayor Pro Tem Trujillo, to approve the City Manager and Staff to enter into lease agreement with the City of Montebello for the use of a portion of the City's radio tower to place antennas and make facility communication improvements at the warehouse, located at 12636 Emmens Way, for an annual lease amount from Montebello in the amount of \$28,000, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

16. Bartley House Rehabilitation – Award of Contract

Recommendation: That the City Council:

- Accept the bids; and
- Appropriate \$41,400.00 from the Housing Asset Funds (HAF) for the Bartley House Rehabilitation;
- Award a contract to Joseph Flores Construction of Whittier, California in the amount of \$41,396.25; and
- Authorize the Mayor to execute the agreement with Joseph Flores Construction of Whittier.

Item No. 16 was considered after Item No. 3, under the Housing Successor Agency.

17. Adoption of the City's FY 2018-19 Investment Policy

Recommendation: That the City Council:

- Adopt the Investment Policy for FY 2018-19.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Trujillo, to adopt the investment policy for FY 2018-19, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

18. Resolution No. 9586 – Adoption of Annual Appropriation (GANN) Limit for Fiscal Year 2018-19

Recommendation: That the City Council:

- Adopt Resolution No. 9586 setting the appropriation limit for Fiscal Year 2018-19 (roll call vote required).

It was moved by Council Member Zamora, seconded by Council Member Moore, to adopt Resolution No. 9586 setting the appropriation limit for Fiscal Year 2018-19, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nayes: None

Absent: None

19. Authorize the Purchase of Vehicles by Piggybacking off a Public Agency Purchases and State of California Contracts

Recommendation: That the City Council:

- Authorize the purchase of (1) 2018 Dodge Grand Caravan off the State of CA contract No. 1-18-23-23B through Elk Grove Auto Group for \$24,155.26
- Authorize the purchase of (1) 2019 Chevrolet Silverado 1500 off the State of CA contract No. 1-18-23-20D through Winner Chevrolet for \$30,689.13
- Authorize the purchase of (1) 2019 Chevrolet Tahoe Police Unit by piggybacking off an LA County order #PO-SH-17323698-1 with Wondries Fleet Group for \$39,645.57
- Authorize the purchase of (3) 2018 Ford F-150 Trucks off the State of CA contract No. 1-18-23-20A through Downtown Ford Sales for a total of \$93,587.86
- Authorize the purchase of (1) 2018 Ford Fusion Hybrid off the State of CA contract No. 1-18-23-10A through Downtown Ford Sales for \$28,766.95
- Authorize the Director of Purchasing Services to issue purchase orders to the above vendors for the designated vehicles.

It was moved by Mayor Pro Tem Trujillo, seconded by Council Member Moore, to approve Authorize the purchase of (1) 2018 Dodge Grand Caravan off the State of CA contract No. 1-18-23-23B through Elk Grove Auto Group for \$24,155.26; authorize the purchase of (1) 2019 Chevrolet Silverado 1500 off the State of CA

contract No. 1-18-23-20D through Winner Chevrolet for \$30,689.13; authorize the purchase of (1) 2019 Chevrolet Tahoe Police Unit by piggybacking off an LA County order #PO-SH-17323698-1 with Wondries Fleet Group for \$39,645.57; authorize the purchase of (3) 2018 Ford F-150 Trucks off the State of CA contract No. 1-18-23-20A through Downtown Ford Sales for a total of \$93,587.86; authorize the purchase of (1) 2018 Ford Fusion Hybrid off the State of CA contract No. 1-18-23-10A through Downtown Ford Sales for \$28,766.95; authorize the Director of Purchasing Services to issue purchase orders to the above vendors for the designated vehicles, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nays: None

Absent: None

20. Authorize Agreements for Temporary Staffing Services

Recommendation: That the City Council:

- Authorize the Director of Finance and Administrative Services to arrange for temporary accounting services.
- Authorize the Mayor to sign professional services agreements for such services.

It was moved by Council Member Rounds, seconded by Council Member Zamora, to authorize the Director of Finance and Administrative Services to arrange for temporary accounting services; authorize the Mayor to sign professional services agreement for such services, by the following vote:

Ayes: Moore, Rounds, Zamora, Trujillo, Sarno

Nays: None

Absent: None

CLOSED SESSION

21. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees Association and Santa Fe Springs Firefighters' Association

CLOSED SESSION

22. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

Mayor Sarno recessed the meetings at 7:13 p.m.

Mayor Sarno convened the meeting at 7:22 p.m.

23. INVOCATION

Invocation was led by Council Member Zamora.

24. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Youth Leadership Committee.

25. INTRODUCTIONS

- Chamber of Commerce Representatives:

26. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- Summer Reading Program, June 4, 2018
- 4th of July Celebration, Tuesday, July 3, 2018
- Community Yard Sale, Saturday, June 23, 2018

27. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond R. Cruz provided a brief update on the 1% sales tax measure, noted that there were four (4) documents that included FAQ's, survey.
- Public Works Director Noe Negrete spoke about the improvements that have been occurring the last few weeks. He also spoke about issuing a permit to Logistics to work on Friday night and Saturday night on east bound between Pioneer and Alburdis which will be going down to one lane, starting at 7pm, ending at 5am. Logistics lost their camera as they were conducting a pipe cleaner and will need to retrieve the camera and fix any damage done to the pipe.
- Planning Director Wayne Morrell spoke about the Payless Shoe Store that will be replaced with la Michoacana, also Smart & Final will be replaced with Dollar tree on Washington; last, the Buenos site will be the future Sonic site and noted that it has been cleaned up.
- Director of Police Services, Dino Torres spoke about the Special Olympics torch run that took place last Thursday, June 7, 2018, which was a 2-mile run; Members of the public safety team participated.
- Fire Chief Brent Hayward spoke about the Side Walk CPR event.
- Community Services Director Maricela Balderas spoke about the 3D printing and design program and the 2018 Children's Day event which took place last Saturday.
- Finance Director, Travis Hickey spoke about the AB1405.

28. PRESENTATIONS

- a. Recognition of Battle of the Books Event Winners
- b. Every 15 Minutes – St. Paul High School

29. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

a. Advisory Committee Appointments

No advisory committee appointments were made.

b. Appointment of Delegate and Alternate Delegate to the Annual Business Meeting of the League of California Cities.

Mayor Sarno appointed Mayor Pro Tem Trujillo as the delegate and Council Member Zamora as the alternate.

30. ORAL COMMUNICATIONS

Annette Ramirez, resident of Santa Fe Springs spoke during oral communications.

31. COUNCIL COMMENTS

- Council Member Moore thanked staff for working on the budget and for the recent Battle of the Books event.
- Council Member Zamora thanked staff for working on the budget.
- Council Member Rounds thanked staff for their hard work; spoke about the aquatic pool being re-opened.
- Mayor Pro Tem Trujillo thanked staff for all their help on the budget.
- Mayor Sarno spoke about the budget process, thanked the Finance Director Travis Hickey. Also, spoke about the lighting that will be placed at Los Nietos Park.

ADJOURNMENT

- 32.** Mayor Sarno adjourned the meeting at 8:22 p.m.

ATTEST:

Janet Martinez
City Clerk

Jay Sarno
Mayor

Date



City of Santa Fe Springs

City Council Meeting

July 12, 2018

CONSENT AGENDA

South Residential Street Improvements (Gridley Road - Dunning Street – Darcy Street - Harvest Avenue) - Final Payment

RECOMMENDATION

That the City Council approve the Final Payment (less 5% Retention) to R.J. Noble Company of Orange, California in the amount of \$366,695.30 for the subject project.

BACKGROUND

The City Council, at their meeting of April 12, 2018, awarded a contract to R.J. Noble of Orange, California in the amount of \$624,604.00 for the above subject. The South Residential Street Improvements project includes the following four (4) street segments:

1. Gridley Road from Longworth Avenue to Darcy Street
2. Dunning Street from Longworth Avenue to End of Cul-De-Sac
3. Darcy Street from Orr & Day Road to End of Cul-De-Sac
4. Harvest Avenue from Longworth Avenue to Darcy Street

The projects scope of work included the removal of existing asphalt concrete pavement surface, reworking the underlying aggregate base and in situ soil materials to provide a firm and stable sub-base for placing new asphalt concrete pavement, removal and replacement of curb and gutter, cross gutters, sidewalks, driveways and striping.

The following payment detail represent the Final Payment (less 5% Retention) due per terms of the contract for the work which has been completed and found to be satisfactory.


The final construction cost is \$632,773.10. The final project cost including construction, engineering, inspection and contingency is below the budgeted amount of \$872,000.

FISCAL IMPACT

The South Residential Street Improvements project is fully funded through the UUT Funds and Metro Prop C Local Return Funds.


Raymond R. Cruz
City Manager

Attachment:
Payment Detail

Report Submitted By: Noe Negrete, Director 
Department of Public Works

Date of Report: July 6, 2018

ITEM NO. 5B

Payment Detail:

SOUTH RESIDENTIAL STREETS IMPROVEMENTS
(Gridley Road - Dunning Street - Darcy Road - Harvest Avenue)

Contractor: R.J. Noble Co.
15505 E. Lincoln Avenue
Orange, CA 92965

Final Payment \$ 366,695.30

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
1.	Mobilization	1	L.S.	\$ 45,000.00	\$ 45,000.00	50%	\$ 22,500.00	100%	\$ 45,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP) / Best Management Practice (BMPs)	1	L.S.	\$ 5,000.00	\$ 5,000.00	50%	\$ 2,500.00	100%	\$ 5,000.00
3.	Traffic Control (Including Construction Signs and CMS)	1	L.S.	\$ 12,000.00	\$ 12,000.00	50%	\$ 6,000.00	100%	\$ 12,000.00
4.	Traffic Pavement Markings, Striping and Sign Relocation	1	L.S.	\$ 16,500.00	\$ 16,500.00	20%	\$ 3,303.00	20%	\$ 3,303.00
5.	Construction Survey	1	L.S.	\$ 19,000.00	\$ 19,000.00	25%	\$ 4,750.00	100%	\$ 19,000.00
GRIDLEY ROAD									
6.	Remove and Construct 4" PCC Curb Ramps with Black Truncated Domes.	4	EA.	\$ 3,800.00	\$ 15,200.00	0	\$ -	4	\$ 15,200.00
7.	Remove and Construct 8" Curb and Gutter over 4" CMB	231	L.F.	\$ 58.00	\$ 13,398.00	0	\$ -	273	\$ 15,834.00
8.	Remove and Construct 4" PCC Residential Driveway	346	S.F.	\$ 6.50	\$ 2,249.00	0	\$ -	743	\$ 4,829.50
9.	Remove and Construct 4" PCC Sidewalk over Native Soil	1,375	S.F.	\$ 6.50	\$ 8,937.50	0	\$ -	1,408	\$ 9,152.00
10.	Remove and Construct 8" PCC Cross Gutter over 6" CMB	802	S.F.	\$ 19.00	\$ 15,238.00	0	\$ -	1,079	\$ 20,501.00
11.	Remove Existing 3.5" Asphalt Material	280	C.Y.	\$ 68.00	\$ 19,040.00	302	\$ 20,536.00	302	\$ 20,536.00
12.	Construct 8" Cement Stabilized Pulverized Base	25,760	S.F.	\$ 1.00	\$ 25,760.00	26,325	\$ 26,325.00	26,325	\$ 26,325.00
13.	Construct 3.5" AC (IIC3, PG 64-10, 20% max RAP)	568	TONS	\$ 72.00	\$ 40,896.00	540	\$ 38,880.00	540	\$ 38,880.00
14.	Adjust Manhole to Grade	3	EA.	\$ 850.00	\$ 2,550.00	3	\$ 2,550.00	3	\$ 2,550.00
15.	Adjust Water Valve to Grade	2	EA.	\$ 850.00	\$ 1,700.00	2	\$ 1,700.00	2	\$ 1,700.00
16.	Furnish and Install Seeding and Sod	485	S.F.	\$ 4.25	\$ 2,061.25	36	\$ 153.00	485	\$ 2,061.25
17.	Relocate Mailbox	1	EA.	\$ 1,000.00	\$ 1,000.00	0	\$ -	1	\$ 1,000.00
18.	Remove and Replace damaged irrigation pipes and sprinkler heads in kind during construction of parkways and sidewalks per the direction of the Engineer						\$ -		
	A. Irrigation Pipe and Sleeve	250	L.F.	\$ 3.20	\$ 800.00	0	\$ -	19	\$ 60.80
	B. Sprinkler Head	35	EA.	\$ 25.00	\$ 875.00	0	\$ -	4	\$ 100.00
DUNNING STREET									
19.	Remove and Construct 4" PCC Curb Ramps with Black Truncated Domes	2	EA.	\$ 3,800.00	\$ 7,600.00	0	\$ -	2	\$ 7,600.00
20.	Remove and Construct Curb and Gutter over 4" CMB	10	L.F.	\$ 82.00	\$ 820.00	0	\$ -	47	\$ 3,854.00
21.	Remove and Construct 4" PCC Residential Driveway	110	S.F.	\$ 9.00	\$ 990.00	0	\$ -	104	\$ 936.00
22.	Remove and Construct 4" PCC Sidewalk over Native Soil	696	S.F.	\$ 7.00	\$ 4,872.00	0	\$ -	716	\$ 5,012.00
23.	Remove and Construct 8" PCC Cross Gutter over 6" CMB	284	S.F.	\$ 19.00	\$ 5,396.00	0	\$ -	324	\$ 6,156.00
24.	Remove Existing 3.5" Asphalt Material	197	C.Y.	\$ 68.00	\$ 13,396.00	210	\$ 14,280.00	210	\$ 14,280.00
25.	Construct 8" Cement Stabilized Pulverized Base	18,215	S.F.	\$ 1.15	\$ 20,947.25	18,317	\$ 21,064.55	18,317	\$ 21,064.55

Payment Detail:

SOUTH RESIDENTIAL STREETS IMPROVEMENTS
(Gridley Road - Dunning Street - Darcy Road - Harvest Avenue)

Contractor: R.J. Noble Co.
15505 E. Lincoln Avenue
Orange, CA 92965

Final Payment \$ 366,695.30

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
26.	Construct 3.5" AC (IIC3, PG 64-10, 20% max RAP)	400	TONS	\$ 72.00	\$ 28,800.00	385	\$ 27,720.00	385	\$ 27,720.00
27.	Adjust Manhole to Grade	6	EA.	\$ 850.00	\$ 5,100.00	6	\$ 5,100.00	6	\$ 5,100.00
28.	Adjust Water Valve to Grade	4	EA.	\$ 850.00	\$ 3,400.00	6	\$ 5,100.00	6	\$ 5,100.00
29.	Furnish and Install Seeding and Sod	230	S.F.	\$ 4.25	\$ 977.50	4	\$ 17.00	230	\$ 977.50
30.	Furnish and Install United Storm Water Wing-Gate ARS Screen Cover or Approved Equivalent and Catch Basin Stencil	4	EA.	\$ 3,100.00	\$ 12,400.00	4	\$ 12,400.00	4	\$ 12,400.00
31.	Remove and Replace Damaged Irrigation Pipes and Sprinkler Heads in kind During Construction of Parkways and Sidewalks per the Direction of the Engineer								
	A. Irrigation Pipe and Sleeve	115	L.F.	\$ 3.20	\$ 368.00	0	\$ -	94	\$ 300.80
	B. Sprinkler Head	15	EA.	\$ 25.00	\$ 375.00	0	\$ -	11	\$ 275.00
DARCY STREET									
32.	Remove and Construct 4" PCC Curb Ramps with Black Truncated Domes	6	EA.	\$ 3,800.00	\$ 22,800.00	0	\$ -	6	\$ 22,800.00
33.	Remove and Construct 8" Curb and Gutter over 4" CMB	200	L.F.	\$ 58.00	\$ 11,600.00	0	\$ -	104	\$ 6,032.00
34.	Remove and Construct 4" PCC Sidewalk over Native Soil	1,322	S.F.	\$ 7.00	\$ 9,254.00	0	\$ -	1,261	\$ 8,827.00
35.	Remove and Construct 8" PCC Cross Gutter over 6" CMB	1,395	S.F.	\$ 19.00	\$ 26,505.00	0	\$ -	1,621	\$ 30,799.00
36.	Remove Existing 3.5" Asphalt Material	316	C.Y.	\$ 68.00	\$ 21,488.00	339	\$ 23,052.00	339	\$ 23,052.00
37.	Construct 8" Cement Stabilized Pulverized Base	29,051	S.F.	\$ 1.00	\$ 29,051.00	29,523	\$ 29,523.00	29,523	\$ 29,523.00
38.	Construct 3.5" AC (IIC3, PG 64-10, 20% max RAP)	639	TONS	\$ 72.00	\$ 46,008.00	617	\$ 44,424.00	617	\$ 44,424.00
39.	Adjust Manhole to Grade	3	EA.	\$ 850.00	\$ 2,550.00	3	\$ 2,550.00	3	\$ 2,550.00
40.	Adjust Water Valve to Grade	2	EA.	\$ 850.00	\$ 1,700.00	2	\$ 1,700.00	2	\$ 1,700.00
41.	Furnish and Install Seeding and Sod	667	S.F.	\$ 4.25	\$ 2,834.75	247	\$ 1,049.75	667.00	\$ 2,834.75
42.	Remove and Replace Damaged Irrigation Pipes and Sprinkler Heads in kind During Construction of Parkways and Sidewalks per the Direction of the Engineer								
	A. Irrigation Pipe and Sleeve	40	L.F.	\$ 3.20	\$ 128.00	0	\$ -	135	\$ 432.00
	B. Sprinkler Head	5	EA.	\$ 25.00	\$ 125.00	0	\$ -	17.00	\$ 425.00

Payment Detail:
SOUTH RESIDENTIAL STREETS IMPROVEMENTS
 (Gridley Road - Dunning Street - Darcy Road - Harvest Avenue)

Contractor: R.J. Noble Co.
 15505 E. Lincoln Avenue
 Orange, CA 92965



Final Payment \$ **366,695.30**

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
HARVEST AVENUE									
43.	Remove and Construct 4" PCC Curb Ramps with Black Truncated Domes	2	EA.	\$ 3,800.00	\$ 7,600.00	0	\$ -	2	\$ 7,600.00
44.	Remove and Construct 8" Curb and Gutter over 4" CMB	59	L.F.	\$ 65.00	\$ 3,835.00	0	\$ -	52	\$ 3,380.00
45.	Remove and Construct 4" PCC Residential Driveway	567	S.F.	\$ 7.00	\$ 3,969.00	0	\$ -	563	\$ 3,941.00
46.	Remove and Construct 4" PCC Sidewalk over Native Soil	343	S.F.	\$ 7.00	\$ 2,401.00	0	\$ -	350	\$ 2,450.00
47.	Remove and Construct 8" PCC Cross Gutter over 6" CMB	704	S.F.	\$ 19.00	\$ 13,376.00	0	\$ -	953	\$ 18,107.00
48.	Remove Existing 3.5" Asphalt Material	187	C.Y.	\$ 68.00	\$ 12,716.00	211	\$ 14,348.00	211	\$ 14,348.00
49.	Construct 8" Cement Stabilized Pulverized Base	17,145	S.F.	\$ 1.20	\$ 20,574.00	18,392	\$ 22,070.40	18,392	\$ 22,070.40
50.	Construct 3.5" AC (IIIC3, PG 64-10, 20% max RAP)	379	TONS	\$ 72.00	\$ 27,288.00	386.30	\$ 27,813.60	386.30	\$ 27,813.60
51.	Adjust Manhole to Grade	3	EA.	\$ 850.00	\$ 2,550.00	3	\$ 2,550.00	3	\$ 2,550.00
52.	Adjust Water Valve to Grade	2	EA.	\$ 850.00	\$ 1,700.00	2	\$ 1,700.00	2	\$ 1,700.00
53.	Furnish and Install Seeding and Sod	219	S.F.	\$ 4.25	\$ 930.75	79	\$ 335.75	219	\$ 930.75
54.	Remove and Construct 4" Curb Drain	1	EA.	\$ 500.00	\$ 500.00	0	\$ -	0	\$ -
55.	Remove and Replace Damaged Irrigation Pipes and Sprinkler Heads in kind During Construction of Parkways and Sidewalks per the Direction of the Engineer								
	A. Irrigation Pipe and Sleeve	70	L.F.	\$ 3.20	\$ 224.00	0	\$ -	86	\$ 275.20
	B. Sprinkler Head	10	EA.	\$ 25.00	\$ 250.00	0	\$ -	16	\$ 400.00
Contract Total:					\$ 624,604.00	\$ 385,995.05		\$ 632,773.10	
						Total Completed Items to Date:		\$ 632,773.10	

CONTRACT PAYMENTS:

Total Items Completed to Date \$ 632,773.10
 Less 5% Retention: \$ 31,638.65
 Less Progress Payment No. 1 \$ 234,439.15
Final Payment \$ 366,695.30

Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
		Invoice Due Date	Invoice Pay Date		
06/01/2018	1	06/05/2018	06/14/2018	\$ 234,439.15	\$ 12,338.90
06/28/2018	Final	07/02/2018	07/12/2018	\$ 366,695.30	\$ 19,299.75

	Amount	Account
Finance Please Pay:	\$ 366,695.30	PW180004, PW180009, PW180010, PW180011
5% Retention Completed this Period:	\$ 19,299.75	205
Recommended by Project Manager:	Robert Garcia	
Approved by PW Director:	Noe Negrete	



PUBLIC HEARING

General Plan Amendment Case No. 27

Resolution No. 9576: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of "Public Facilities" to "Multiple Family Residential". (Storm Properties, Inc.)

RECOMMENDATION

Staff recommends that the City Council:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and thereafter close the Public Hearing; and
- Adopt Resolution No. 9576, approving General Plan Amendment Case No. 27, a request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of "Public Facilities" to "Multiple Family Residential".

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries, but are within an unincorporated area of Los Angeles County.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will subdivide the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcels, but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided on the next page helps clarify the addresses and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PREVIOUS ACTIONS BY PLANNING COMMISSION

On April 9, 2018, the Planning Commission held a public hearing on the proposed 128-unit gated apartment development, including General Plan Amendment Case No. 27. After opening the Public Hearing, listening to a presentation from Staff, and receiving concerned comments from the public, the Planning Commission continued the agenda items to the following Planning Commission date of May 14, 2018.

On May 14, 2018, the Planning Commission held a public hearing on the proposed 128-unit gated apartment development, including General Plan Amendment Case No. 27, and after opening the Public Hearing, listening to a presentation from Staff and receiving comments, the Planning Commission approved Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and recommended that the City Council approve the subject Zone Change Case No. 137 and General Plan Amendment Case No. 27.

On May 25, 2018, an appeal for the proposed project was filed with the City Clerk.

On June 14, 2018, the City Council held a public hearing to consider the appeal of the proposed 128-unit gated apartment development and all related entitlements, including the proposed Zone Change. After opening the Public Hearing, listening to a presentation from Staff and receiving comments, the City Council approved Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and set a public hearing for the July 12, 2018 City Council meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27.

Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Zone Change:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

The City Council also approved and adopted the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Tentative Parcel Map Case No. 78240, General Plan Amendment Case No. 27, Zone Change Case No. 137, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, and Conditional Use Permit Case No. 786 will have significant adverse effects that cannot be mitigated to levels of insignificance.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of

"Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are on the next page:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for 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. Legal notice of the Public Hearing for the proposed zone change was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 28, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on June 28, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, at the June 14, 2018 City Council Meeting, the City Council approved and adopted a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

GENERAL PLAN AMENDMENT – FINDINGS

- A) *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 entire 12.81-acre (Net) property is PF, Public Facilities, with a General Plan land use designation of Public Facilities. With proposed TPM 78240, three new parcels will be created: Parcel 1 of 6.31-acres (Net), Parcel 2 of 5.13-acres (Net), and Parcel 3 of 1.37-acres (Net). Parcel 1 will remain unchanged, with an existing elementary school (Carmela Elementary); Parcel 2 will be developed with 128 apartment units located in seven (7) on-site buildings, surrounding a central clubhouse, pool and spa area; and Parcel 3 will remain unchanged with an existing preschool (Options Preschool). The General Plan and zoning for Parcel 1 will remain unchanged (Public Facilities); however, the proposal is to change the General Plan land use designation of Parcels 2 and 3 from Public Facilities to Multiple Family Residential and to change the zoning designation from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.

As mentioned, Parcel 1, with frontage on both Lakeland Road and Carmenita Road, will remain unchanged with respect to its General Plan and zoning. The southern portion of the property, which is subject to the general plan amendment, has more identity with the adjacent residential zone designation to the south, east, and west.

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for future development in 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.

The following table (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the goals and policies of the General Plan.

Table 3
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational	Consistent: The proposed apartment development will

	facilities within commercial, industrial, and residential developments.	include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

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

The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. A portion of the property, proposed Parcel 1, will retain its General Plan land use designation of Public Facilities and Zoning designation of PF, Public Facilities. The General Plan land use designation and zoning designation of Parcels 2 and 3, are proposed to be changed from Public Facilities to Multiple Family Residential and from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.

The General Plan designation and zoning for Parcels 2 and 3 are consistent with the General Plan land use designation and zoning designation of the properties to the south. These properties have a General Plan land use designation of Multiple Family Residential and are zoned R-3-PD, Multiple Family Residential – Planned Development. Additionally, the proposed Multiple Family Residential land use designation and zoning will be compatible with the existing single family homes located to the east and west of the subject property.

- C) *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 and associated zone designation will have the following positive impacts: (1) address the housing shortage in the City by adding 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that General Plan Amendment Case No. 27 meets and satisfies the criteria for the subject change of zone request.



Raymond R. Cruz
City Manager

Attachments:

1. Public Hearing Notice
2. April 9, 2018 Planning Commission Staff Report
3. May 14, 2018 Planning Commission Staff Report
4. June 14, 2018 City Council Staff Report
5. Resolution No. 9576 – General Plan Amendment Case No. 27
6. Exhibit "A"

PUBLIC HEARING NOTICE
General Plan Amendment Case No. 27



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

NEOPOST

FIRST-CLASS MAIL

06/27/2018

US POSTAGE \$000.00⁹



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs City Council will conduct a public hearing at a regular meeting on Thursday, July 12, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

General Plan Amendment Case No. 27 & Zone Change Case No. 137

A request by applicant, Storm Properties, Inc., to change the land use designation from "Public Facilities" to "Multiple Family Residential" and to change the zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential—Planned Development) for properties on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (11201—11313 Carmenita Road & 11325 Carmenita Road).

CEQA Status: Mitigated Negative Declaration approved. On June 14, 2018, the City Council approved a Mitigated Negative Declaration (MND) for the proposed project. 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.

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

PUBLIC HEARING NOTICE

General Plan Amendment Case No. 27

Los Angeles Times
MEDIA GROUP

Order ID: 5694243

Printed: 6/29/2018 4:02:01 PM

Page 2 of 4

* Agency Commission not included

PACKAGE NAME: Legal-Notices

Product(s): Los Angeles Times, classified.latimes.com, CAPublicNotice.com

AdSize(s): 1 Column

Run Date(s): Sunday, July 01, 2018

Color Spec: BW

Preview

**CITY OF SANTA
FE SPRINGS
NOTICE OF
PUBLIC HEARING
GENERAL PLAN
AMENDMENT CASE NO.
27 & ZONE CHANGE
CASE NO. 137**

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

**GENERAL PLAN AMEND-
MENT CASE NO. 27:** A
request for approval to
amend the Land Use Map
of the City's General Plan
for properties located on
the southerly 6.50 acre
portion of the 12.81-acre
property at 13300 Lake-
land Road (APN: 8026-
008-903), at the south-
west corner of Lakeland
Road and Carmenita
Road, from "Public Facili-
ties" to "Multiple Family
Residential".

**ZONE CHANGE CASE NO.
137:** A request for approv-
al to change the zoning
designation for proper-
ties located on the south-
erly 6.50 acre portion of
the 12.81-acre property
at 13300 Lakeland Road
(APN: 8026-008-903), at
the southwest corner
of Lakeland Road and
Carmenita Road, from
PF (Public Facilities) to
R-3-PD (Multiple Family

**APPLICANT / PROJECT
LOCATION:** Storm Proper-
ties, Inc. / (APN: 8026-008-
903).

CEQA STATUS: An ini-
tial Study/Mitigated
Negative Declaration
(IS/MND) with Traffic
Study was prepared for
all entitlements related
to a proposed 128-unit
apartment complex and
appurtenant improve-
ments, including, but not
limited to, General Plan
Amendment Case No. 27
and Zone Change Case
No. 137. Said IS/MND was
approved and adopted
by the City Council at
their respective meeting
on June 14, 2018, which,
based on the findings of
the Initial Study, indicates
that there is no substan-
tial evidence that the pro-
posed project will have a
significant adverse effect
on the environment.

THE HEARING will be held
before the City Council
of the City of Santa Fe
Springs in the Council
Chambers of the City Hall,
11710 Telegraph Road,
Santa Fe Springs, on
Thursday, July 12, 2018 at
6:00 p.m.

**ALL INTERESTED PER-
SONS** are invited to at-
tend the Public Hearing
before Planning Com-
mission and express their
opinion on the subject
items listed above. You
should note that if you
challenge the aforemen-
tioned Development Plan
Approval in court, you
may be limited to raising
only those issues you or

any other issues you or
someone else raised at
the Public Hearing de-
scribed in this notice, or in
written correspondence
delivered to the office of
the Commission at, or pri-
or to, the Public Hearing.

**FURTHER INFORMA-
TION** on this item may
be obtained at the City
of Santa Fe Springs Plan-
ning Department, 11710
Telegraph Road, Santa Fe
Springs, California 90670
or by telephone or e-mail:
(562) 868-0511, extension
7353, vincevelasco@san-
tafesprings.org.

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



City of Santa Fe Springs

Planning Commission Meeting

April 9, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, after receiving all public comments, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of General Plan Amendment Case No. 27, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Recommend to the City Council, approval of General Plan Amendment Case No. 27, a request to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential; and
- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and recommendation regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels.

The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject General Plan Amendment (GPA), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a Zone Change (ZC), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject General Plan Amendment:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for 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. Legal notice of the 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 Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. For more details regarding the MND, which was prepared for the proposed overall project, please refer to the staff report for Tentative Parcel Map (TPM) No. 78240.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (71-2018), Staff finds that the applicant's request meets the criteria set forth in Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the Government Code, to make a written recommendation on the adoption or amendment of a general plan to the City Council. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. General Plan Map-Existing versus Proposed
3. Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
7. Resolution No. 71-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

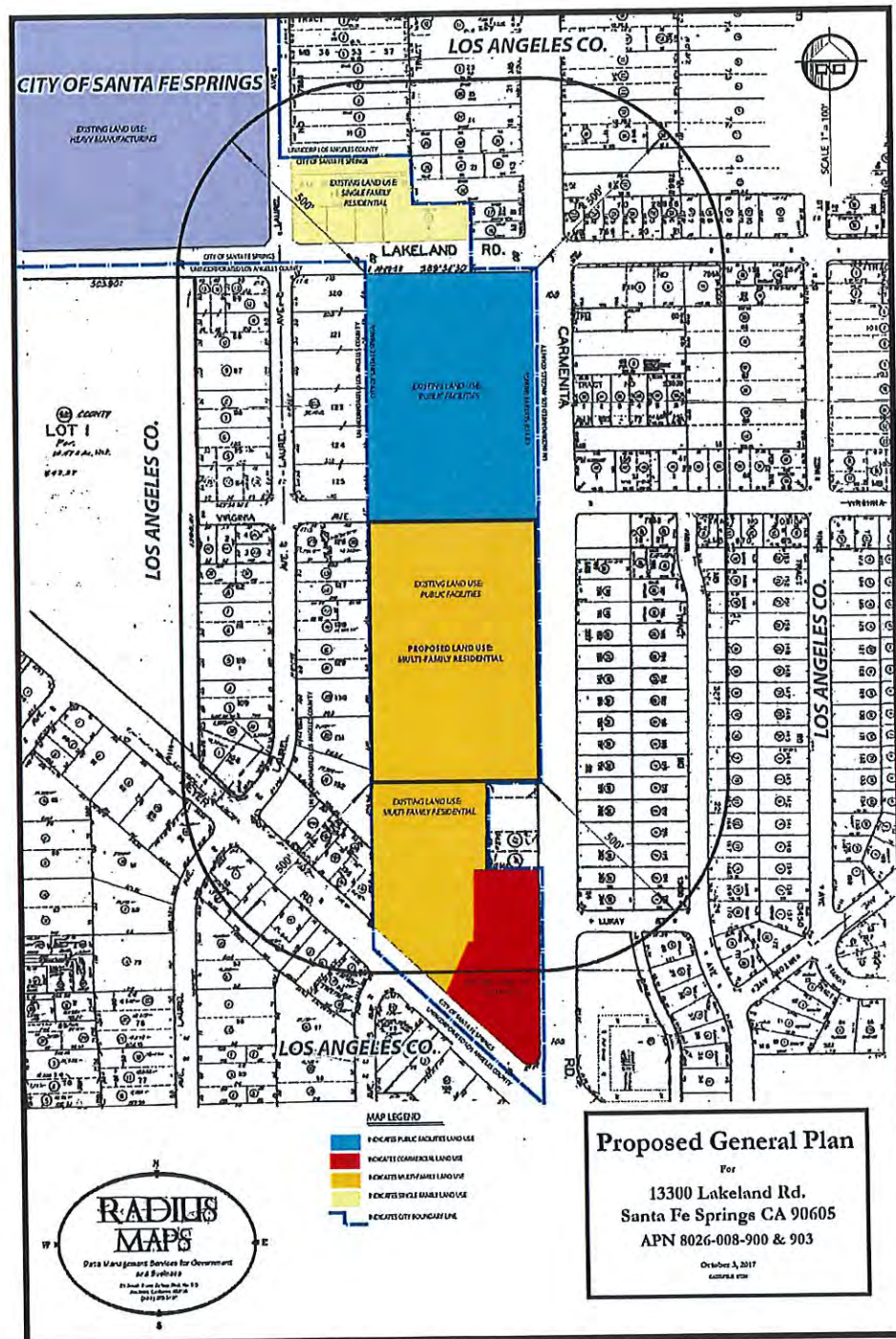
DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



NORTH

13300 Lakeland Road
(Storm Properties)

General Plan Map – Existing versus Proposed



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): 13300 LAKELAND ROAD, WHITTIER, CA 90605

Legal description of property (Attach supplemental sheet if necessary): SEE ATTACHED EXHIBIT A.

Land use designation requested from Public Facilities to Multi-Family Residential for Proposed Parcels 2 and 3. See plans for reference. Proposed Parcel 1 to remain designated as Public Facilities.

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 EXHIBIT B.

Present zoning of property: Public Facilities

Present use of property: Carmela Elementary School to the north to remain (Proposed Parcel 1), vacant field in the center (Proposed Parcel 2 to be developed), and Options Carmela State Preschool to the south to remain (Proposed Parcel 3).

NOTE

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

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.

A General Plan Amendment is required to amend the current land use from Public Facilities to Multi-Family Residential to allow the development of a 128-unit gated apartment community.

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

The proposed development would greatly benefit the City and existing community by providing new housing to the area attracting working professionals and empty nesters who potentially will live, work and play in the community.

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

The project directly south of Proposed Parcel 3 currently has a Multi-Family Residential land use designation. Amending the General Plan to allow Multi-Family Residential land use designation on Proposed Parcels 2 and 3 will eliminate spot-zoning and spot-land use designations.

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

Proposed Parcel 1 – Existing Carmela Elementary School to remain.

Proposed Parcel 2 – a 128-unit gated apartment project. Please see plans for reference.

Proposed Parcel 3 – Existing Options Carmela State preschool to remain.

Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

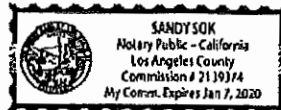
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On October 26, 2017 before me, Sandy Sok, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Jon Spelke
 Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Application (Cont.)

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. 4448 AND 4449, BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Application (Cont.)

EXHIBIT B EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if and when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation
Purpose:	Poles and anchors
Recording No:	Book 5605, Page 142 of Deeds
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Union Oil Company of California, a corporation
Purpose:	Pipe lines
Recording No:	Book 3908, Page 139 of Official Records
Affects:	A portion of said land as more particularly described in said document
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Los Angeles
Purpose:	Public road and highway
Recording No:	Book 9412, Page 5 of Official Records
Affects:	A portion of said land as more particularly described in said document
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	Public utilities
Recording Date:	November 23, 1949
Recording No:	2348, in Book 31552, Page 153 of Official Records
Affects:	A portion of said land as more particularly described in said document

Application (Cont.)

EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Santa Fe Springs, a Municipal Corporation
Purpose:	Street, public utility, municipal and government purposes
Recording Date:	October 20, 1958
Recording No:	3974, in Book D-250, Page 312 of Official Records
Affects:	A portion of said land as more particularly described in said document

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Public utilities
Recording Date:	December 15, 1958
Recording No:	3685, in Book D-305, Page 532 of Official Records
Affects:	A portion of said land as more particularly described in said document

9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).

10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	General Telephone Company of California, a corporation
Purpose:	Transmission of electric energy for communication
Recording Date:	April 21, 1960
Recording No:	3151 of Official Records
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled:	Grant of Real Property for Public Use
Dated:	November 19, 1968
Executed by:	South Whittier School District of Los Angeles County, California, and the County of Los Angeles
Recording Date:	February 05, 1969
Recording No:	2679 of Official Records

Reference is hereby made to said document for full particulars.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;

Purpose:	public use all the Roads and Avenues
Affects:	as shown on said Map within said subdivision

EXCEPTIONS

Application (Cont.)

(Continued)

14. Intentionally Deleted.

15. Intentionally Deleted.

16. Intentionally Deleted.

17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

19. Intentionally Deleted.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

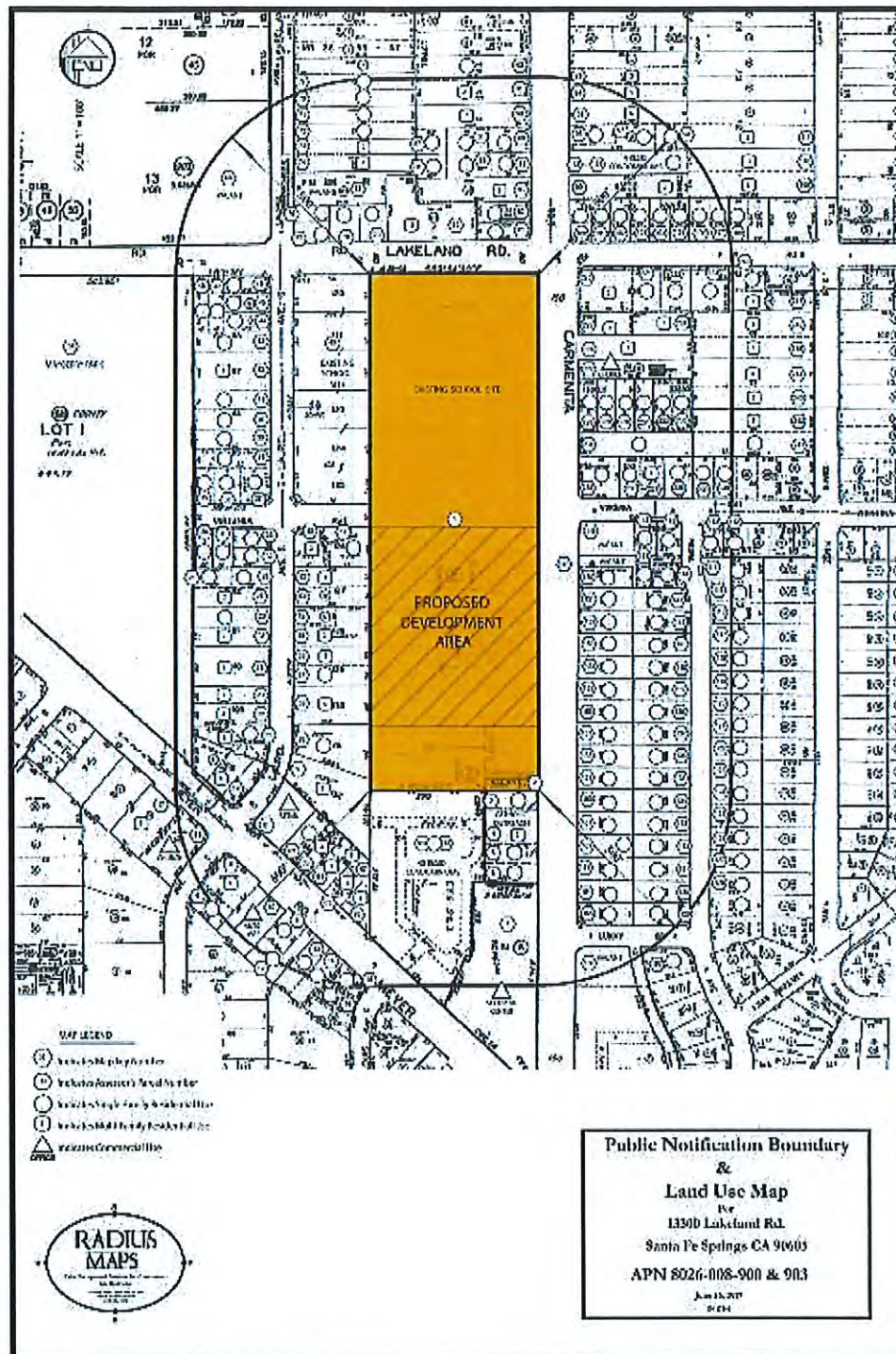
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice





City of Santa Fe Springs

Planning Commission Meeting

May 14, 2018

PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential. (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed General Plan Amendment will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Recommend to the City Council, approval of General Plan Amendment Case No. 27, a request to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential; and
- Approve General Plan Amendment Case No. 27, subject to the conditions of approval as contained within the attached Resolution (No. 71-2018).
- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject GPA (along with five other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed

128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

This matter was set for 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. Legal notice of the Public Hearing for the proposed development was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment. The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Transportation & Circulation, and Tribal Cultural Resources*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school

year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed

project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

This matter was set for 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. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be take away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (*previously delivered to PC on 3/19/2018*)
3. Resolution
 - a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 71-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
GENERAL PLAN AMENDMENT CASE NO. 27.**

WHEREAS, a request was filed for General Plan Amendment Case No. 27 to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

WHEREAS, the subject property is located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed General Plan Amendment Case No. 27 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed General Plan Amendment, which reflects the finding that the project will not have a significant effect on the environment. The reasons to support this finding are contained in the Initial Study. Pursuant to the requirements of the California Environmental Quality Act (CEQA), notice of the preparation of a Mitigated Negative Declaration was published as required by law; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning General Plan Amendment (GPA) Case No. 27. At said meeting, it was

determined that the GPA and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional testimony concerning General Plan Amendment Case No. 27.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the amendment of the existing land use designation from Public Facilities to Multiple Family Residential. In relation to the General Plan Amendment, the applicant is concurrently seeking approval for five additional entitlements, including the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has required the preparation and proposal to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-

3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Sections 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, the Commission shall make a written recommendation on the adoption or amendment of the general plan, a recommendation for approval shall be made by affirmative vote of not less than a majority of the total membership of the Commission; and the Planning Commission shall send its recommendation to the legislative body. Other than the aforementioned requirements, 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:

A) *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.*

1. The current General Plan land use designation and Zoning designation for the entire 12.81-acre (Net) property is PF, Public Facilities, with a General Plan land use designation of Public Facilities. With proposed TPM 78240, three new parcels will be created: Parcel 1 of 6.31-acres (Net), Parcel 2 of 5.13-acres (Net), and Parcel 3 of 1.37-acres (Net). Parcel 1 will remain unchanged, with an existing elementary school (Carmela Elementary); Parcel 2 will be developed with 128 apartment units located in seven (7) on-site buildings, surrounding a central clubhouse, pool and spa area; and Parcel 3 will remain unchanged with an existing preschool (Options Preschool). The General Plan and zoning for Parcel 1 will remain unchanged (Public Facilities); however, the proposal is to change the General Plan land use designation of Parcels 2 and 3 from Public Facilities to Multiple Family Residential and to change the zoning

designation from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.

2. As mentioned, Parcel 1, with frontage on both Lakeland Road and Carmenita Road, will remain unchanged with respect to its General Plan and zoning. The southern portion of the property, which is subject to the general plan amendment, has more identity with the adjacent residential zone designation to the south, east, and west.
3. The General Plan is the *master plan of the city*. The General Plan provides the overall direction for future development in 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.
4. 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.
5. The following table (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.

	encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

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

1. The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. A portion of the property, proposed Parcel 1, will retain its General Plan land use designation of Public Facilities and Zoning designation of PF, Public Facilities. The General Plan land use designation and zoning designation of Parcels 2 and 3, are proposed to be changed from Public Facilities to Multiple Family

Residential and from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development.

2. The General Plan designation and zoning for Parcels 2 and 3 are consistent with the General Plan land use designation and zoning designation of the properties to the south. These properties have a General Plan land use designation of Multiple Family Residential and are zoned R-3-PD, Multiple Family Residential – Planned Development. Additionally, the proposed Multiple Family Residential land use designation and zoning will be compatible with the existing single family homes located to the east and west of the subject property.

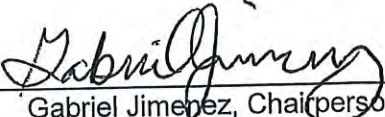
C) *That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor to the community in general.*

1. Changing the land use designation and associated zone designation will have the following positive impacts: (1) address the housing shortage in the City by adding 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 71-2018 to recommend approval of General Plan Amendment Case No. 27 to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential, to the City Council, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP).

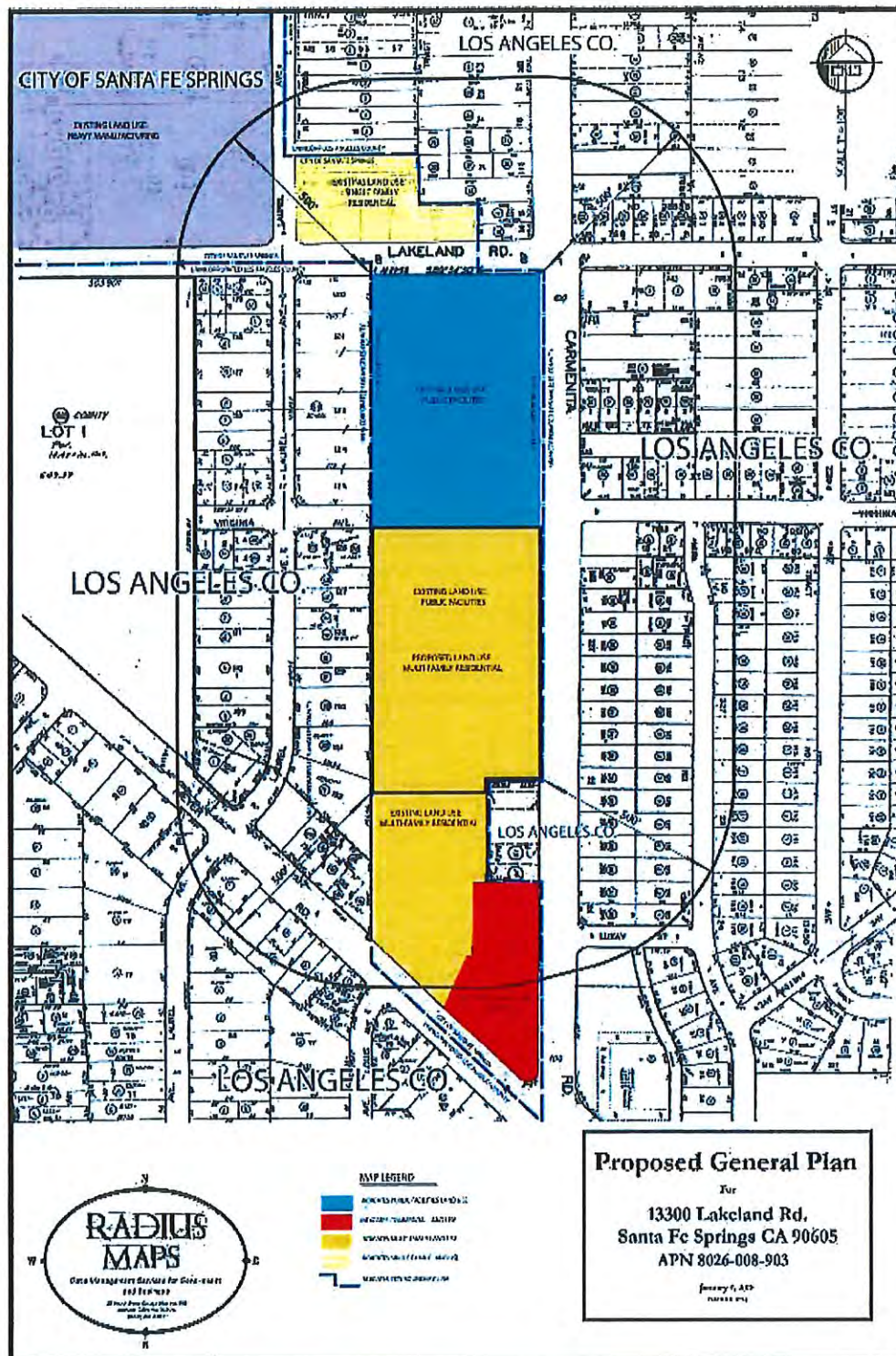
ADOPTED and APPROVED this 14th day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.


Gabriel Jimenez, Chairperson

ATTEST:


Teresa Cavallo, Planning Secretary

Exhibit A – Proposed General Plan Map





City of Santa Fe Springs

City Council Meeting

June 14, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Consideration of an appeal of Tentative Parcel Map 78240, General Plan Amendment Case No. 27, Zone Change Case No. 137, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and Environmental Documents (Initial Study/Mitigated Negative Declaration)

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

RECOMMENDATION

Staff recommends that the City Council:

- Consider the information presented in this report, in combination with the April 9, 2018 and May 14, 2018 Planning Commission staff reports, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding these matters and, thereafter, close the Public Hearing; and
- Deny the appeal by Mr. Butch Redman
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment that cannot be mitigated; and
- Approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, and Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolutions (70-2018, 73-2018, and 74-2018); and
- Set a Public Hearing for the July 12, 2018 City Council Meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject entitlements and related environmental documents were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve all entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second. Since there was no other motion and there were only three (3) Commissioners present, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m., in anticipation of all five (5) Commissioners being present. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018. Commissioners Aranda and Ybarra stated on the record at the May 14, 2018 Planning Commission meeting that they had listened to the audio recording.

At the Planning Commission meeting of May 14, 2018, the Planning Commission considered the facts contained in the staff reports, staff's presentation, and comments made by the public. After a brief discussion of the issues presented, the Planning Commission, unanimously voted in favor of the project, thus approving TPM 78240, GPA 27, ZC 137, DPA 935, CUP 785, CUP 786, and the environmental document (Initial Study/Mitigated Negative Declaration).

Approximately one (1) week following the Planning Commission meeting of May 14, 2018, the City Clerk received a formal appeal of the Planning Commissions actions. The appeal was received within the 14-day appeal period, as specified in Section 155.865 of the City's Zoning Regulations.

Based on recommendations by the City Attorney's office, staff has decided to enact Section 155.866(C) of the City's Zoning Regulations and set the appeal as a public hearing before the City Council. This will allow staff to address any issues contained within the appeal letter and also allow for further public comment on this matter.

COMMENTS STATED IN APPEAL

Within the appeal statement presented by Mr. Butch Redman, he addresses five (5) specific reasons to support the objection. His reasons to deny the proposed project include: gerrymandering, eminent domain and money, changing the dynamics of Sunshine Acres, overuse of Amelia Mayberry Park, and a slighted public hearing.

Issue/Concern Raised:

1. Gerrymandering

Staff Response:

Gerrymandering is defined as the drawing of political boundaries to give a particular party a numeric advantage over an opposing party. The applicant, Storm Properties, Inc., is not proposing to reposition any political boundaries. Therefore, the argument of gerrymandering is not applicable to the proposed project.

Issue/Concern Raised:

2. Eminent domain and money

Staff Response:

The concern of eminent domain has been previously addressed in the May 14, 2018 Planning Commission staff report, specifically Issue/Concern #3 (Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings

made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase). Additionally, the City has no control over the South Whittier School District's affairs, including their expenditures. Therefore, the argument of eminent domain and money is not applicable to the proposed project.

Issue/Concern Raised:

3. Changing dynamics of Sunshine Acres

Staff Response:

Although the subject site has a Whittier mailing address, it is located within the City of Santa Fe Springs boundaries and therefore, under the jurisdiction of Santa Fe Springs. In addition, the declining student enrollment was previously addressed in the May 14, 2018 Planning Commission staff report, specifically Issue/Concern #14 (Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students). Furthermore, the proposed market-rate apartments will not impact the adjacent residents who receive Section 8 assistance.

Issue/Concern Raised:

4. Overuse of Amelia Mayberry Park

Staff Response:

The concerns of the overuse of Amelia Mayberry Park and the loss of recreational area have been previously addressed in the May 14, 2018 Planning Commission staff report, specifically Issue/Concern #'s 7,8,27, and 28 (In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without

the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities).

Issue/Concern Raised:

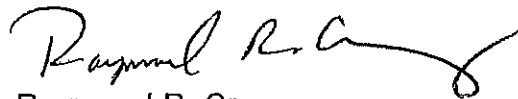
5. Slighted public hearing

Staff Response:

As previously mentioned, the proposed project was originally presented before the Planning Commission at their April 9, 2018 meeting. Commissioner Arnold made a motion to approve all entitlements for the proposed development, but the motion did not receive a second. Since there was no other motion and there were only three (3) Commissioners present, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018. At the May 14, 2018 Planning Commission meeting, staff impartially responded to all issues and concerns with facts and not opinions. In addition, all parties were advised that they were only allowed three (3) minutes to respond, prior to approaching the podium.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for 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. Legal notice of the Public Hearing for the proposed appeal 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 May 30, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on June 1, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.



Raymond R. Cruz
City Manager

Attachments:

1. Planning Commission Agenda – May 14, 2018
2. Planning Commission Staff Report with Attachments (TPM 78240, GPA 27, ZC 137, DPA 395, CUP 785, & CUP 786 – May 14, 2018) – Available in the City Clerk's Office
3. Initial Study/Mitigated Negative Declaration (Executive Summary, Mitigation Monitoring and Reporting Program) – Available in the City Clerk's Office
4. Staff Presentation to the Planning Commission – April 9, 2018 & May 14, 2018 – Available in the City Clerk's Office
5. Copies of all written appeals

ATTACHMENT #5

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 9576

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS REGARDING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN OF THE CITY OF SANTA FE SPRINGS (GENERAL PLAN AMENDMENT CASE NO. 27)

WHEREAS, the project has a General Plan land use designation of "Public Facilities" and a Zoning Ordinance designation of PF (Public Facilities); and

WHEREAS, this General Plan Amendment will amend the existing land use designation of "Public Facilities" to "Multiple Family Residential"; and

WHEREAS, this General Plan 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 various elements of the General Plan and/or be inconsistent with the goals and policies of the General Plan; and

WHEREAS, the General Plan Amendment application is considered a "project" pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, on April 9, 2018, the Planning Commission of the City of Santa Fe Springs held a public hearing on the proposed General Plan Amendment, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission, and the Planning Commission received public testimony; and

WHEREAS, the Planning Commission considered information presented by the applicant, the Planning and Development Department, and other interested parties at that public hearing on April 9, 2018; and

WHEREAS, on April 9, 2018, the Planning Commission voted to continue the matter to the May 14, 2018 Planning Commission Meeting; and

WHEREAS, on May 14, 2018, the Planning Commission of the City of Santa Fe Springs held a public hearing on the proposed General Plan Amendment, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission, and the Planning Commission received public testimony; and

WHEREAS, the Planning Commission considered information presented by the applicant, the Planning and Development Department, and other interested parties at that public hearing on May 14, 2018; and

WHEREAS, on May 14, 2018, the Planning Commission found and determined that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, approved and adopted a Mitigated Negative Declaration (MND) for the proposed project; and

WHEREAS, on May 14, 2018, the Planning Commission unanimously voted to approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and to recommend the City Council approve General Plan Amendment Case No. 27 and Zone Change Case No. 137; and

WHEREAS, on May 25, 2018, an appeal for the proposed project was filed with the City Clerk; and

WHEREAS, on June 14, 2018 the City Council of the City of Santa Fe Springs held a public hearing on the consideration of an appeal for the proposed apartment development, including the proposed General Plan Amendment, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission and Planning and Development Department of the City of Santa Fe Springs, and the City Council received public testimony; and

WHEREAS, the City Council considered the Planning Commission's recommendations, and information presented by the applicant, the Planning and Development Department, and other interested parties at a public hearing held on June 14, 2018.

WHEREAS, on June 14, 2018, the City Council found and determined that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, approved and adopted a Mitigated Negative Declaration (MND) for the proposed project; and

WHEREAS, on June 14, 2018, the City Council unanimously voted to approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and to set a public hearing for the July 12, 2018 City Council Meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27; and

WHEREAS, on July 12, 2018 the City Council of the City of Santa Fe Springs held a public hearing to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27.

NOW, THEREFORE, IT BE RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. The City Council of the City of Santa Fe Springs finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report and Planning Commission Resolution 71-2018. The staff report provided the following subject matter: the background of the request, the general plan land use designation and zoning of the subject property and the surrounding area, the streets and highways, the General Plan considerations, reference to the environmental document, and the public hearing requirements. Said staff report and resolution is on file.
2. That General Plan Amendment Case No. 27 satisfies the criteria provided in Sections 65353-65356 of the State Planning, Zoning and Development Laws set forth the procedures for amending the City's General Plan.

SECTION 2. The City Council of the City of Santa Fe Springs hereby adopts General Plan Amendment Case No. 27, an amendment to the Land Use Map of the City's adopted General Plan, changing the land use designation on the southerly 6.50 acre portion of the 12.81-acre property at 11201 – 11313 Carmenita Road and 11325 Carmenita Road, at the southwest corner of Lakeland Road and Carmenita Road, from "Public Facilities" to "Multiple Family Residential", and as shown on the attached map marked Exhibit "A" and hereto made part of this Resolution, and hereby instructs the Mayor and City Clerk to certify that said map has been properly adopted by the City Council of the City of Santa Fe Springs.

PASSED AND ADOPTED, this _____ day of _____, 2018,
by the following roll call vote.

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

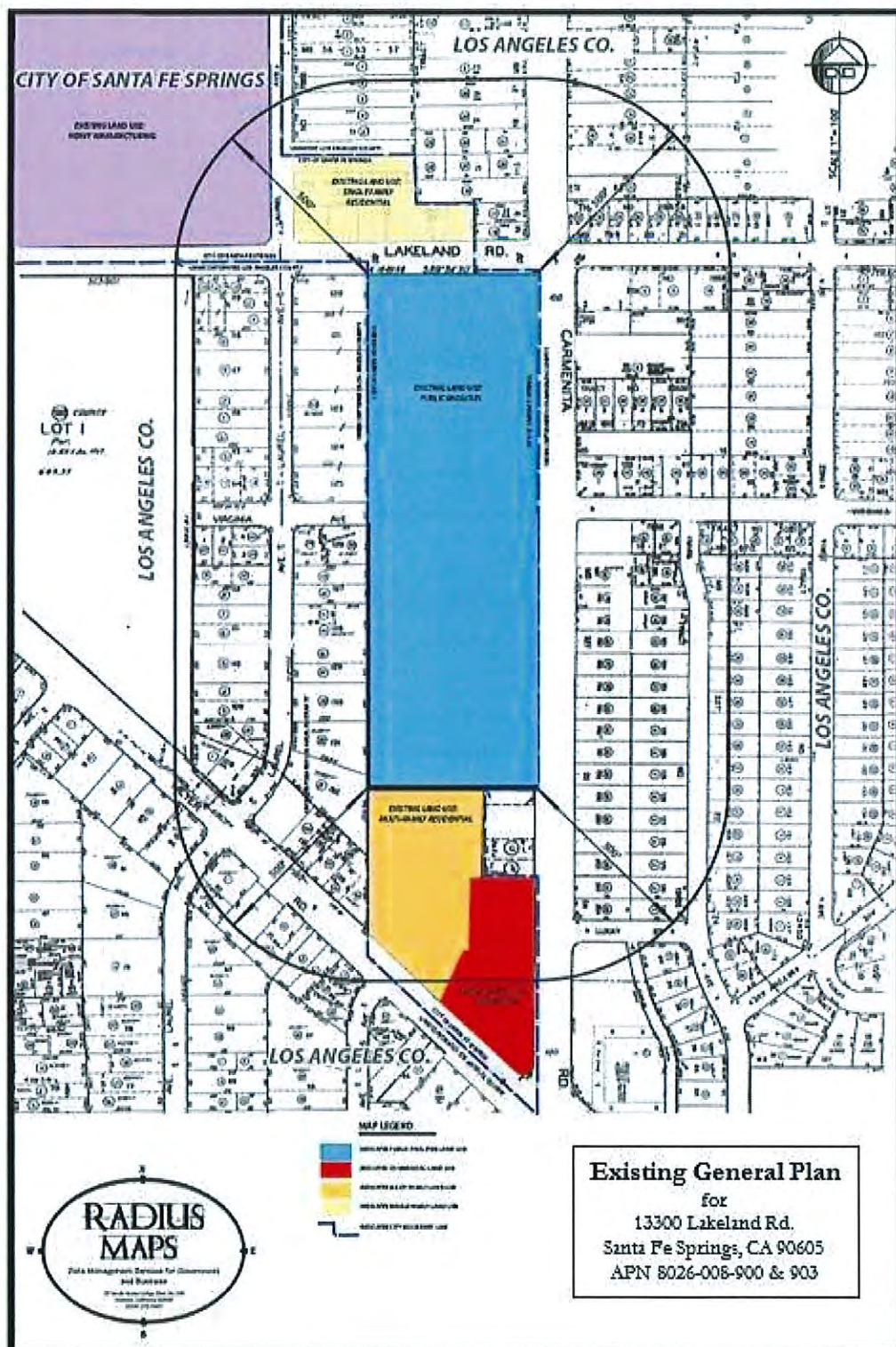
ABSTAIN: Councilmembers:

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

EXHIBIT "A" – RESOLUTION NO. 9576
General Plan Amendment Case No. 27



[illegible]



PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

Zone Change Case No. 137

Ordinance No. 1093: An Ordinance of the City Council of the City of Santa Fe Springs, requesting approval of Zone Change Case No. 137, to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

RECOMMENDATION

Staff recommends that the City Council:

- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137 (Ordinance No. 1093) and thereafter close the Public Hearing; and
- Find that Zone Change Case No. 137 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
- Find that Zone Change Case No. 137 involving the proposed Change of Zone from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development, is consistent with the City's General Plan; and
- Introduce Ordinance No. 1093 and pass its first reading on Zone Change Case No. 137.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries, but are within an unincorporated area of Los Angeles County.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will subdivide the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided on the next page helps clarify the addresses and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PREVIOUS ACTIONS BY PLANNING COMMISSION

On April 9, 2018, the Planning Commission held a public hearing on the proposed 128-unit gated apartment development, including Zone Change Case No. 137. After opening the Public Hearing, listening to a presentation from Staff, and receiving concerned comments from the public, the Planning Commission continued the agenda items to the following Planning Commission date of May 14, 2018.

On May 14, 2018, the Planning Commission held a public hearing on the proposed 128-unit gated apartment development, including Zone Change Case No. 137, and after opening the Public Hearing, listening to a presentation from Staff and receiving comments, the Planning Commission approved Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and recommended that the City Council approve the subject Zone Change Case No. 137 and General Plan Amendment Case No. 27.

On May 25, 2018, an appeal for the proposed project was filed with the City Clerk.

On June 14, 2018, the City Council held a public hearing to consider the appeal of the proposed 128-unit gated apartment development and all related entitlements, including the proposed Zone Change. After opening the Public Hearing, listening to a presentation from Staff and receiving comments, the City Council approved Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and set a public hearing for the July 12, 2018 City Council meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27.

Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Zone Change:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

The City Council also approved and adopted the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Tentative Parcel Map Case No. 78240, General Plan Amendment Case No. 27, Zone Change Case No. 137, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, and Conditional Use Permit Case No. 786 will have significant adverse effects that cannot be mitigated to levels of insignificance.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of

"Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are on the next page:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential
West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for 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. Legal notice of the Public Hearing for the proposed zone change was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 28, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on June 28, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, at the June 14, 2018 City Council Meeting, the City Council approved and adopted a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

ZONING ORDINANCE REQUIREMENTS – 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. 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 8.9 square miles 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, the need for these types of uses (residential) permitted by the zone change request. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing and employment forecast for Santa Fe Springs.

Table 3
City of Santa Fe Springs
Population, Housing and Employment Forecast

Year	Population	Housing Units	Employment
2008	16,200	4,800	49,600
2020	17,900	5,200	49,600
2035	20,300	5,800	50,500

Source: SCAG 2012 RTP Growth Forecast, website:
<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>

As seen in the table, between 2008 and 2020, the population is projected to increase by 1,700 individuals, housing is projected to increase by 400 units, and employment is projected to remain unchanged. Between 2020 and 2015, the population is projected to increase by 2,400 individuals, housing is projected to increase by 600 units, and employment is projected to increase by 900 jobs.

With projected increases in population and employment, coupled with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties 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.*

Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3-PD, Multiple Family – Planned Development, Zone will be much more suitable with the various residential uses that currently surround the subject property. Moreover, the proposed 5.13-acre area in which the apartments will be constructed is not currently utilized by the South Whittier School District. Therefore, the proposed zone change will allow the construction of a

harmonious development, and thus, improve the appearance and attractiveness of the subject site.

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 and associated General Plan Amendment will have the following positive impacts: (1) address the housing shortage in the City by adding up to 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) 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 six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) 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 Zone Change will be consistent with the goals and policies of the General Plan.

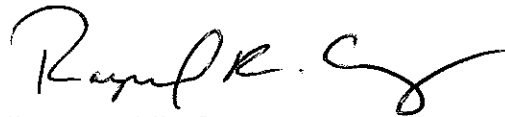
Table 4
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the

		residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Zone Change Case No. 137 meets and satisfies the criteria for the subject change of zone request.



Raymond R. Cruz
City Manager

Attachments:

1. Public Hearing Notice
2. April 9, 2018 Planning Commission Staff Report
3. May 14, 2018 Planning Commission Staff Report
4. June 14, 2018 City Council Staff Report
5. Ordinance No. 1093 – Zone Change Case No. 137
6. Exhibit "A"

PUBLIC HEARING NOTICE
Zone Change Case No. 137



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

NEOPOST

FIRST-CLASS MAIL

06/27/2018

US POSTAGE \$000.00⁰



ZIP 90670
041L11257783

FILE COPY

(NOTICE OF PUBLIC HEARING)

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

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs City Council will conduct a public hearing at a regular meeting on Thursday, July 12, 2018 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

General Plan Amendment Case No. 27 & Zone Change Case No. 137

A request by applicant, Storm Properties, Inc., to change the land use designation from "Public Facilities" to "Multiple Family Residential" and to change the zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential—Planned Development) for properties on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (11201—11313 Carmenita Road & 11325 Carmenita Road).

CEQA Status: Mitigated Negative Declaration approved. On June 14, 2018, the City Council approved a Mitigated Negative Declaration (MND) for the proposed project. 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.

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

PUBLIC HEARING NOTICE

Zone Change Case No. 137

Los Angeles Times
MEDIA GROUP
Order ID: 5694243

Printed: 6/29/2018 4:02:01 PM

Page 2 of 4

* Agency Commission not included

PACKAGE NAME: Legal-Notices

Product(s): Los Angeles Times, classified.latimes.com, CAPublicNotice.com

AdSize(s): 1 Column

Run Date(s): Sunday, July 01, 2018

Color Spec: BW

Preview

**CITY OF SANTA
FE SPRINGS
NOTICE OF
PUBLIC HEARING
GENERAL PLAN
AMENDMENT CASE NO.
27 & ZONE CHANGE
CASE NO. 137**

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

**GENERAL PLAN AMEND-
MENT CASE NO. 27:** A
request for approval to
amend the Land Use Map
of the City's General Plan
for properties located on
the southerly 6.50 acre
portion of the 12.81-acre
property at 13300 Lake-
land Road (APN: 8026-
008-903), at the south-
west corner of Lakeland
Road and Carmenita
Road, from "Public Facili-
ties" to "Multiple Family
Residential".

**ZONE CHANGE CASE NO.
137:** A request for approv-
al to change the zoning
designation for proper-
ties located on the south-
erly 6.50 acre portion of
the 12.81-acre property
at 13300 Lakeland Road
(APN: 8026-008-903), at
the southwest corner
of Lakeland Road and
Carmenita Road, from
PF (Public Facilities) to
R-3-PD (Multiple Family

**APPLICANT / PROJECT
LOCATION:** Storm Proper-
ties, Inc. / (APN: 8026-008-
903).

CEQA STATUS: An Ini-
tial Study/Mitigated
Negative Declaration
(IS/MND) with Traffic
Study was prepared for
all entitlements related
to a proposed 128-unit
apartment complex and
appurtenant improve-
ments, including, but not
limited to, General Plan
Amendment Case No. 27
and Zone Change Case
No. 137. Said IS/MND was
approved and adopted
by the City Council at
their respective meeting
on June 14, 2018, which,
based on the findings of
the Initial Study, indicates
that there is no substan-
tial evidence that the pro-
posed project will have a
significant adverse effect
on the environment.

THE HEARING will be held
before the City Council
of the City of Santa Fe
Springs in the Council
Chambers of the City Hall,
11710 Telegraph Road,
Santa Fe Springs, on
Thursday, July 12, 2018 at
6:00 p.m.

**ALL INTERESTED PER-
SONS** are invited to at-
tend the Public Hearing
before Planning Com-
mission and express their
opinion on the subject
items listed above. You
should note that if you
challenge the afore-men-
tioned Development Plan
Approval in court, you
may be limited to raising
only those issues you or

any other person you or
someone else raised at
the Public Hearing de-
scribed in this notice, or in
written correspondence
delivered to the office of
the Commission at, or pri-
or to, the Public Hearing.

**FURTHER INFORMA-
TION** on this item may
be obtained at the City
of Santa Fe Springs Plan-
ning Department, 11710
Telegraph Road, Santa Fe
Springs, California 90670
or by telephone or e-mail:
(562) 868-0511, extension
7353, vincevelasco@san-
tafesprings.org.

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



City of Santa Fe Springs

Planning Commission Meeting

April 9, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137, and thereafter close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Zone Change Case No. 137, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Zone Change Case No. 137 involving the proposed Change of Zone from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development, is consistent with the City's General Plan; and
- Find that Zone Change Case No. 137 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 thus, recommend that the City Council approve said Change of Zone; and
- Adopt Resolution No. 72-2018, which incorporates the Commission's findings and recommendations regarding this matter.

LOCATION/BACKGROUND

The subject property, located at 13300 Lakeland Road, is currently comprised of one (1) parcel (APN: 8026-008-903) measuring approximately 558,028 sq. ft. (12.81-acres), and located at the southwest corner of Carmenita Road and Lakeland Road. The subject property is zoned PF (Public Facilities) and is currently developed with an elementary school to the north and a preschool to the south. Residential uses are located to the north, south, east, and west of the property. The residential properties located to the east, west, and a portion of the south of the subject property are not within the City's boundaries.

As part of their proposal to develop a new 128-unit gated apartment project, Storm Properties will be subdividing the existing 12.81-acre parcel into 3 separate parcels. The South Whittier School District will continue to own all three parcel but will be leasing the middle portion to Storm Properties to develop their apartment project. The northerly and southerly parcels will continue to be occupied by Carmela Elementary School and Options State Preschool, respectively. The table provided below helps clarify the address and associated use for each of the three proposed parcels.

Table 1
Property Addresses

Use	Address
Existing Carmela Elementary School	13300 Lakeland Road
Proposed 128-Unit Gated Apartment Complex	11201-11313 Carmenita Road
Existing Options Preschool	11325 Carmenita Road

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlements:

As mentioned briefly above, the applicant, Storm Properties, Inc., is proposing to develop a new 128-unit gated apartment project on a ±5.13-acre portion of the subject property, between the elementary school and the preschool. In addition to the subject Zone Change (ZC), the proposed project will need approval of the following five entitlements: a Tentative Parcel Map (TPM), a General Plan Amendment (GPA), a Development Plan Approval (DPA), and two Conditional Use Permits (CUP). Below are the case numbers, as well as, a brief description of each entitlement request, including the subject Zone Change:

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Lakeland Road and Carmenita Road. Carmenita Road is designated as a "Major" arterial and Lakeland Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The proposed zoning is R-3-PD, Multiple Family Residential – Planned Development with a general plan land use designation of "Multiple Family Residential." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table 2
General Plan Consistency Analysis

Surrounding Zoning, General Plan and Land Use			
Direction	Zoning District	General Plan	Land Use
North	PF	Public Facilities	School (Carmela Elementary School)
South	R-3-PD; A-1 (Unincorporated LA County)	Multiple Family Residential; Agriculture	Condominium (Willowstone); Single Family Residential
East	R-1 (Unincorporated LA County)	Single Family Residential	Single Family Residential

West	A-1 (Unincorporated LA County)	Agriculture	Single Family Residential
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LEGAL NOTICE OF PUBLIC HEARING

This matter was set for 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. Legal notice of the Public Hearing for the proposed zone change was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning. For more details regarding the MND, which was prepared for the project, please refer to Tentative Parcel Map (TPM) No. 78240.

STAFF REMARKS

Based on the findings set forth with Resolution No. 72-2018 (see attached), staff finds that Zone Change Case No. 137 meets and satisfies the criteria established within §155.829 for the subject change of zone request.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than two-thirds of the total voting members. Failure to receive said two-thirds affirmative votes shall mean that the request for a change of zone has been denied.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Zone Change Map – Existing
3. Zone Change Map – Proposed
4. Application
5. Public Hearing Notice
6. Radius Map for Public Hearing Notice
7. Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
8. Resolution No. 72-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 935,
CONDITIONAL USE PERMIT CASE NO. 785, CONDITIONAL USE PERMIT CASE NO.
786, GENERAL PLAN AMENDMENT CASE NO. 27, ZONE CHANGE CASE NO. 137, &
TENTATIVE PARCEL MAP CASE NO. 78240



NORTH

13300 Lakeland Road
(Storm Properties)

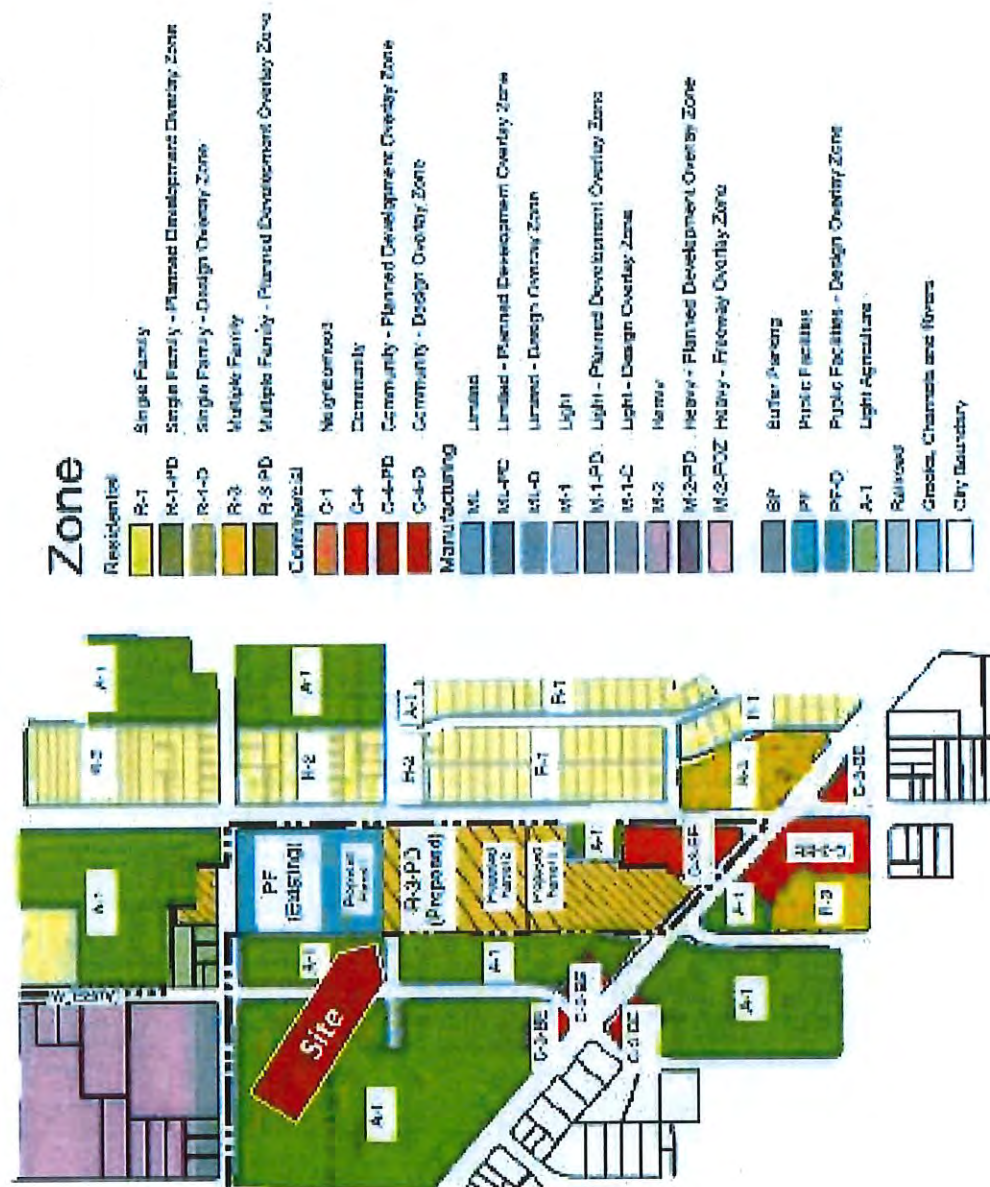
Zone Change Map – Existing

Zoning – Existing



Zone Change Map – Proposed

Zoning – Proposed



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): 13300 LAKELAND ROAD, WHITTIER, CA 90605

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

Change Requested: From Zone PUBLIC FACILITIES to Zone R-3-PD for Proposed Parcels 2 and 3. See plans for reference. Proposed Parcel 1 to remain zoned Public Facilities.

The application is being filed by:

 Record Owner of the Property
 X Authorized Agent of the Owner
(Written authorization must be attached to application.)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.):
DEVELOPER / GROUND LESSEE

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

Present use of property: Carmela Elementary School to the north to remain (Proposed Parcel 1), vacant field in the center (Proposed Parcel 2 to be developed), and Options Carmela State Preschool to the south to remain (Proposed Parcel 3).

Purpose for which the Change of Zone is requested (Explain fully the intended use of the property if the Change of Zone is granted): To allow development of 128-unit gated apartment community, comprised of seven 3-story wood walk-up buildings, a single-story leasing and club house amenity building, a pool / spa area, and a small dog park. Please refer to attached plans and DPA application for more details.

NOTE

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

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 ZONE CHANGE TO R-3-PD PROVIDES COHESIVE ZONING WITH PROJECTS TO THE SOUTH ALSO ZONED R-3-PD. IT ENABLES THE DEVELOPMENT OF A 128-UNIT GATED APARTMENT COMMUNITY, PROVIDING NEW RENTAL HOUSING IN SANTA FE SPRINGS AND LA COUNTY ON WHAT IS CURRENTLY VACANT LAND. THE CHARACTER OF THE PROJECT WILL BLEND IN WITH THE SURROUNDING USES AND THE SITE PLAN HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO THE SURROUNDING AREA.

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.)

THE ZONE CHANGE ENABLES THE DEVELOPMENT OF THE PROPOSED 128-UNIT GATED APARTMENT PROJECT PROVIDING NEW RENTAL HOUSING TO THE COMMUNITY. THE PROPOSED DEVELOPMENT WILL ATTRACT WORKING PROFESSIONALS AND EMPTY NESTERS TO THE AREA WHO WILL HAVE A VESTED INTEREST IN THE COMMUNITY AND COULD POTENTIALLY LIVE, WORK AND PLAY IN THE COMMUNITY.

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?

UNDER ITS CURRENT ZONE, PUBLIC FACILITIES, THE SITE IS NOT FEASIBLE FOR DEVELOPMENT. NO ADDITIONAL PUBLIC FACILITIES ARE NEEDED IN THE AREA THUS THE SITE BEING CURRENTLY VACANT. THE REZONE ALLOWS FOR RESIDENTIAL CONSTRUCTION BRINGING WELL DESIGNED NEW HOUSING TO THE COMMUNITY.

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 DEVELOPMENT IS COMPATABLE WITH THE EXISTING PERMITTED USES IN THE AREA BY PROVIDING HOUSING ADJACENT TO PROPERTIES ZONED R-2 AND R-3-PD. ADDITIONAL BUILDING SETBACKS AND ACCESS TO CARMENITA ELIMINATES ANY IMPACTS TO THE SURROUNDING PROPERTIES AND GENERAL AREA.

Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Los Angeles)
On October 26, 2017 before me, Sandy Sok, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jon Spelke
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Capacity (ies) Claimed by Signer(s): _____
 Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact ☐ Individual ☐ Attorney In Fact
☐ Guardian of Conservator

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

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Application (Cont.)

ZC Application
Page 4 of 3

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WHITTIER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 3152, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 36, PAGES 53 THROUGH 57, INCLUSIVE OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH AND EAST BY THE NORTH AND EAST LINES OF SAID LOT 1; ON THE WEST BY THE EAST LINE OF TRACT NO. 9891 AS SHOWN ON MAP RECORDED IN [BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS](#), IN SAID OFFICE OF THE COUNTY RECORDER; AND ON THE SOUTH BY A LINE THAT BEARS NORTH 89°34'30" WEST FROM A POINT IN SAID EAST LINE OF LOT 1 THAT IS DISTANT THEREON NORTH 0°31' EAST 856.34 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LYING BENEATH SAID PROPERTY, TOGETHER WITH THE RIGHT OF ENTRY THERETO FROM LOCATIONS OUTSIDE OF THE SUBJECT PROPERTY PROVIDED THAT NO ENTRANCE SHALL BE MADE ABOVE A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF THE SUBJECT PROPERTY, AS CONTAINED IN AN ORDER AND DECREE IN CASE NO. 698,981 SUPERIOR COURT, LOS ANGELES COUNTY CALIFORNIA, CERTIFIED COPIES THEREOF BEING RECORDED JUNE 16, 1959 AS INSTRUMENT NOS. [4448](#) AND [4449](#), BOTH OF OFFICIAL RECORDS.

APN: 8026-008-903, 8026-008-900

Application (Cont.)

IC Application
Page 5 of 3

EXHIBIT B EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if an when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax Parcels for said land are currently shown as 8026-008-903 and 8026-008-900.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. An easement for roads, railroads, ditches and water courses over a strip of land 30 feet wide, along, adjoining and on each side of the quarter section lines, as reserved in the deed from the Santa Gertrudes Land Association, recorded in [Book 90, Page 66 of Deeds](#).
 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Pacific Telephone and Telegraph Company, a corporation
Purpose:	Poles and anchors
Recording No:	Book 5605, Page 142 of Deeds
Affects:	A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Union Oil Company of California, a corporation
Purpose:	Pipe lines
Recording No:	Book 3908, Page 139 of Official Records
Affects:	A portion of said land as more particularly described in said document
 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Los Angeles
Purpose:	Public road and highway
Recording No:	Book 9412, Page 5 of Official Records
Affects:	A portion of said land as more particularly described in said document
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern California Edison Company, a corporation
Purpose:	Public utilities
Recording Date:	November 23, 1949
Recording No:	2348, in Book 31552, Page 153 of Official Records
Affects:	A portion of said land as more particularly described in said document

Application (Cont.)

ZC Application
Page 6 of 3

EXCEPTIONS
(Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Santa Fe Springs, a Municipal Corporation
 Purpose: Street, public utility, municipal and government purposes
 Recording Date: October 20, 1958
 Recording No: [3974, in Book D-250, Page 312 of Official Records](#)
 Affects: A portion of said land as more particularly described in said document
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: General Telephone Company of California, a corporation
 Purpose: Public utilities
 Recording Date: December 15, 1958
 Recording No: [3685, in Book D-305, Page 532 of Official Records](#)
 Affects: A portion of said land as more particularly described in said document
9. The requirement that said land be used for the construction and maintenance thereon of public school buildings, and grounds and appurtenances and for any use authorized by law, as contained in a decree entered May 06, 1959, had in an action entitled South Whittier School District of Los Angeles County vs. American Savings and Loan Association, et al., a certified copy thereof being recorded [June 16, 1959 as Instrument No. 4448 of Official Records](#).
10. Any rights that Orange County Nursery Co. may have in said land until March 31, 1960 and any award said Orange County Nursery Co. may receive for the removal of certain nursery stock from said land as provided in the decree above mentioned.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: General Telephone Company of California, a corporation
 Purpose: Transmission of electric energy for communication
 Recording Date: April 21, 1960
 Recording No: [3151 of Official Records](#)
 Affects: A portion of said land as more particularly described in said document

Reference is hereby made to said document for full particulars.
12. Matters contained in that certain document

Entitled: Grant of Real Property for Public Use
 Dated: November 19, 1968
 Executed by: South Whittier School District of Los Angeles County, California, and the County of Los Angeles
 Recording Date: February 05, 1969
 Recording No: [2679 of Official Records](#)

Reference is hereby made to said document for full particulars.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;

Purpose: public use all the Roads and Avenues
 Affects: as shown on said Map within said subdivision

Application (Cont.)

ZC Application
Page 7 of 3

**EXCEPTIONS
(Continued)**

14. Intentionally Deleted.
15. Intentionally Deleted.
16. Intentionally Deleted.
17. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
19. Intentionally Deleted.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW
FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

Public Hearing Notice

FILE COPY

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org*"A great place to live, work, and play"*ZIP 90670
04111257763

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 78240
GENERAL PLAN AMENDMENT CASE NO. 27
ZONE CHANGE CASE NO. 137
DEVELOPMENT PLAN APPROVAL CASE NO. 935
CONDITIONAL USE PERMIT CASE NO. 785
CONDITIONAL USE PERMIT CASE NO. 786
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 78240: A request for approval to allow the approximately 12.98-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

GENERAL PLAN AMENDMENT CASE NO. 27: A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

ZONE CHANGE CASE NO. 137: A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 650 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

DEVELOPMENT PLAN APPROVAL CASE NO. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone.

CONDITIONAL USE PERMIT CASE NO. 786: A request for approval to allow the operation, and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
City Manager
Raymond R. Cruz

Public Hearing Notice

PD, Multiple Family Residential – Planned Development, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

APPLICANT / PROJECT LOCATION: Storm Properties, Inc. / (APN: 8026-008-903)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study and subsequent Mitigated Negative Declaration. The draft CEQA documents have been finalized and thus, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period. The mandatory 20-day public review period began on February 20, 2018 and ended on March 10, 2018. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

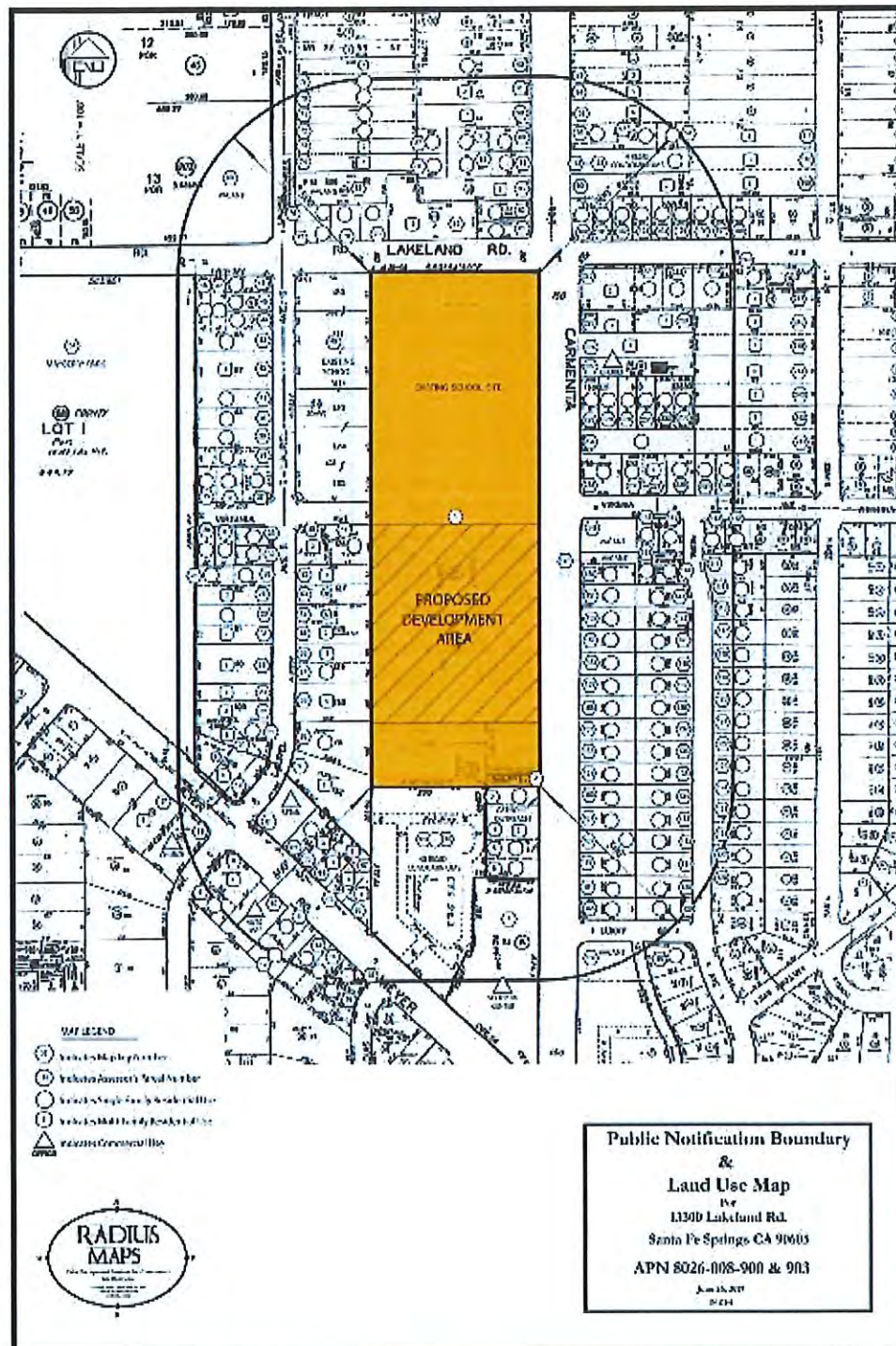
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, April 9, 2018 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, VinceVelasco@santafesprings.org.

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

Radius Map for Public Hearing Notice





City of Santa Fe Springs

Planning Commission Meeting

May 14, 2018

PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Zone Change will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Recommend to the City Council, approval of Zone Change Case No. 137, a request to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development)
- Approve Zone Change Case No. 137, subject to the conditions of approval as contained within the attached Resolution (No. 72-2018).
- Adopt Resolution No. 72-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject ZC (along with five other related entitlements) were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve the proposed entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second vote. Therefore, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018.

COMMENTS/QUESTIONS RECEIVED BY THE PUBLIC

The topics below provides a brief description of the specific issues raised by the concerned South Whittier residents, along with staff's response.

Issue/Concern Raised:

1. Why is the project referenced as a Santa Fe Springs project when it has a Whittier address?

Staff Response:

There are many properties within the City of Santa Fe Springs that border Unincorporated South Whittier and have a Whittier mailing address. Although, this project currently has a Whittier mailing address, in fact, it is within the City of Santa Fe Springs boundaries. The subject property is adjacent to Santa Fe Springs' properties to the north and south, but adjacent to Unincorporated South Whittier to the east and west.

Issue/Concern Raised:

2. The land should be used for a homeless shelter.

Staff Response:

Shelter for the homeless would not be a compatible use for the subject site, because it is immediately adjacent to two (2) schools. Generally speaking, such uses are typically buffered from schools and other sensitive land uses. In addition, the land is currently owned by the South Whittier School District, whom after much thought and consideration, has chosen to lease their land to Storm Properties, Inc. for the proposed

128-unit gated apartment complex and appurtenant improvements.

Issue/Concern Raised:

3. The decision to change the land from a school use to a residential use is unethical, considering that the school was developed by taking land from previous residential uses.

Staff Response:

Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase.

Issue/Concern Raised:

4. Adjacent community feels that they were not properly notified of the public hearing.

Staff Response:

This matter was set for 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. Legal notice of the Public Hearing for the proposed development was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 29, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on March 29, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Therefore, staff has done their due diligence to properly notice the appropriate persons and within the required time frame.

Issue/Concern Raised:

5. The South Whittier School District (SWSD) did not communicate the land lease to the community.

Staff Response:

Public communication started in March 2011 when the South Whittier School District (SWSD) first reviewed this as "Surplus Land". There have been several public meetings regarding this matter between 2011 and 2016. On September 13, 2017, Storm Properties, Inc. and the SWSD coordinated a neighborhood meeting with the South Whittier MASH Group to introduce the project. They used the same 500 foot radius from the subject site, as required by the City, to notice said neighborhood meeting. A total of 30 neighbors and community members were in attendance. Additionally, the land lease has been noticed on the public post board agenda 16 times between February 2016 and August 2017, as well as, posted on the SWSD website via an article and through their Frequently Asked Questions "FAQ" page.

Issue/Concern Raised:

6. What will the South Whittier School District use the funding for?

Staff Response:

As discussed in the public meetings and posted on the SWSD website FAQ, "the school district is currently projecting deficit spending in future years due in part to a decline in enrollment, this revenue will help close that gap. Any excess revenue will be used in a manner to support the education of South Whittier students."

Issue/Concern Raised:

7. The removal of the existing field will eliminate the activities played by the school students and organized soccer leagues.

Staff Response:

The subject site is owned and operated by the South Whittier School District, who determines the usage of the property. In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center.

Issue/Concern Raised:

8. There is a proposal to develop a skate park in the nearby Amelia Mayberry Park. This development would further reduce the public open space in the area.

Staff Response:

The Amelia Mayberry Park is under the jurisdiction of Los Angeles County. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities.

Issue/Concern Raised:

9. Parking will become an issue on Carmenita Road.

Staff Response:

All of the parking related to the 128-unit apartment complex will be located directly on the subject property. In addition, the applicant is providing twenty (20) parking stalls above the standard city requirements.

Issue/Concern Raised:

10. Traffic will be increased by the additional residents to the surrounding area.

Staff Response:

As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. In association with the IS/MND, a detailed traffic study was completed for the project. The City's Traffic Engineer reviewed and approved the traffic study. The analysis determined that the proposed project would generate 851 average daily trips. Of this total, 65 trips would occur during the morning peak hour and 79 trips would occur during the evening peak hour. All of the traffic would use the main driveway connection with Carmenita Road and therefore, all of the trips going to and from the project site would use Carmenita Road. The analysis determined that none of the study intersections would be adversely impacted by the proposed project and that no traffic on local streets was anticipated. Since the project's available parking is well in excess of the City's parking requirements, no on-street parking is anticipated.

Issue/Concern Raised:

11. Consider water drainage to the properties to the West.

Staff Response:

As part of the plan check process, a grading permit will be required. Said grading permit requires a review of all drainage concerns on the subject property, including but not limited to, making sure that the property does not drain onto adjacent properties.

Issue/Concern Raised:

12. More people to the area will create more problems.

Staff Response:

Both the applicant and staff have taken the appropriate measures to ensure that this project does not significantly impact the existing community. As a part of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) with traffic study was prepared. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment. The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Transportation & Circulation, and Tribal Cultural Resources*. In addition, the State of California passed 15 new Assembly Bills into law in December 2017, which will require all cities to provide additional housing. The City must provide 324 additional housing units before the year 2021. With the State of California enforcing every city to take action in helping the housing crisis and with all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for additional housing.

Issue/Concern Raised:

13. The proposed project zoned R-3-PD, Multiple Family Residential – Planned Development, would be adjacent to properties zoned A-1, Light Agricultural.

Staff Response:

The R-3-PD, Multiple Family Residential – Planned Development, Zone and the A-1, Light Agricultural, Zone are considered compatible land uses. Within the Los Angeles County Zoning Ordinance, the A-1 Zone allows for townhomes, subject to a Conditional Use Permit, which is a very similar use to the proposed apartment development. Additionally, the project will also be adjacent to existing zoning of R-3-PD to the south, fronting Meyer Road. There are a total of 8 properties within 1000 feet of the subject site, with a similar R-3 zoning. Out of those 8 properties, 7 are adjacent to the A-1 Zone. Furthermore, the project has been thoughtfully designed with existing neighbors in mind, specifically referring to the proposed 60 foot rear yard setback.

Issue/Concern Raised:

14. The schools will become overcrowded.

Staff Response:

Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school

year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students.

Issue/Concern Raised:

15. New residents might complain about the noise from neighboring animals in the surrounding area.

Staff Response:

The residents in the Unincorporated South Whittier A-1, Light Agricultural, Zone are entitled to owning specific livestock in accordance with the Los Angeles County Zoning Ordinance. As long as the livestock are within the list of permitted animals, County residential are allowed to keep such animals. Additionally, the only residential immediately adjacent to the subject site is to the rear. Furthermore, the closest apartment building from the rear property line is proposed with an approximately 60 foot setback. It should be noted that the City's Zoning Regulations only requires a minimum rear yard setback of 15 feet. Therefore, the proposed setback will have 45 feet more than what is normally provided. As a result, any noise impact will be reduced.

Issue/Concern Raised:

16. Have there been community meetings notifying county residents about the proposed development project? If so, what was the notification process within the required notification mile radius?

Staff Response:

See answer from Issue #5.

Issue/Concern Raised:

17. What is contained in the Mitigated Negative Declaration and why was an Initial Study in need of a Mitigated Negative Declaration?

Staff Response:

An Initial Study is a preliminary analysis to determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration is needed. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. A Mitigated Negative Declaration is a California Environmental Quality Act (CEQA) document that describes the proposed project, presents findings related to environmental conditions, and includes a copy of the Initial Study, which documents the reasons to support the findings. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed

project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Issue/Concern Raised

18. Was there an adequate notification process notifying county residents of the Negative Declaration review period? If yes, when were they noticed and were they also written in Spanish?

Staff Response:

A Notice of Intent (NOI) to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) was recorded with the County Recorder's office on February 20, 2018. Said NOI initiated a 20-day public review and comment period (began on February 20, 2018 and ended on March 10, 2018). The NOI identified all of the available locations in which to review the IS/MND. A copy of the IS/MND was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. In addition, the NOI along with a copy of the IS/MND was also mailed to surrounding cities for their review and comment. State law does not require cities to notice the IS/MND to surrounding or adjacent properties directly, or otherwise provide such documents in additional languages. Therefore, staff has done their due diligence to properly circulate the IS/MND in accordance with State law.

Issue/Concern Raised:

19. What is the required notification process?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

20. What is the required notification mile radius to residents?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

21. Were notices sent with adequate time to residents in Unincorporated South Whittier living adjacent about all the meetings and notices about the proposed development sites?

Staff Response:

See answer to Issue #4.

Issue/Concern Raised:

22. Were there public notices about the development projects posted at the sites during the required notification timeframe?

Staff Response:

This matter was set for 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. As such, the City's Zoning Regulations do not require the public hearing to be posted at the subject site. Further details regarding the noticing process can be found in the response to Issue #4.

Issue/Concern Raised:

23. Were County residents notified of the CEQA review period, so we had a chance to review the draft CEQA documents?

Staff Response:

See answer to Issue #17.

Issue/Concern Raised:

24. Was there an address given to County Residents about where to review the draft CEQA documents?

Staff Response:

See answer to Issue #18.

Issue/Concern Raised:

25. Was a CEQA document posted in a local area for easy access by local county residents?

Staff Response:

As mentioned previously, a copy of the Initial Study/Mitigated Negative Declaration was posted at the Santa Fe Springs City Hall Planning Counter, the City Library, and on the City's website. State law does not require the City to post the environmental document within close proximity from the subject site.

Issue/Concern Raised:

26. Has there been a traffic study conducted for all the proposed development projects?

Staff Response:

See answer to Issue #10.

Issue/Concern Raised:

27. How much green space will be taken away in South Whittier?

Staff Response:

As mentioned previously, the subject site is not considered green space and is private property, owned by the South Whittier School District. Additionally, although the subject site is adjacent to Unincorporated South Whittier, it is physically located within the boundaries of Santa Fe Springs. If residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.

Issue/Concern Raised:

28. Will the developer replace the green space or compensate green space in some way which benefits the South Whittier community and does not take away existing green space in the community?

Staff Response:

As mentioned previously, the subject site is not considered green space and therefore, the applicant is not required to dedicate green space elsewhere. It should be noted that the South Whittier School District will be making efforts to relocate the private soccer league, who are currently the only individuals approved to use the subject area for recreational use. Furthermore, the South Whittier community has complete access to the Amelia Mayberry Park, located approximately 460 feet from the subject site. If the residents of South Whittier are concerned about the lack of green space within Unincorporated South Whittier, they need to contact Supervisor Janice Hahn's office.



Wayne M. Morrell
Director of Planning

Attachments:

1. April 9, 2018 Staff Report
2. Draft Mitigated Negative Declaration (previously delivered to PC on 3/19/2018)
3. Resolution
 - a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 72-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE CHANGE CASE NO. 137.**

WHEREAS, a request was filed for Zone Change Case No. 137 to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development)

WHEREAS, the subject property is located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8026-008-903, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is South Whittier School District, 11200 Telechron Avenue, Whittier, CA 90605; and

WHEREAS, the proposed Zone Change Case No. 137 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed Zone Change, which reflects the finding that the project will not have a significant effect on the environment. The reasons to support this finding are contained in the Initial Study. Pursuant to the requirements of the California Environmental Quality Act (CEQA), notice of the preparation of a Mitigated Negative Declaration was published as required by law; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 29, 2018 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 29, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on April 9, 2018, at which time it received public testimony concerning Zone Change (ZC) Case No. 137. At said meeting, it was determined that the

ZC and all related items would be continued to the next regularly scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m.

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a public hearing on the continued items on May 14, 2018, at which time it received additional testimony concerning Zone Change Case No. 137.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the amendment of the existing zoning designation from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). In relation to the Zone Change, the applicant is concurrently seeking approval for five additional entitlements, including the construction and operation of a new 128-unit apartment complex within a 5.13-acre (223,416 sq. ft.) site. The construction of the proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has required the preparation and proposal to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-

3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Section 155.829 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:

- A) *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.*
1. There is a need in the community for additional housing. 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 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.
 2. The City is also expected to experience future growth in population and employment; thus, the need for these types of uses (residential) permitted by the zone change request. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing and employment forecast for Santa Fe Springs.

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

Year	Population	Housing Units	Employment
2008	16,200	4,800	49,600
2020	17,900	5,200	49,600
2035	20,300	5,800	50,500

Source: SCAG 2012 RTP Growth Forecast, website:
<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>

As seen in the table, between 2008 and 2020, the population is projected to increase by 1,700 individuals, housing is projected to increase by 400 units, and employment is projected to remain unchanged. Between 2020 and 2035, the population is projected to increase by 2,400 individuals, housing is projected to increase by 600 units, and employment is projected to increase by 900 jobs.

3. With projected increases in population and employment, coupled with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City.

B) 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.

1. Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3-PD, Multiple Family – Planned Development, Zone will be much more suitable with the various residential uses that currently surround the subject property. Moreover, the proposed 5.13-acre area in which the apartments will be constructed is not currently utilized by the South Whittier School District. Therefore, the proposed zone change will allow the construction of a harmonious development, and thus, improve the appearance and attractiveness of the subject site.

C) 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.

1. The proposed Zone Change and associated General Plan Amendment will have the following positive impacts: (1) address the housing shortage in the City by adding up to 128 apartment units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and to convenient freeway access (approximately 2.5 miles from the I-5 Freeway); and (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment.

D) That the proposed change of zone will not adversely affect the master plan of the city.

1. 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.

2. The General Plan consists of six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*.
3. The following table (Table 2) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed apartment development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the residents of the proposed development will be in close proximity to several commercial businesses, located less than a mile north of the subject site.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some townhomes and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed apartment development will result in a density of 24.96 dwelling units per acre.
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed apartment development will bring high quality architecture to the area. Wrought iron and wood detailing creates texture, as well as, adds to a rich collection of materials. Design features include arched openings, shutters, and clay tile roof vents piercing the stucco, just below the gable peaks.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: A Tentative Parcel Map is proposed to subdivide the property in order to allow for the construction of a high density apartment development.

	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed apartment development will be surrounded by various and compatible single-family and multi-family residential uses on the south, east, and west sides of the subject property. Additional residential uses are located further north of Lakeland Road.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed apartment development will include a fitness center, pool & spa, dog park, and a walking trail along the perimeter of the complex.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed apartment development.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 72-2018 to recommend approval of Zone Change Case No. 137 to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development), to the City Council, and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP).

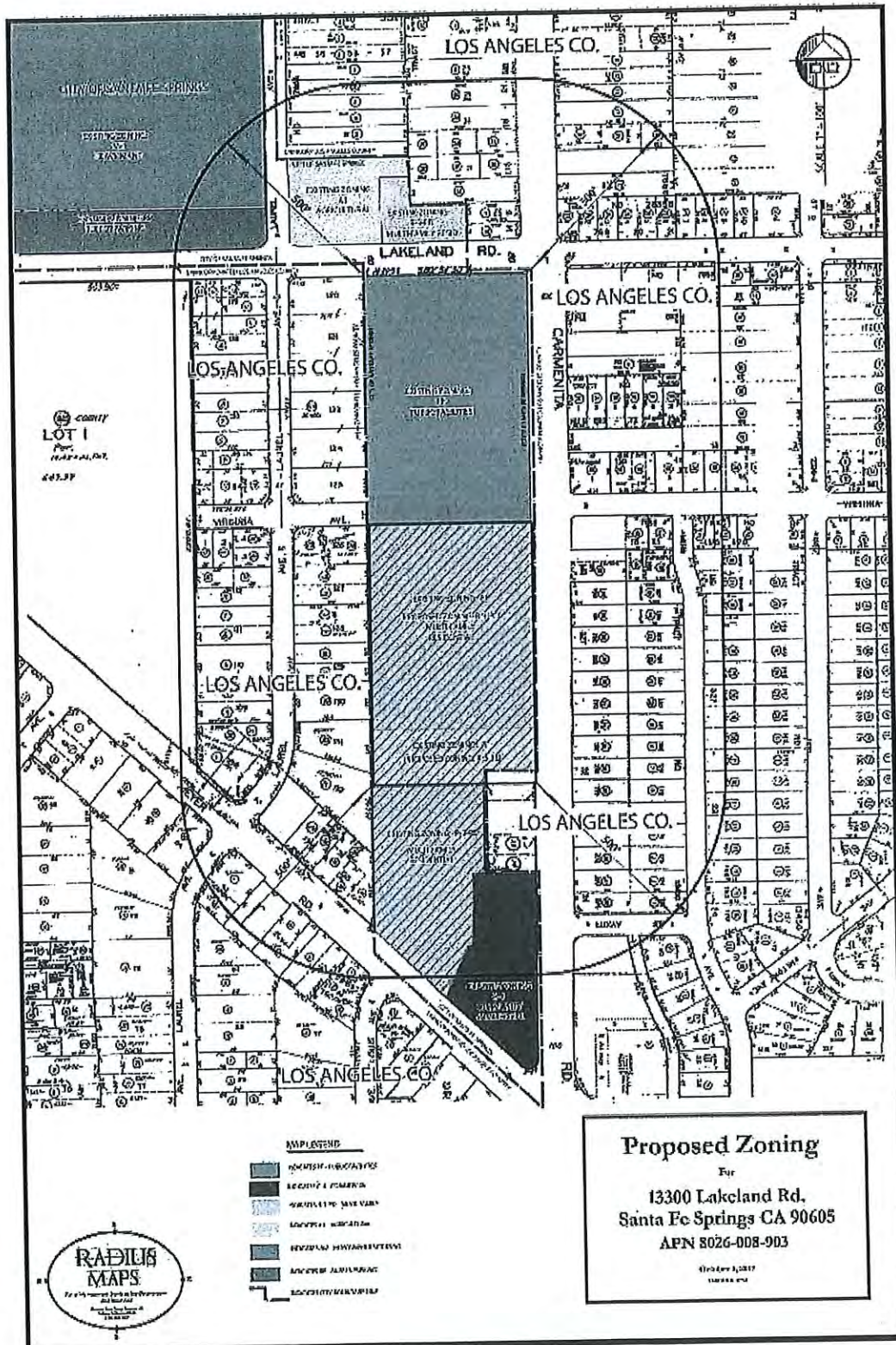
ADOPTED and APPROVED this 14th day of May, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.


Gabriel Jimenez, Chairperson

ATTEST:


Teresa Cavallo, Planning Secretary

Exhibit A – Proposed Zoning Map





City of Santa Fe Springs

City Council Meeting

June 14, 2018

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Consideration of an appeal of Tentative Parcel Map 78240, General Plan Amendment Case No. 27, Zone Change Case No. 137, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and Environmental Documents (Initial Study/Mitigated Negative Declaration)

Tentative Parcel Map (TPM 78240) – A request for approval to allow the approximately 12.81-acre subject site to be subdivided into three (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones.

General Plan Amendment (GPA 27) – A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from the existing land use designation of Public Facilities to Multiple Family Residential.

Zone Change (ZC 137) – A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development).

Development Plan Approval (DPA 935) – A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 785) – A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

Conditional Use Permit (CUP 786) – A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

RECOMMENDATION

Staff recommends that the City Council:

- Consider the information presented in this report, in combination with the April 9, 2018 and May 14, 2018 Planning Commission staff reports, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding these matters and, thereafter, close the Public Hearing; and
- Deny the appeal by Mr. Butch Redman
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment that cannot be mitigated; and
- Approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, and Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolutions (70-2018, 73-2018, and 74-2018); and
- Set a Public Hearing for the July 12, 2018 City Council Meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27.

BACKGROUND

At the April 9, 2018 Planning Commission meeting, the subject entitlements and related environmental documents were presented by staff for the commissioners' consideration. After opening the public hearing, the audience had an opportunity to express their concerns towards the proposed project. The applicant also had an opportunity to respond to said concerns. Commissioner Arnold made a motion to approve all entitlements for the proposed apartment complex and appurtenant improvements, but the motion did not receive a second. Since there was no other motion and there were only three (3) Commissioners present, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018 at 6:00 p.m., in anticipation of all five (5) Commissioners being present. It was mentioned by City Attorney, Richard Adams II, that if the two absent commissioners wanted to take action on these items at the next scheduled meeting, they would need to listen to the audio recording for the April 9, 2018 meeting, prior to the meeting. The audio recording of the April 9, 2018 meeting was sent via email to both Commissioners Aranda and Ybarra on April 19, 2018. Commissioners Aranda and Ybarra stated on the record at the May 14, 2018 Planning Commission meeting that they had listened to the audio recording.

At the Planning Commission meeting of May 14, 2018, the Planning Commission considered the facts contained in the staff reports, staff's presentation, and comments made by the public. After a brief discussion of the issues presented, the Planning Commission, unanimously voted in favor of the project, thus approving TPM 78240, GPA 27, ZC 137, DPA 935, CUP 785, CUP 786, and the environmental document (Initial Study/Mitigated Negative Declaration).

Approximately one (1) week following the Planning Commission meeting of May 14, 2018, the City Clerk received a formal appeal of the Planning Commissions actions. The appeal was received within the 14-day appeal period, as specified in Section 155.865 of the City's Zoning Regulations.

Based on recommendations by the City Attorney's office, staff has decided to enact Section 155.866(C) of the City's Zoning Regulations and set the appeal as a public hearing before the City Council. This will allow staff to address any issues contained within the appeal letter and also allow for further public comment on this matter.

COMMENTS STATED IN APPEAL

Within the appeal statement presented by Mr. Butch Redman, he addresses five (5) specific reasons to support the objection. His reasons to deny the proposed project include: gerrymandering, eminent domain and money, changing the dynamics of Sunshine Acres, overuse of Amelia Mayberry Park, and a slighted public hearing.

Issue/Concern Raised:

1. Gerrymandering

Staff Response:

Gerrymandering is defined as the drawing of political boundaries to give a particular party a numeric advantage over an opposing party. The applicant, Storm Properties, Inc., is not proposing to reposition any political boundaries. Therefore, the argument of gerrymandering is not applicable to the proposed project.

Issue/Concern Raised:

2. Eminent domain and money

Staff Response:

The concern of eminent domain has been previously addressed in the May 14, 2018 Planning Commission staff report, specifically Issue/Concern #3 (Staff understands how, if eminent domain was used to take the land from home owners in order to originally develop the school and the district is now leasing the land to develop new housing, it would appear unethical. The South Whittier School District rightfully owns the land and has the ability to make decisions for future development of said land, so long as the future development is compatible with surrounding land uses. In the findings

made for the proposed development, it was explained how the proposed 128-unit apartment complex and appurtenant improvements are compatible with the surrounding land uses. Additionally, many decades have passed since the school was originally developed. At the time that the land was said to be taken from the previous land owners, housing needs were much different. Furthermore, in December 2017, the State of California passed new laws, which will require all cities to provide additional housing. With all of Santa Fe Springs' residential zoning being fully developed, the City supports the proposed land use and zoning changes to allow for the required housing increase). Additionally, the City has no control over the South Whittier School District's affairs, including their expenditures. Therefore, the argument of eminent domain and money is not applicable to the proposed project.

Issue/Concern Raised:

3. Changing dynamics of Sunshine Acres

Staff Response:

Although the subject site has a Whittier mailing address, it is located within the City of Santa Fe Springs boundaries and therefore, under the jurisdiction of Santa Fe Springs. In addition, the declining student enrollment was previously addressed in the May 14, 2018 Planning Commission staff report, specifically Issue/Concern #14 (Based on evidence provided by the South Whittier School District, enrollment at Carmela Elementary School has declined 60% since the 2000-2001 school year and has declined 28% in the last seven years. The peak enrollment year during the last seven years was 1,042 students, while the enrollment during the 2017-2018 school year was 414 students. With 612 students less than peak, there is plenty of capacity for new students. The school district can greatly benefit from new enrollments and welcomes new families bringing potential students). Furthermore, the proposed market-rate apartments will not impact the adjacent residents who receive Section 8 assistance.

Issue/Concern Raised:

4. Overuse of Amelia Mayberry Park

Staff Response:

The concerns of the overuse of Amelia Mayberry Park and the loss of recreational area have been previously addressed in the May 14, 2018 Planning Commission staff report, specifically Issue/Concern #'s 7,8,27, and 28 (In 2013, the school district installed a chain-link fence, approximately 650 feet south of Lakeland Road. In addition to the chain-link fence, "No Trespassing" signs have been posted on the outside of the chain-link fence, which runs parallel to Carmenita Road. Scheduled soccer league games are the only activities that have been approved to occur on this portion of the site. The school district has notified these teams of the proposed project and will arrange for these teams to play at other facilities. It is important to note that the 5.13-acre portion of the property is not public open space, and therefore, anyone using this area without

the school district's consent, is considered to be trespassing. Furthermore, Amelia Mayberry Park is approximately 460 feet from the proposed project, located in Unincorporated South Whittier, and has many amenities including baseball diamonds, basketball courts, a gymnasium, and senior center. Interested residents need to contact Supervisor Janice Hahn's office for additional information or to express their concerns. It should be noted that staff did contact Ivan Sulic, who serves as the Field Deputy for various areas, including Unincorporated South Whittier, regarding this concern. Mr. Sulic confirmed that the skate park has been approved to be constructed, but the proposal will not impact any of the existing amenities).

Issue/Concern Raised:

5. Slighted public hearing

Staff Response:

As previously mentioned, the proposed project was originally presented before the Planning Commission at their April 9, 2018 meeting. Commissioner Arnold made a motion to approve all entitlements for the proposed development, but the motion did not receive a second. Since there was no other motion and there were only three (3) Commissioners present, it was determined that all related items would be continued to the next scheduled Planning Commission Meeting on May 14, 2018. At the May 14, 2018 Planning Commission meeting, staff impartially responded to all issues and concerns with facts and not opinions. In addition, all parties were advised that they were only allowed three (3) minutes to respond, prior to approaching the podium.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for 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. Legal notice of the Public Hearing for the proposed appeal 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 May 30, 2018. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on June 1, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.



Raymond R. Cruz
City Manager

Attachments:

1. Planning Commission Agenda – May 14, 2018
2. Planning Commission Staff Report with Attachments (TPM 78240, GPA 27, ZC 137, DPA 395, CUP 785, & CUP 786 – May 14, 2018) – Available in the City Clerk's Office
3. Initial Study/Mitigated Negative Declaration (Executive Summary, Mitigation Monitoring and Reporting Program) – Available in the City Clerk's Office
4. Staff Presentation to the Planning Commission – April 9, 2018 & May 14, 2018 – Available in the City Clerk's Office
5. Copies of all written appeals

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1093

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS,
APPROVING ZONE CHANGE CASE NO. 137 TO CHANGE THE ZONING
DESIGNATION FROM PF (PUBLIC FACILITIES) TO R-3-PD (MULTIPLE FAMILY –
PLANNED DEVELOPMENT) FOR PROPERTIES LOCATED AT 11201 – 11313
CARMENITA ROAD AND 11325 CARMENITA ROAD**

WHEREAS, the project has a General Plan land use designation of "Public Facilities" and a Zoning Ordinance designation of PF (Public Facilities); and

WHEREAS, in conjunction with General Plan Amendment Case No. 27 to change the land use designation from "Public Facilities" to "Multiple Family Residential", this Zone Change will amend the existing zoning designation of PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development); and

WHEREAS, following the approval of General Plan Amendment Case No. 27, the Zone Change conforms with the City of Santa Fe Springs General Plan and Zoning Ordinance; and

WHEREAS, the Zone Change application is considered a "project" pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, on April 9, 2018, the Planning Commission of the City of Santa Fe Springs held a public hearing on the proposed Zone Change, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission, and the Planning Commission received public testimony; and

WHEREAS, the Planning Commission considered information presented by the applicant, the Planning and Development Department, and other interested parties at that public hearing on April 9, 2018; and

WHEREAS, on April 9, 2018, the Planning Commission voted to continue the matter to the May 14, 2018 Planning Commission Meeting; and

WHEREAS, on May 14, 2018, the Planning Commission of the City of Santa Fe Springs held a public hearing on the proposed Zone Change, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission, and the Planning Commission received public testimony; and

WHEREAS, the Planning Commission considered information presented by the applicant, the Planning and Development Department, and other interested parties at that public hearing on May 14, 2018; and

WHEREAS, on May 14, 2018, the Planning Commission found and determined that the subject Ordinance will not result in any significant adverse immitigable impacts on the environment, therefore, approved and adopted a Mitigated Negative Declaration

(MND) for the proposed project; and

WHEREAS, on May 14, 2018, the Planning Commission unanimously voted to approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and to recommend the City Council approve General Plan Amendment Case No. 27 and Zone Change Case No. 137; and

WHEREAS, on May 25, 2018, an appeal for the proposed project was filed with the City Clerk; and

WHEREAS, on June 14, 2018, the City Council of the City of Santa Fe Springs held a public hearing on the consideration of an appeal for the proposed apartment development, including the proposed Zone Change, at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission and Planning and Development Department of the City of Santa Fe Springs, and the City Council received public testimony; and

WHEREAS, the City Council considered the Planning Commission's recommendations, and information presented by the applicant, the Planning and Development Department, and other interested parties at a public hearing held on June 14, 2018.

WHEREAS, on June 14, 2018, the City Council found and determined that the subject Ordinance will not result in any significant adverse immitigable impacts on the environment, therefore, approved and adopted a Mitigated Negative Declaration (MND) for the proposed project; and

WHEREAS, on June 14, 2018, the City Council unanimously voted to approve Tentative Parcel Map No. 78240, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and to set a public hearing for the July 12, 2018 City Council Meeting to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27; and

WHEREAS, on July 12, 2018 the City Council of the City of Santa Fe Springs held a public hearing to consider the first reading for Zone Change Case No. 137 and to approve General Plan Amendment Case No. 27; and

WHEREAS, on July 26, 2018 the City Council of the City of Santa Fe Springs held a public hearing to consider the second reading for Zone Change Case No. 137, and to approve and adopt Ordinance No. 1093.

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

SECTION 1. Attached hereto and, by this reference, made a part hereof, is a map entitled "Exhibit A." The property which is the subject of this Ordinance is shown on said map as currently being in the PF, Public Facilities, Zone, and more specifically described as a 6.50-acre portion of an existing 12.81-acre parcel (APN: 8026-008-903), at the southwest corner of Lakeland Road and Carmenita Road. The property addresses are identified as 11201 – 11313 Carmenita Road and 11325 Carmenita Road.

SECTION 2. Title 15 of the Code of Ordinances of the City of Santa Fe Springs, which chapter is the Zoning Ordinance of the City, is amended by placing a 6.50-acre portion of an existing 12.81-acre property shown upon "Exhibit A" as being in the R-3-PD, Multiple Family Residential – Planned Development, Zone. The property addresses are identified as 11201 – 11313 Carmenita Road and 11325 Carmenita Road.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

PASSED and ADOPTED this _____ day of _____, 2018, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

EXHIBIT "A" – ORDINANCE NO. 1093
Zone Change Case No. 137

Zoning – Existing



Zone

Residential:	
R-1	Single Family
R-1-PD	Single Family - Planned Development Overlay Zone
R-1-D	Single Family - Design Overlay Zone
R-2	Medium Density
R-2-PD	Medium Density - Planned Development Overlay Zone
Commercial:	
C-1	Neighborhood
C-2	Community
C-2-PD	Community - Planned Development Overlay Zone
C-2-D	Community - Design Overlay Zone
Manufacturing:	
M-1	Light
M-1-PD	Light - Planned Development Overlay Zone
M-1-D	Light - Design Overlay Zone
M-2	Heavy
M-2-PD	Heavy - Planned Development Overlay Zone
M-2-FOZ	Heavy - Freeway Overlay Zone
BP	Buffer Parking
PP	Public Facilities
PP-D	Public Facilities - Design Overlay Zone
A-1	Light Agriculture
Railroad	Railroad
Creeks, Channels and Rivers	Creeks, Channels and Rivers
City Boundary	City Boundary

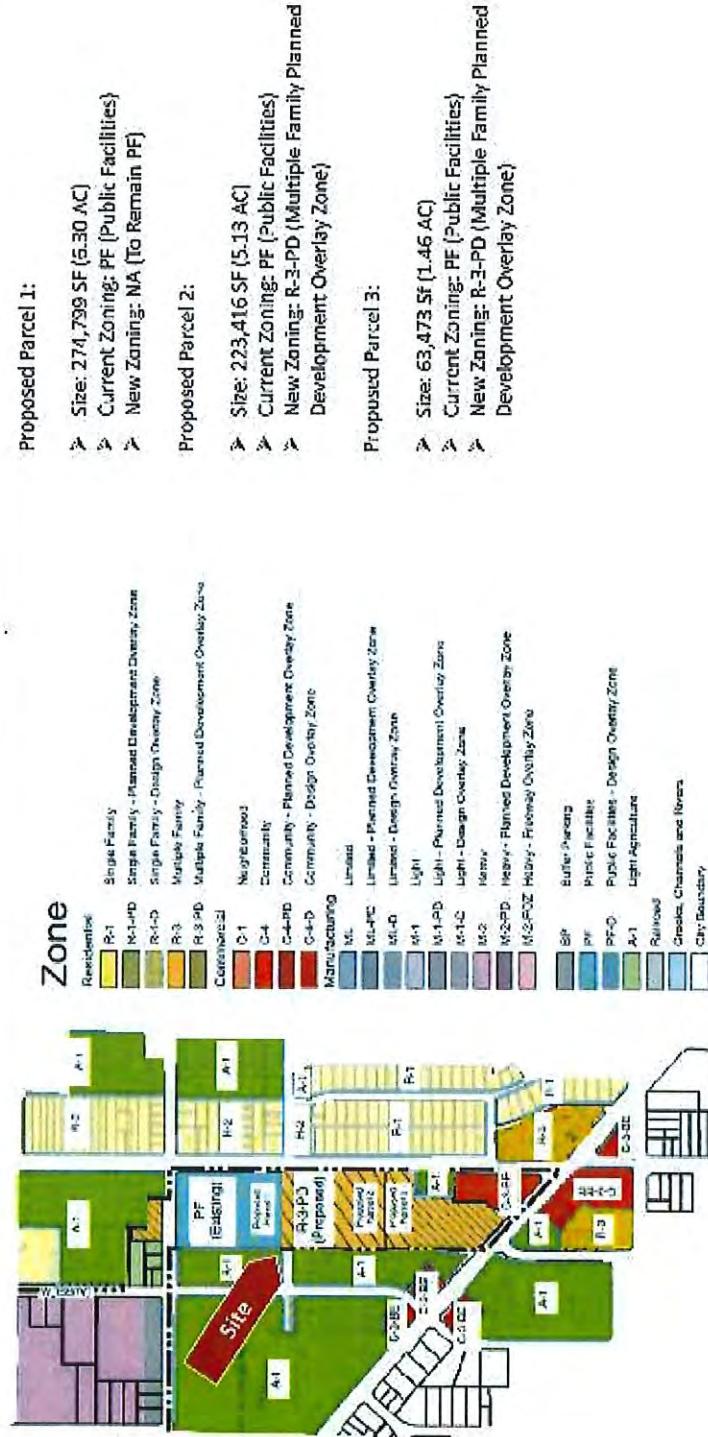
Existing Zoning - Parcel 1

- Size: 561,688 SF (12.89 SC)
- Current Zoning: PF (Public Facilities)

EXHIBIT "A" - ORDINANCE NO. 1093

Zone Change Case No. 137

Zoning – Proposed





City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Carmenita Road south of Cambridge Street At-Grade Crossing - Approval of Public Highway At-Grade Crossing Agreement with the BNSF Railroad

RECOMMENDATIONS

That the City Council take the following actions:

- Approve the Public Highway At-Grade Crossing Agreement between the City of Santa Fe Springs and BNSF Railroad for the Carmenita Road s/o Cambridge Street At-Grade Crossing; and
- Authorize the City Mayor to execute said agreement.

BACKGROUND

In conjunction with the redevelopment of property on Cambridge Street, the developer is installing a traffic signal at the intersection of Carmenita Road and Cambridge Street. Due to the existence of a BNSF Railroad grade crossing on Carmenita Road immediately south of Cambridge Street, the proposed signal must be interconnected to the existing railroad grade crossing signal controller. Since there is not an existing Public Highway At-Grade Crossing Agreement between the City and BNSF Railroad for this grade crossing, BNSF requires that this document be executed before the developer's contractor can perform any of the construction required within BNSF's right of way at the subject grade crossing.

The Agreement, which will remain in effect as long as the grade crossing exists, establishes maintenance and use procedures for the at-grade crossing and defines requirements for any future improvements or modifications at the grade crossing.

The Agreement also includes provisions for the equal splitting of costs for the maintenance of the automatic grade crossing protection (flashing red signals and gates) as provided for in the Public Utilities Code Section 1202.2 and as allocated by the Public Utilities Commission.

Public Highway At-Grade Crossing Agreements which are also known as Construction and Maintenance Agreements between the railroad company and the local agency are required by the railroad company at all at-grade crossings.

LEGAL REVIEW

The City Attorney's office has reviewed the Public Highway At-Grade Crossing Agreement.

FISCAL IMPACT

Construction costs related to the modification of the grade crossing will be absorbed by the developer.

Report Submitted By: Noe Negrete, Director
Department of Public Works

Date of Report: June 26, 2018

ITEM NO. 8

INFRASTRUCTURE IMPACT

Since the at-grade crossing is existing the execution of this agreement will not have an impact on the City infrastructure.



Raymond R. Cruz
City Manager

Attachment:
Agreement

GRADE CROSSING SIGNAL INSTALLATION AGREEMENT

BNSF File No.: BF10012784

Mile Post 157.2

Line Segment 7600

U.S. DOT Number 027836X

San Bernardino Subdivision

THIS GRADE CROSSING SIGNAL INSTALLATION AGREEMENT (hereinafter called, "Agreement"), is executed to be effective as of _____, by and between the City of Santa Fe Springs, a Political Subdivision of the State of CA, a Municipal Corporation, herein represented and acting through its City Council (hereinafter called, "AGENCY"), and **BNSF RAILWAY COMPANY**, a Delaware Corporation (hereinafter called, "RAILROAD");

WITNESSETH:

WHEREAS, in the interest of aiding vehicular travel and public safety, the AGENCY is undertaking a project to install railroad crossing signals and activation equipment known as Carmenita Rd.;

WHEREAS, the Carmenita Rd is located at U.S. DOT crossing 027836X as indicated on Exhibit "A", attached hereto and incorporated herein;

WHEREAS, the parties agree that the RAILROAD will receive no ascertainable benefit from the installation of advance warning signs, pavement marking stop bars or crossing signal equipment (hereinafter collectively called, "Crossing Signal Equipment");

WHEREAS, the AGENCY is paying for the acquisition and installation of crossing signal equipment at Carmenita Rd;

WHEREAS, the RAILROAD agrees to purchase and install, at AGENCY'S sole expense, the crossing signal equipment described in the scope of work herein, and upon the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I – SCOPE OF WORK

1. The term "Project" as used in this agreement includes any and all work related to the installation of crossing signals and activation equipment at U.S. DOT crossing 027836X, more particularly described on Exhibit "A" and Exhibit "B" which are attached hereto and incorporated herein, including, but not limited to, any and all changes to telephone, telegraph, signal and electrical lines and appurtenances, installation of advance warning signs and pavement marking stop bars, installation of any new crossing surface, temporary and permanent track work, fencing, grading, alterations to or new construction of drainage facilities, preliminary and construction engineering and contract preparation.

ARTICLE II – RAILROAD OBLIGATIONS

In consideration of the covenants of AGENCY set forth herein and the faithful performance thereof, RAILROAD agrees as follows:

1. The RAILROAD will, using its own labor forces under applicable labor agreements, install the Crossing Signal Equipment at Carmenita Rd. The work will be performed at AGENCY's expense and in accordance with the MUTCD and the plans and specifications approved by AGENCY and the Federal Highway Administration. The plans and specifications are attached to this Agreement as Exhibit "B" and incorporated herein.
2. A detailed estimate of RAILROAD'S construction engineering, installation labor (including the costs, if any, of electrical service from a public utility) and material costs required for the Project are attached hereto as Exhibit "C" and incorporated herein. In the event construction for the Project has not commenced within six (6) months following the effective date of this Agreement, RAILROAD may, in its sole and absolute discretion, revise the cost estimates set forth in said Exhibit "C". In such event, the revised cost estimates will become a part of this Agreement as though originally set forth herein. Any item of work incidental to the items listed on Exhibit "C" not specifically mentioned therein may be included as a part of this Agreement upon written approval of AGENCY, which approval will not be unreasonably withheld.
3. RAILROAD will furnish all labor, materials, tools and equipment for the railroad portion of the work required for the construction of the Project.
4. The RAILROAD will, at AGENCY'S expense, dispose of all scrap from the RAILROAD'S work hereunder.
5. The RAILROAD will finalize and complete billing of all incurred costs under this Agreement no later than one (1) year following installation of the Crossing Signal Equipment.

ARTICLE III – AGENCY OBLIGATIONS

In consideration of the covenants of RAILROAD set forth herein and the faithful performance thereof, AGENCY agrees as follows:

1. AGENCY must perform, at AGENCY'S expense, the following work:
 - a) Installation of a pavement marking stop bar in accordance with the Manual on Uniform Traffic Control Devices (hereinafter called, "MUTCD").
 - b) Installation of advance warning signs in accordance with the MUTCD.
2. The AGENCY will approve the location of the signals and signal bungalow prior to installation by RAILROAD.
3. Actual costs for engineering, materials and labor (including third party charges for the installation of electrical service) associated with the installation of the Crossing Signal Equipment must be paid by the AGENCY (including taxes, such as applicable sales and use taxes, business and occupation taxes, and similar taxes).
4. In the event the services of a consultant are needed after execution of this Agreement due to any exigency of the RAILROAD and the Project, the AGENCY and the RAILROAD will mutually agree, in writing, as to the selection of a consultant and the applicable scope of work to be performed by such consultant. All work performed hereunder by any consultant and any resulting costs must be paid by AGENCY as a part of the costs for the Project.
5. During the installation of the Crossing Signal Equipment RAILROAD will send AGENCY progressive invoices detailing the costs of the work performed by RAILROAD under this Agreement. AGENCY must reimburse RAILROAD for completed force-account work within thirty (30) days of the date of the invoice for such work. Upon completion of the Project, RAILROAD will send AGENCY a detailed invoice of final costs, segregated as to labor and materials for each item in the recapitulation shown on Exhibit "C". Pursuant to this section, AGENCY must pay the final invoice within ninety (90) days of the date of the final invoice. RAILROAD will assess a finance charge of .033% per day (12% per annum) on any unpaid sums or other charges due under this Agreement which are past its credit terms. The finance charge continues to accrue daily until the date payment is received by RAILROAD, not the date payment is made or the date postmarked on the payment. Finance charges will be assessed on delinquent sums and other charges as of the end of the month and will be reduced by amounts in dispute and any un-posted payments received by the month's end. Finance charges will be noted on invoices sent to AGENCY under this section. For purposes of computing the time limits prescribed by Section 911.2 of the California Government Code for the presentment of a claim against the Agency the cause of action for failure to reimburse BNSF for the costs of the Railroad work performed by it pursuant to this Agreement shall be deemed to have accrued one hundred and eighty (180) days of the date of the final invoice.]

6. The AGENCY must have advance railroad crossing warning signs and standard pavement markings in place at the crossing shown on Exhibit "A" (if the same are required by the MUTCD) prior to the acceptance of this Project by the AGENCY. The AGENCY assumes full responsibility for the maintenance of advance warning signs and pavement markings and agrees to hold harmless and indemnify the RAILROAD for any claims, damages or losses, in whole or in part, caused by or due to the AGENCY'S failure to maintain the advance warning signs and markings or other requirements of the MUTCD.

7. The AGENCY must give RAILROAD's Manager of Public Projects written Notice to Proceed with the railroad portion of the work after receipt of necessary funds for the Project. BNSF will not begin the railroad work (including, without limitation, procurement of supplies, equipment or materials) until written notice to proceed is received from Agency.

ARTICLE IV- JOINT OBLIGATIONS

In consideration of the mutual covenants of the parties contained herein and the premises, the parties mutually agree as follows:

1. All cost records of the RAILROAD pertaining to the Project will be open to inspection and audit at any reasonable time by representatives of the AGENCY (including the legislative auditor and fiscal analyst for the AGENCY) for a period of one (1) year from the date of the final RAILROAD invoice under this Agreement.
2. Upon completion of the installation of the Crossing Signal Equipment and the new crossing surface the RAILROAD will, at its sole cost and expense, operate and maintain the Crossing Signal Equipment and the new crossing surface in proper condition.
3. Notwithstanding the preceding provision, if any regulations, ordinances, acts, rules or other laws subsequently passed or amended by the AGENCY or any other appropriate governmental or legislative authority increase the AGENCY'S portion of maintenance costs under this Agreement, RAILROAD will receive the benefit of any such regulations, ordinances, acts, rules or other laws and the AGENCY'S increased portion of maintenance costs will be incorporated into and made a part of this Agreement.
4. If a railway or a highway improvement project necessitates rearrangement, relocation, or alteration of the Crossing Signal Equipment installed hereunder, the costs for such rearrangement, relocation or alteration will be the responsibility of the party requesting such changes.
5. If any of the Crossing Signal Equipment is partially or wholly destroyed, then such repair and/or replacement costs must be distributed among the parties as follows:

- a) In the event the RAILROAD's sole negligence destroys or damages the Crossing Signal Equipment, RAILROAD must reimburse AGENCY for the costs to replace or repair such Crossing Signal Equipment.
- b) In the event the AGENCY'S sole negligence destroys or damages the Crossing Signal Equipment, AGENCY must reimburse Railroad at its sole cost and expense, the costs to replace or repair such Crossing Signal Equipment.

6. If the Crossing Signal Equipment installed hereunder cannot, through age, be maintained, or, by virtue of its obsolescence, requires replacement, the cost of installation of new crossing signal equipment will be negotiated by the parties hereto on the basis of the current Federal Aid Railroad Signal Program participation and applicable AGENCY at the time of such replacement is warranted.

7. This Agreement will inure to the benefit of and be binding on the parties hereto, their successors, and assigns.

8. In the event any paragraph contained in this Agreement or any item, part, or term within any particular paragraph is determined by a court of competent jurisdiction to be invalid or unenforceable, the validity of the remaining paragraphs or items will not be affected; and the rights and obligations of the parties will be construed and enforced as if this Agreement did not contain that particular paragraph or item held to be invalid or unenforceable.

9. This Agreement may be signed in counterparts, any one of which will be deemed to be an original. The parties further agree that any facsimile copy of a party's signature is valid and binding to the same extent as an original signature.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BNSF RAILWAY COMPANY

By: _____

Printed Name: _____

Title: _____

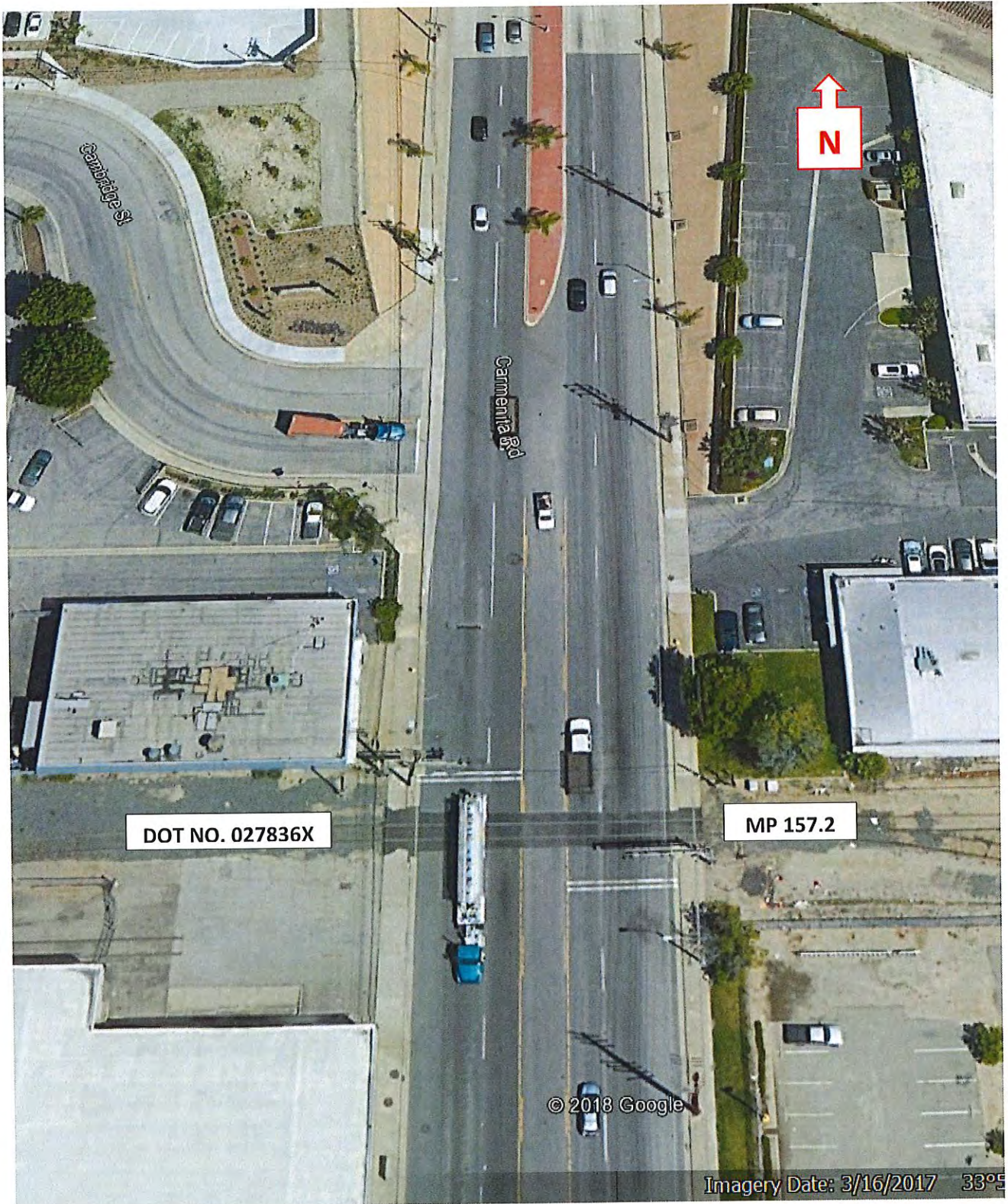
City of Santa Fe Springs

By: _____

Printed Name: _____

Title: _____

Exhibit A



CARMENITA ROAD S/O CAMBRIDGE STREET BNSF GRADE CROSSING
(U.S. DOT NO. 027836X)

CARMENITA ROAD

EXIST. BNSF SIGNAL CABINET
CPUC NO. 027836X
M.P. 157.61

R. R.

STANDARD NO. 9
WITH GATE

R/W

EX. DWY

WM

CE

12'

12'

EXIST. STOP BAR

STANDARD NO. 9
WITH GATE

MEDIAN

STANDARD NO. 9
WITH GATE

MEDIAN

EXIST. STOP BAR

EXIST. CURB

BLOCK WALL

STANDARD NO. 9
WITH GATE

WM

CE

B. N. & S. E.

STREET R.O.W.

CAMBRIDGE ST

BLOCK WALL

EXHIBIT - B

CARMENITA ROAD S/O CAMBRIDGE STREET
U.S. DOT NO. 027836X

DATE
05-24-18

EXHIBIT C
ESTIMATE OF COSTS

CEPS PLAN ITEM DOCUMENT
(FOR INTERNAL BNSF RAILWAY USE ONLY)

LOCATION : COYOTE CREEK	LINE SEGMENT : 7600	AFE NUMBER :
PLANITEM NUMBER : 000296127	MILEPOST : 157.2	RFA NUMBER :
PROPERTY OF : BNSF RAILWAY COMPANY	DIVISION : CA	CPAR NUMBER :
OPERATED BY : BNSF RAILWAY COMPANY	SUBDIVISION : SAN BERNARDINO	BUDGET YEAR : 2018
JOINT FACILITY : SANTA FE SPRINGS	ENGR. DIVISION : SOU CALIFORNIA	BUDGET CLASS : 10
% BILLABLE (+/-) : 100.0	TAX STATE : CA, CO: LOS ANGELES	REPORTING OFFICE : 404
MATL DATE :	SPONSOR : VP ENGINEERING	PROJECT TYPE : SPP
LOCATION CODE : 480165	DEPT CODE : MOWGH	DOT NUMBER : 027836X
TRACK TYPE : 1	DERAILMENT CODE :	STIMULUS FUND TYPE : FHWA
STIMULUS STATUS : BUY AMERICAN		

PURPOSE, JUSTIFICATION AND DESCRIPTION

CARMENITA RD - SANTA FE SPRINGS, CA; REPLACE GATES; CALIFORNIA DIV; SAN BERNARDINO SUBDIV; LS 7600; MP 157.2; DOT# 027836X. SEQ. #69619.

MONTHLY POWER UTILITY COST CENTER : 61692.

THE MATERIAL LIST BELOW REFLECTS TYPICAL REPRESENTATIVE PACKAGES USED FOR ESTIMATING PURPOSES ONLY.

THIS ESTIMATE IS GOOD FOR 180 DAYS. THE ESTIMATE IS SUBJECT TO CHANGE IN COST FOR LABOR, MATERIAL, AND OVERHEAD.

CONTRACTS HAVE BEEN ESTABLISHED FOR PORTIONS OF SIGNAL WORK ON THE BNSF RAILROAD.

***** SIGNAL WORK ONLY *****

THE CITY OF SANTA FE SPRINGS IS FUNDING 100% OF THIS PROJECT.

MAINTAIN PROPRIETARY CONFIDENTIALITY.

PRIMARY FUNDING SOURCE IS FHWA

** BUY AMERICA(N) APPLIES **

	CASH CAPITAL	NONCASH CAPITAL	OPERATING EXP	REMOVAL COSTS	BILLABLE	TOTALS
LABOR COSTS	0	0	0	0	81,143	81,143
MATERIAL COSTS	0	0	0	0	106,075	106,075
OTHER COSTS	0	0	0	0	46,457	46,457
TOTALS	0	0	0	0	233,675	233,675

SYSTEM MAINTENANCE AND PLANNING

ESTIMATE REF. NUMBER : 000296127 - 3--2S

COSTING DATE : 01/01/2018

PRINTED ON : 10/25/2017

ESTIMATED BY : KANT

PRINTED BY : KANT

ACCT	CST	RSN	PPE	DESCRIPTION	QTY/ST	OT U/M	CASH	NONCASH	OPER	REMOVAL
8		400		SIGNAL SHOP LABOR - CAP	1.00	0.2 MH	41			
* LABOR SUBTOTAL							41	0	0	0
* ADDITIVES							23			
							38			
							7			
							6			
* GANG SUBTOTAL							115	0	0	0
1120	319	400	9911	ELECTRICAL MATERIAL	1.00	EA N	1,500			
* MATERIAL SUBTOTAL							1,500	0	0	0
* ADDITIVES							129			
							18			
* GANG SUBTOTAL							1,647	0	0	0
8		241		PLACE FIELD WELDS - CAP	96.00	17.8 MH	3,024		877	
* LABOR SUBTOTAL							3,024	0	877	0
1120	308	200	9911	WELDKIT, GENERIC FOR ALL RAIL WEIGHTS	12.00	KT	814			
* MATERIAL SUBTOTAL							814	0	0	0
* ADDITIVES							1,768		513	
							2,824		819	
							589		171	
							507		147	
							40			
							70			
							10			
* GANG SUBTOTAL							9,646	0	2,527	0
8		400	1037	SIGNAL FIELD - REPLACE	726.00	0.0 MH	19,026		3,357	
* LABOR SUBTOTAL							19,026	0	3,357	0
1120	313	400	9911	ADV PREEMPT PACKAGE	1.00	LS N	6,398			
1120	313	400	9911	BATTERY, 10 SPL165	10.00	EA N	1,381			
1120	313	400	9911	BATTERY, 10 SPL250	10.00	EA N	1,955			
1120	313	400	9911	BUNGALOW MATERIAL	1.00	LS N	7,476			
1120	313	400	9911	CABLE, 2C/6 TW	500.00	FT N	580			
1120	313	400	9911	CABLE, 3C/2	200.00	FT N	1,102			
1120	313	400	9911	CABLE, 5C/10	60.00	FT N	108			
1120	313	400	9911	CABLE, 5C/6	600.00	FT N	2,340			
1120	313	400	9911	CABLE, 7C/14	600.00	FT N	990			
1120	313	400	9911	CASE, DOUBLE HIGH	1.00	LS N	3,704			
1120	313	400	9911	CHARGERS, 12/80 (20/40/60)	2.00	EA N	1,953			
1120	313	400	9911	EVENT RECORDER	1.00	EA N	3,216			
1120	313	400	9911	FIELD MATERIAL	1.00	LS N	7,372			
1120	313	400	9911	FOUNDATION, STEEL	4.00	EA N	2,668			
1120	313	400	9911	GATE KEEPER	4.00	EA N	6,729			
1120	313	400	9911	GATE MECHANISM, S-60	4.00	EA N	21,653			
1120	313	400	9911	HAWK 48 DIM	1.00	EA N	1,287			
1120	313	400	9911	LED LIGHT	12.00	EA N	2,168			
1120	313	400	9911	LIGHT OUT DETECTOR	2.00	EA N	1,807			
1120	313	400	9911	RELAY, EOR	2.00	EA N	1,500			
1120	313	400	9911	RELAY, ER	2.00	EA N	1,500			
1120	313	400	9911	RELAY, TRACK	1.00	EA N	750			
1120	313	400	9911	RELAY, XGR	1.00	EA N	750			
1120	313	400	9911	RING-10	1.00	EA N	102			
1120	313	400	9911	SIGN, STOP AND WAIT	2.00	EA N	113			
1120	313	400	9911	TRACK DRIVER, TD4	1.00	EA N	661			
* MATERIAL SUBTOTAL							80,263	0	0	0
1120	399	400	9911	CONTRACT FLAGGING / SIGNS / CONES	1.00	LS N	2,500			
1120	367	400	9911	TRAFFIC ENGINEERING STUDY	1.00	LS N	8,000			
1120	399	400	9911	BUNGALOW, WIRE AND TEST	1.00	LS N	5,643			
1120	367	400	9911	CONTRACT ENGINEERING	1.00	LS N	8,000			
1120	399	400	9911	DIRECTIONAL BORING	300.00	FT N	15,000			
* OTHER SUBTOTAL							39,143	0	0	0
* ADDITIVES							11,128		1,963	

ACCT	CST	RSN	PPE	DESCRIPTION	QTY/ST	OT U/M	CASH	NONCASH	OPER	REMOVAL
				DA OVERHEADS			17,768		3,135	
				EQUIPMENT EXPENSES			3,708		654	
				INSURANCE EXPENSES			3,195		563	
				USE TAX			6,895			
				OFFLINE TRANSPORTATION			997			
* GANG SUBTOTAL				SIGFIELD-5M - SIGNAL FIELD LABOR, 5 MAN			182,123	0	9,672	0
1120	410	400	9911	AC POWER SERVICE	1.00	EA N	5,000			
* OTHER SUBTOTAL							5,000	0	0	0
* GANG SUBTOTAL				NONE - NO GANG NEEDED			5,000	0	0	0
8		241		INSTALL INSULATED JOINT	48.00	9.1 MH	1,837			
* LABOR SUBTOTAL							1,837	0	0	0
1120	306	200	9911	INSUL JT W/PLATES-GENERIC-40 FT-BONDED	6.00	EA **	13,500			
* MATERIAL SUBTOTAL							13,500	0	0	0
* ADDITIVES				PAYROLL ASSOCIATED COSTS			1,074			
				DA OVERHEADS			1,715			
				EQUIPMENT EXPENSES			358			
				INSURANCE EXPENSES			308			
				MATERIAL HANDLING			675			
				ONLINE TRANSPORTATION			2			
				USE TAX			1,162			
* GANG SUBTOTAL				SECGANG-5M - SECTION GANG (5 MAN)			20,631	0	0	0
PROJECT SUBTOTAL							219,162	0	12,199	0
CONTINGENCIES							0	0	0	0
BILL PREPARATION FEE							2,192	0	122	0
PROJECT GROSS COST							221,354	0	12,321	0
LESS COST PAID BY OTHERS							221,354	0	12,321	0
PROJECT NET COST							0	0	0	0

***** MAINTAIN PROPRIETARY CONFIDENTIALITY *****

BNSF RAILWAY COMPANY
FHPM ESTIMATE FOR
SANTA FE SPRINGS

LOCATION COYOTE CREEK DETAILS OF ESTIMATE PLAN ITEM : 000296127 VERSION : 3

PURPOSE, JUSTIFICATION AND DESCRIPTION

CARMENITA RD - SANTA FE SPRINGS, CA; REPLACE GATES; CALIFORNA DIV; SAN BERNARDINO SUBDIV; LS 7600; MP 157.2; DOT# 027836X. SEQ. #69619.

MONTHLY POWER UTILITY COST CENTER : 61692.

THE MATERIAL LIST BELOW REFLECTS TYPICAL REPRESENTATIVE PACKAGES USED FOR ESTIMATING PURPOSES ONLY.

THIS ESTIMATE IS GOOD FOR 180 DAYS. THE ESTIMATE IS SUBJECT TO CHANGE IN COST FOR LABOR, MATERIAL, AND OVERHEAD.

CONTRACTS HAVE BEEN ESTABLISHED FOR PORTIONS OF SIGNAL WORK ON THE BNSF RAILROAD.

***** SIGNAL WORK ONLY *****

THE CITY OF SANTA FE SPRINGS IS FUNDING 100% OF THIS PROJECT.

MAINTAIN PROPRIETARY CONFIDENTIALITY.

PRIMARY FUNDING SOURCE IS FHWA

** BUY AMERICA(N) APPLIES **

DESCRIPTION	QUANTITY U/M	COST	TOTAL \$

LABOR			

INSTALL INSULATED JOINT	57.12 MH	1,837	
PLACE FIELD WELDS - CAP	113.86 MH	3,901	
SIGNAL FIELD - REPLACE	726.0 MH	22,383	
SIGNAL SHOP LABOR - CAP	1.2 MH	41	
PAYROLL ASSOCIATED COSTS		16,469	
DA OVERHEADS		26,299	
EQUIPMENT EXPENSES		5,487	
INSURANCE EXPENSES		4,726	
TOTAL LABOR COST		81,143	81,143

MATERIAL			

INSUL JT W/PLATES-GENERIC-40 FT-BONDED FOR	6.0 EA **	13,500	
WELDKIT, GENERIC FOR ALL RAIL WEIGHTS	12.0 KT	814	
ADV PREEMPT PACKAGE	1.0 LS N	6,398	
BATTERY, 10 SPL165	10.0 EA N	1,381	
BATTERY, 10 SPL250	10.0 EA N	1,955	
BUNGALOW MATERIAL	1.0 LS N	7,476	
CABLE, 2C/6 TW	500.0 FT N	580	
CABLE, 3C/2	200.0 FT N	1,102	
CABLE, 5C/10	60.0 FT N	108	
CABLE, 5C/6	600.0 FT N	2,340	
CABLE, 7C/14	600.0 FT N	990	
CASE, DOUBLE HIGH	1.0 LS N	3,704	
CHARGERS, 12/80 (20/40/60)	2.0 EA N	1,953	
ELECTRICAL MATERIAL	1.0 EA N	1,500	
EVENT RECORDER	1.0 EA N	3,216	
FIELD MATERIAL	1.0 LS N	7,372	
FOUNDATION, STEEL	4.0 EA N	2,668	
GATE KEEPER	4.0 EA N	6,729	
GATE MECHANISM, S-60	4.0 EA N	21,653	
HAWK 48 DIM	1.0 EA N	1,287	
LED LIGHT	12.0 EA N	2,168	
LIGHT OUT DETECTOR	2.0 EA N	1,807	
RELAY, EOR	2.0 EA N	1,500	
RELAY, ER	2.0 EA N	1,500	
RELAY, TRACK	1.0 EA N	750	
RELAY, XGR	1.0 EA N	750	
RING-10	1.0 EA N	102	
SIGN, STOP AND WAIT	2.0 EA N	113	
TRACK DRIVER, TD4	1.0 EA N	661	

MATERIAL HANDLING		715	
ONLINE TRANSPORTATION		2	
USE TAX		8,256	
OFFLINE TRANSPORTATION		1,025	
TOTAL MATERIAL COST		106,075	106,075

OTHER			

AC POWER SERVICE	1.0 EA N	5,000	
BUNGALOW, WIRE AND TEST	1.0 LS N	5,643	
CONTRACT ENGINEERING	1.0 LS N	8,000	
CONTRACT FLAGGING / SIGNS / CONES	1.0 LS N	2,500	
DIRECTIONAL BORING	300.0 FT N	15,000	
TRAFFIC ENGINEERING STUDY	1.0 LS N	8,000	
TOTAL OTHER ITEMS COST		44,143	44,143
PROJECT SUBTOTAL			231,361
CONTINGENCIES			0
BILL PREPARATION FEE			2,314
GROSS PROJECT COST			233,675
LESS COST PAID BY BNSF			0
TOTAL BILLABLE COST			233,675



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Approval of Parcel Map No. 82014 - southwest corner of Telegraph Road and Norwalk Boulevard

RECOMMENDATION

That the City Council take the following actions:

1. Approve Parcel Map No. 82014;
2. Find that Parcel Map No. 82014 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
3. Authorize the City Engineer and City Clerk to sign Parcel Map No. 82014.

BACKGROUND

The Planning Commission, at its regular meeting on March 12, 2018 approved the Tentative Parcel Map No. 82014 consisting of the subdivision of two APN's (APN: 8009-007-915 and APN: 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.

The City is currently working with a developer who will purchase Parcel 2 to construct a Hilton Garden Inn Hotel, specifically on the Norwalk Blvd. street frontage. Before the hotel can be developed, the property needs to be first subdivided and sold to the developer.

A Parcel Map is required for the subdivision of the existing APN's into two parcels. A full-sized copy of the parcel map is available in the office of the City Clerk.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

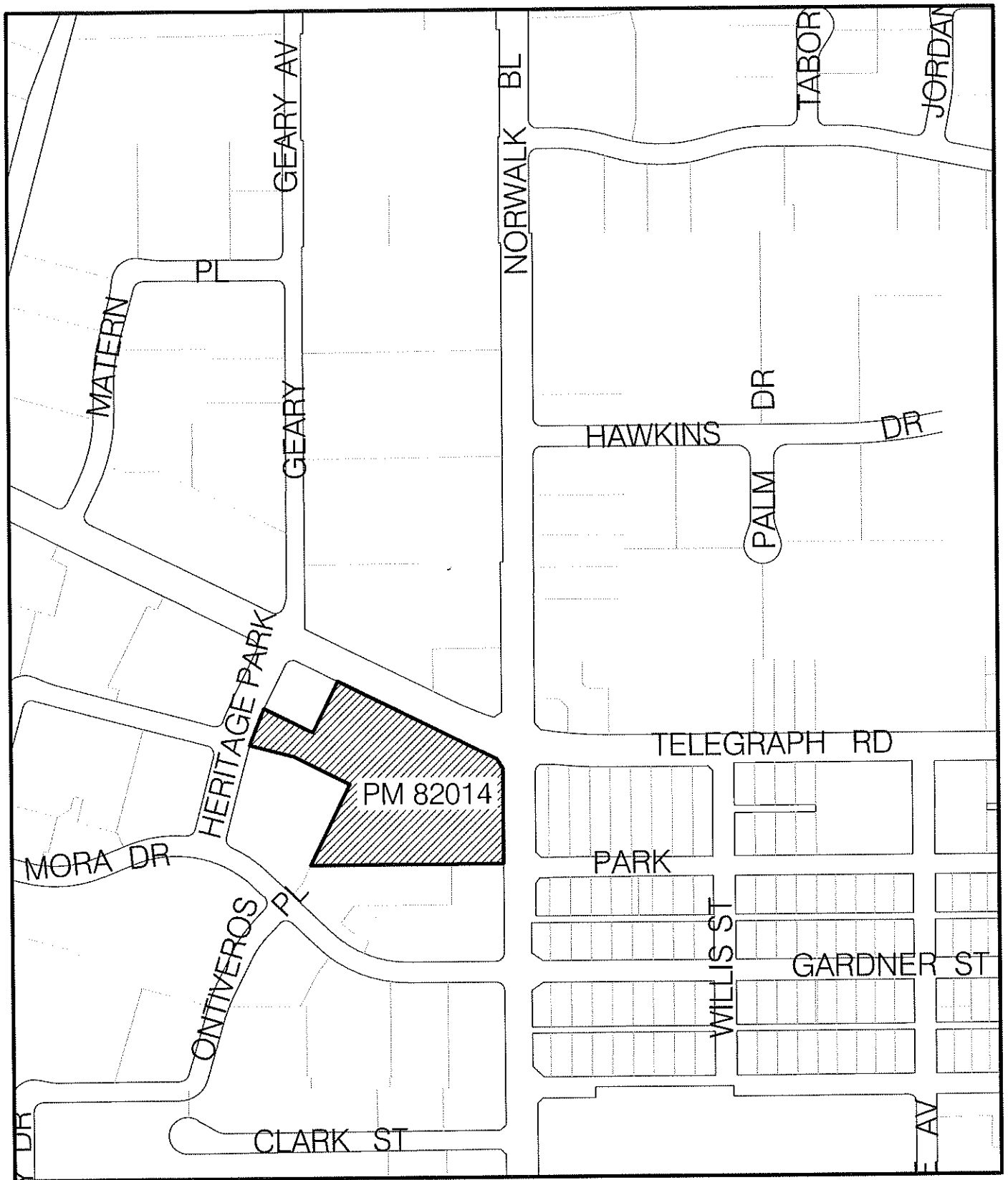
None.

A handwritten signature in blue ink, reading "Raymond C. Cruz".

Raymond C. Cruz
City Manager

Attachment(s):

1. Location Map
2. Planning Commission Report



LOCATION MAP



City of Santa Fe Springs

Planning Commission Meeting

March 12, 2018

PUBLIC HEARING – Continued from the February 20, 2018 Planning Commission meeting Tentative Parcel Map No. 82014 and Environmental Document

Request for approval to subdivide two APN's (APN: 8009-007-915 and APN: 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Coory Engineering for the City of Santa Fe Springs)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82014 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find and determine that Tentative Parcel Map No. 82014 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and
- Find that Tentative Parcel Map No. 82014, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Tract Map No. 82014 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 82014, subject to the conditions of approval as stated in this report; and
- Actions regarding Tentative Parcel Map No. 82014 be embodied in Resolution No. 68-2018

Background:

The site currently consist of two APN's with a combined gross area of 6.133 acres and is generally located at the southwest corner of Telegraph Road and Norwalk Boulevard. The property is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park. APN: 8009-007-915 of 5.17 acres is commonly referred to as the Sculpture Garden, because of its various sculptures and art pieces. APN: 8009-007-928 of 41,800 sq. ft. is located west of APN: 8009-007-915 and is a parking lot that serves both the adjacent restaurant (Geezers) and Sculpture Garden.

There are seven (7) abandoned oil wells on the site. Two of the wells are within the existing parking lot area (H-14, H-74) Another two wells are in the Sculpture Garden area, near the stairwell and pedestrian bridge at the northeast portion of the Site (H-2, H-21). One of the wells is located near the Norwalk Boulevard frontage (H-15). The other two wells are located at the northwest portion of the site (H-1, H-20).

The City is currently working with a developer who will purchase a portion (1.074 acre) of the site to construct a Hilton Garden Inn hotel or at a minimum, AAA-Diamond hotel, on APN 8009-007-915, specifically on the Norwalk Street frontage. The proposed hotel will consist of six stories, with one story being underground parking, 110 rooms, 122 parking spaces, 25 of which are tandem (valet), a full service restaurant, a rooftop bar and a conference room to accommodate ± 200 people. A parking structure is being considered to accommodate the clientele for the meeting room, but at this time, it has not been determined as to the number of spaces, height, etc. The parking structure would be constructed on APN: 8009-007-928 with possible spillage onto APN: 8009-007-915. Notwithstanding, before the hotel can be developed, the property needs to be first subdivided and sold to the developer.

Coory Engineering, as the authorized City representative, is therefore requesting approval of Tentative Parcel Map No. 82014, to subdivide the 6.133-acre property into two parcels: Parcel 1 of 5.059 acre and Parcel 2 of 1.074 acres. . Parcels 1 could potentially be developed with a parking structure and/or a mixed-use development consisting of retail and housing. The hotel developer will maintain the area of Parcel 1, containing the "Sculpture Garden". At this time it has not been determined if this area will be created through a legal description(s), stipulated area on an exhibit or through a subdivision. Parcel 2 will eventually be sold to the hotel developer to construct the hotel

The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs	No. of APN's	Size of Lot
8009-007-915			1	5.17 acres
8009-007-928			1	41,800 sq. ft.
Total	2	0	2	6.13 acres

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs	No. of Parcels	Size of Lot
New APN	New Address		1	5.059 acres
New APN	New Address	1	1	1.074 acres
Total	2	2	2	6.133 acres

RELATED ENTITLEMENTS

In addition to the request for the tentative parcel map, the proposed project will also require approval of the following entitlements:

Development Plan Approval (DPA 938)

A request for development plan approval to construct a 110 room, multi-story hotel and appurtenant improvements on 1.074 acres, at the southwest corner of Norwalk Boulevard and Telegraph Road, within the M-2-Heavy Manufacturing, Zone.

Conditional Use Permit Case No. 788

A request for conditional use permit approval to allow a hotel use within the M-2, Zone.

Modification Permit Case No. 1287

A request for a modification of property development standards to not provide the minimum 15 feet wide landscape strip for property fronting on a major freeway, to utilize tandem parking, and to not adhere to the front yard setback requirement of one foot for each foot of Building height or portion thereof.

STREETS AND HIGHWAYS

The property is located at the southwest corner of Telegraph Road and Norwalk Boulevard. Telegraph Road and Norwalk Boulevard are designated as "Major" arterial" within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2, Heavy Manufacturing with a general plan land use designation of "Business Park." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table III
Surrounding Zoning, General Plan and Land Use

Surrounding Zoning, General Plan, Land Use			
Direction	Zoning District	General Plan	Land Use
North	M-2	Business Park	Vacant land
South	M-2	Business Park	Employment agency, commercial real estate
East	M-2	Industrial	Financial Offices, medical clinic; multiple-family and single family residences
West	M-2	Business Park	Offices (water filter suppliers, commercial real estate, telecommunications supplier, insurance agency, print shop

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 82014) was set for Public Hearing. Legal notice of the Public Hearing for the TPM was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 22, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on February 22, 2018, and published in a newspaper of general circulation (Whittier Daily News) on May 1 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Pursuant to Government Code Section 66436(a)(3)(A)(1) Non-Interference letters were mailed to Chevron and to Edison. Pursuant to Government Code Section 66455.7, a copy of the map and the date and time of the public hearing was mailed to the school district (Little Lake School District) within the boundaries of which the subdivision is proposed to be located.

ENVIRONMENTAL DOCUMENT-INITIAL DECLARATION/ PREPARED

Pursuant to the California Environmental Quality Act (CEQA), this project will not have a significant effect on the environment and is listed as a Class 15 Categorical Exemption. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. A Notice of Categorical Exemption Class 15 has been prepared for this project.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:

1. Consistency with the General Plan

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

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

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

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

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

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

TENTATIVE PARCEL MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the proposed subdivision will not change the existing General Plan Land Use designation of Business Park nor will it change the current zoning of M-2.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The General Plan Land Use Element designates the site as "Business Park". Pursuant to said element: Business Park: A high standard of design control, landscaping, setbacks, etc., should be required in order to create a park-like atmosphere. Offices of all types, particularly company headquarters and research development activities are encouraged. Industrial uses in this area should be restricted to limited manufacturing, research and light assembly operations. Restaurants and other commercial services catering to industries and their employees and customers are allowed. Oil production, storage or refining should be avoided or should be an intermediate land use

The proposed project conforms to the land use element's requirements in that:

- The Business Park designation will remain unchanged.
- The hotel will contain a full-service restaurant.
- A hotel is generally considered a commercial land use.
- Oil production is not proposed.
- The parklike setting will remain on Parcel 1 and surrounding Parcel 2
- The Sculpture Garden will remain unchanged.

FINDINGS

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

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

Table IV
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The map would facilitate the sales of Parcel 2 for an AAA Diamond hotel, which is expected to generate Transient Occupancy Tax and property tax.
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	Because the property is, government owned there is no payment of property taxes. With the sale, the property will be placed on the tax roll.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The subdivision will result in a commercial use (hotel) on Parcel 2

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

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

The map will facilitate the development of the property with a hotel use. The existing zoning permits a hotel use with a conditional use permit and maintains the minimum lot area of 7,500 sq. ft. for properties in the M-2, zone. All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the future hotel building, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readably available. Within Norwalk Boulevard are the following utilities: 12-inch sanitary sewer line; 2-inch SoCal gas line; and a 12-inch water line. There is a 2-inch gas line on Norwalk Boulevard.

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

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by various land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #, 2005011096)

Notwithstanding, under CEQA, before the proposed hotel use can be constructed, an environmental analysis is required to determine if the proposed project will result in any significant adverse impacts on the environment. Based on that preliminary review one of three environmental document will be prepared:

- Environmental Impact Report (EIR) if the project may have a significant environmental effect
- Negative Declaration if the project will have no impacts
- Mitigated Negative Declaration if the project will have impacts, but those impacts can be mitigated.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area. As noted previously, the proposed map is consistent with the General Plan and the proposed development facilitated by map is also and will be consistent with the zoning and land use designation. Additionally, prior to the construction of the proposed hotel

1 Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.

2 Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.

3 Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

use, an environmental analysis is required to determine if the proposed use will result in any significant adverse impacts on the environment.

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

Table V
Identification of Easements

Easement No.	Type of Easement
17	Easement for Pipelines Granted to Texaco Inc. Recorded July 19, 1968 as Instrument No. 3529 in Book D-4082, Page 294 of Official Records. Also, an Agreement to Modify the Terms and Provisions of Said Document, as Therein Provided in a Document Recorded November 23, 1988 as Instrument No. 88-18887270 of Official Records.
30	Easement for Wires, Underground Conduits, Cables, Vaults and Manholes, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331837 of Official Records.
31	Easement for Wires, Underground Conduits, Cables and Vaults, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331851 of Official Records.

As required by the Subdivision Map Act, all listed easement holders were sent "Noninterference Letters." To date, Staff has not received any correspondence stating that the proposed project would interfere with any of the listed easements.

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

The project involves a request to subdivide two APN's (APN: 8009-007 and APN 8009-007-928) with a gross combined area of 6.133 acres into two parcels: Parcels 1 of 5.059 acres and Parcel 2 of 1.074 acres, on property generally located at the southwest corner of Telegraph Road and Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. The subdivision would facilitate the development of a hotel use. There is an existing 12-inch vitrified concrete sewer lines on Norwalk Boulevard. That line should have the capacity to handle any discharge from the proposed hotel use. In addition, the applicant is required to design sanitary sewers in accordance with City specifications and said plans shall be approved by the City engineer. A sewer study may also be required to be submitted with the sanitary sewer plans.

7. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

See response No. 4.

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

The proposed building resulting from the proposed subdivision will be required to adhere to the California Green Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental quality

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the Tentative Parcel Map No. 82014, together with the provisions for its design and improvement, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 72616.

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

Conditions of Approval for Tentative Parcel Map No. 82014 is attached to Resolution 68-2018 as Exhibit B.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. (Exhibit A)-Proposed Tentative Parcel Map No. 82014
3. 500 ft. Radius Map
4. 500 ft. Labels
5. Public Hearing Notice
6. Noninterference Letter
7. School District Letter
8. Tentative Parcel Map Application
9. Resolution No. 75-2018
 - a. Exhibit B – Conditions of Approval

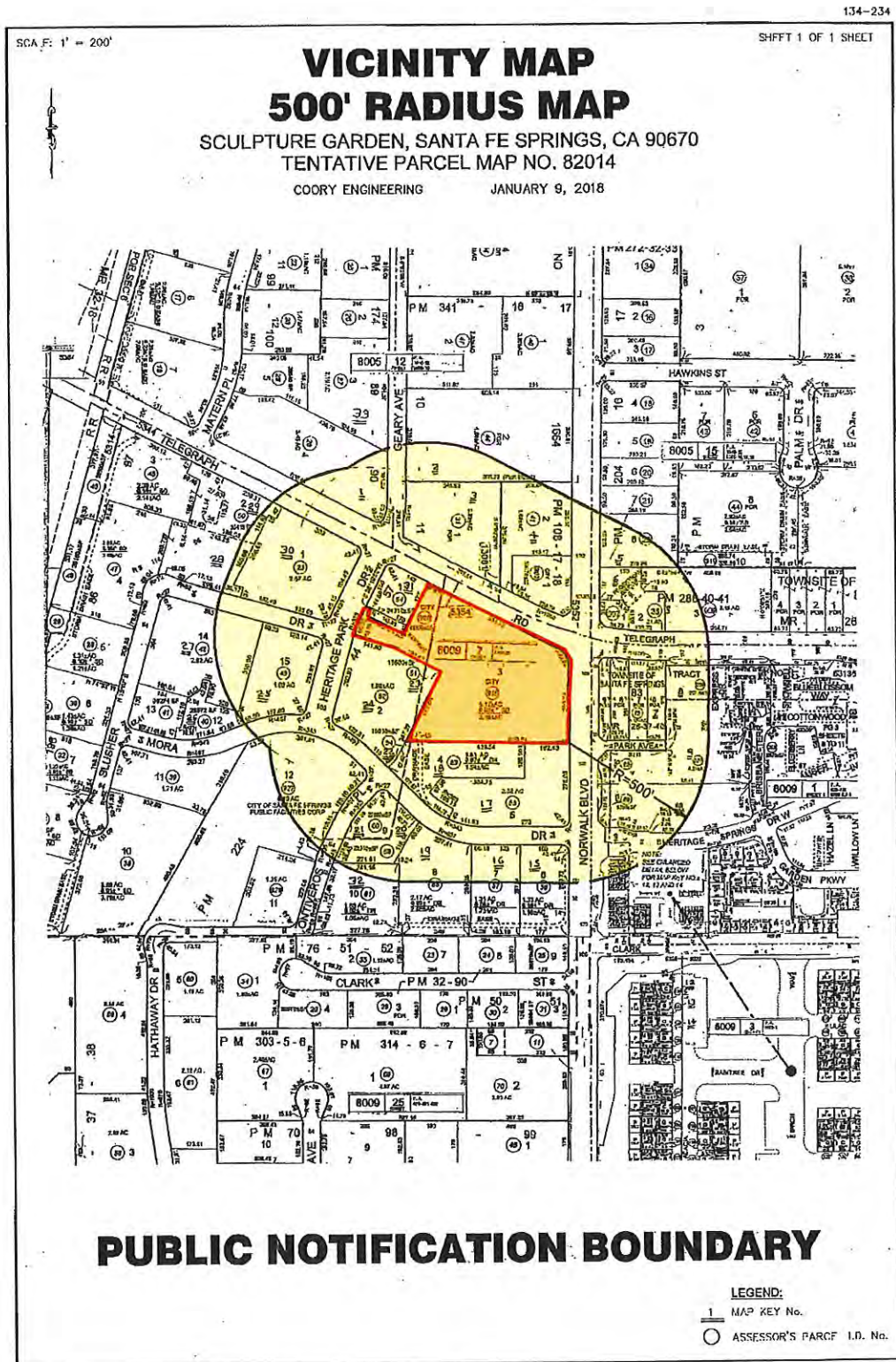


Location Aerial
City of Santa Fe Springs
Tentative Parcel Map No. 82014



Scale: 1 in = 166 ft
Printed 3/8/2018





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8005-012-031 Beggs Jack E. Et. Al. TRS; LA Chapter of the Natl Trust 12131 Telegraph Rd., 2 nd FL Santa Fe Springs, CA 90670	2	8005-012-044 Oltman's Investment Co. P.O. BOX 985 Whittier, CA 90608	1 8005-012-028 Johnny Lee & Sons 1431 W. Boros Ct. La Habra, CA 90831
8005-015-035 Santa Fe Heritage Investors, LLC 2275 W. 180 th St, Suite 201 Torrance, CA 90504	6	8005-015-022 Sam Yang (USA) Inc. 895 S. Vermont Ave. #1701 Los Angeles, CA 90005	4 8005-012-041 Guo Brothers Investments, LLC 10309 Norwalk Blvd. Santa Fe Springs, CA 90670
8009-003-136 Billy J. Kim 808 Skyler Way Brea, CA 92821	8 to 11	8009-001-208,207, 085, 088 Telegraph Road Owner, LLC 825 3 rd Ave. #36 th New York, NY 10022	7 8009-001-013 Otis M. C.; Otis Trust 700 E. Ocean Blvd. Unit 3204 Long Beach, CA 90802
8009-007-023, 040, 042, & 047 to 081 15 to 30 & 32 PPF Industrial 12018 Telegraph Rd. LP 1221 Avenue of the Americas, 35 TH FL New York, NY 10020	14	8009-003-138 Jacqueline A. Shin 10557 Acacia Lane Santa Fe Springs, CA 90670	13 8009-003-137 Dildar Singh Khurana 10551 Acacia Lane #95 Santa Fe Springs, CA 90670
Samir M. Khoury, P.E. Coory Engineering 1718 N. Neville Street Orange, CA 92665	33	8005-012-027 Geary Avenue Properties, LLC 8538 White Fish Cir. Fountain Valley, CA 92708	31 8009-007-064 Robert and Angelina Larue TRS; Larue Family Trust 15672 Pyrite Ct. Chino Hills, CA 91709
8005-012-031 Beggs Jack E. Et. Al. TRS; LA Chapter of the Natl Trust 12131 Telegraph Rd., 2 nd FL Santa Fe Springs, CA 90670	2	8005-012-044 Oltman's Investment Co. P.O. BOX 985 Whittier, CA 90608	1 8005-012-028 Johnny Lee & Sons 1431 W. Boros Ct. La Habra, CA 90631
8005-015-035 Santa Fe Heritage Investors, LLC 2275 W. 180 th St Suite 201 Torrance, CA 90504	6	8005-015-022 Sam Yang (USA) Inc. 895 S. Vermont Ave. #1701 Los Angeles, CA 90005	4 8005-012-041 Guo Brothers Investments, LLC 10309 Norwalk Blvd. Santa Fe Springs, CA 90670
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8009-007-023, 040, 042, & 047 to 001 15 to 30 & 32 PPF Industrial 12018 Telegraph Rd. LP 1221 Avenue of the Americas, 35 TH FL New York, NY 10020	14	8009-003-138 Jacqueline A. Shin 10557 Acacia Lane Santa Fe Springs, CA 90670	13 8009-003-137 Dildar Singh Khurana 10551 Acacia Lane #95 Santa Fe Springs, CA 90670
Samir M. Khoury, P.E. Coory Engineering 1718 N. Neville Street Orange, CA 92665	33	8005-012-027 Geary Avenue Properties, LLC 8538 White Fish Cir. Fountain Valley, CA 92708	31 8009-007-064 Robert and Angelina Larue TRS; Larue Family Trust 15672 Pyrite Ct. Chino Hills, CA 91709

02/27/18 8:38:43AM
Page 3

Advertising Order Confirmation

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a meeting on Monday, March 26, 2018, at 10:00 AM, in the City Council Chambers, City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearing will be to consider the following:

PUBLIC HEARING RE: Tentative Parcel Map No. 82014-City of Santa Fe Springs. A request for approval to subdivide two APNs (APNs 1806-0042 and 0183-0015) into two parcels: Parcel 1 of 5.659 acres and Parcel 2 of 1.074 acres. The properties, commonly referred to as the Sculpture Garden because of the various water features, sculptures and art pieces contained therein, are generally located at the southwest corner of Telegraph Road and Newwalk Boulevard and is zoned L2-Heavy Industrial. Parcel 1, containing 5.659 acres, will eventually be sold to a hotel developer to construct a 110-room, six story, AAA Diamond hotel with a full-service restaurant, rooftop bar and conference facility. Parcel 1, which also contains a parking lot that serves both the adjacent restaurant (Greeters) and Sculpture Garden, will be subdivided into a parking lot and a parking structure. Parcel 2 will eventually be sold to a hotel developer to construct a 110-room, six story, AAA Diamond hotel with a full-service restaurant, rooftop bar and conference facility. Parcel 2, which also contains a parking lot that serves both the adjacent restaurant (Greeters) and Sculpture Garden, will be subdivided into a parking lot and a parking structure. The subdivision map is being filed primarily to accommodate the construction of the new hotel and to facilitate the further division and development of the property.

CEQA STATUS: Staff will be filing a Categorical Exemption Class 15 "Subdivision of certain properties in urban areas into four or fewer parcels."

The Project is not listed on the Hazardous Waste and Substance Site List as set forth in Government Code Section 65962.5

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

FURTHER INFORMATION on the proposed subdivision and environmental document may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Wayne M. Morrell, Director of Planning, at (562) 868-0511, Extension 1782, or e-mail: waynemorrell@santafesprings.org.

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org
Published: February, 2018
Submitted: February, 2018

A-1-A1208-002A



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ZIP 90670
041L11257783

February 23, 2018

Chevron
Attn: Land Department
6001 Bollinger Canyon Road
San Ramon, CA 94583

To Whom It May Concern:

Subject: Tentative Parcel Map No. 82014 –
Possible Impact on Right-Of-Way and/or Easement

Enclosed for your review, in accordance with the provisions of Section 66455.7 of the Government Code, is a copy of the tentative map of Parcel Map No. **82014**.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a meeting on **Monday, March 12, 2018 at 6:00 p.m.**, in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearings will be to consider the following:

PUBLIC HEARING RE: Tentative Parcel Map No. 82014-City of Santa Fe Springs:

A request for approval to subdivide two APN's (APN: 8009-007-915 and APN 8009-007-928), with a gross combined area of 6.133 acres into two parcels: Parcel 1 of 5.059 acres and Parcel 2 of 1.074 acres. The properties, commonly referred to as the Sculpture Garden because of the various water features, sculptures and art pieces contained therein, are generally located at the southwest corner of Telegraph Road and Norwalk Boulevard and is zoned M-2, Heavy Manufacturing with a General Plan Land Use Designation of Business Park. Parcel 2 will eventually be sold to a hotel developer to construct a 110-room, six story, AAA Diamond hotel with a full-service restaurant, rooftop bar and conference facility. Parcel 1, which also contains a parking lot that serves both the adjacent restaurant (Geezers) and Sculpture Garden, potentially could be developed with a parking structure, a mixed-use development and/or a container park similar to the SteelCraft container park development in the City of Long Beach. The hotel developer will maintain the area of Parcel 1, containing the Sculpture Garden. At this time it has not been determined if this area will be created through a legal description(s) of through a subdivision.

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council

Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell

The subdivision map is being filed primarily to accommodate the construction of the new hotel and to facilitate the further division and development of the property.

According to Tentative Parcel Map No. 82014, the following Chevron easement(s) exist on or in proximity to the site:

Easement No.	Type of Easement
17	Easement for Pipelines Granted to Texaco Inc. Recorded July 19, 1968 as Instrument No. 3529 in Book D-4082, Page 294 of Official Records. Also, an Agreement to Modify the Terms and Provisions of Said Document, as Therein Provided in a Document Recorded November 23, 1988 as Instrument No. 88-18887270 of Official Records.

A preliminary review of the Tentative Map indicates that the proposed subdivision will not unreasonably interfere with the free and complete exercise of your right-of-way or easement. If you believe this determination is incorrect, please respond with evidence in support of your position that the proposed subdivision will unreasonably interfere with the free and complete exercise of your right-of-way or easement.

If you have any questions, please contact me at (562) 868-0511, extension 7362 or, waynemorrell@santafesprings.org.

Sincerely,

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org

Attachment:
Tentative Parcel Map No. 82014 (Full Size)

C:\Users\wmorrell\Documents\Parcel Maps\TPM 82014 Sculpture Garden\ TPM 82014 Non-Interference Letter-Chevron\2/23/2018
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Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora
Interim City Manager
Don Powell



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ZIP 90670
041L1125783

February 23, 2018

Jeremy Beard
Southern California Edison
Real Properties Division
2 Innovation Way
Pomona, CA 91768

Dear Mr. Beard:

Subject: Tentative Parcel Map No. 82014 --
Possible Impact on Right-Of-Way and/or Easement

Enclosed for your review, in accordance with the provisions of Section 66455.7 of the Government Code, is a copy of the tentative map of Parcel Map No. **82014**.

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Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell

The subdivision map is being filed primarily to accommodate the construction of the new hotel and to facilitate the further division and development of the property.

According to Tentative Parcel Map No. 82014, the following Southern California Edison easements exist on or in proximity to the site:

Easement No.	Type of Easement
30	Easement for Wires, Underground Conduits, Cables, Vaults and Manholes, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331837 of Official Records.
31	Easement for Wires, Underground Conduits, Cables and Vaults, Granted to Southern California Edison Company Recorded March 2, 1989 as Instrument No. 89-331851 of Official Records.

A preliminary review of the Tentative Map indicates that the proposed subdivision will not unreasonably interfere with the free and complete exercise of your right-of-way or easement. If you believe this determination is incorrect, please respond with evidence in support of your position that the proposed subdivision will unreasonably interfere with the free and complete exercise of your right-of-way or easement.

If you have any questions, please contact me at (562) 868-0511, extension 7362 or, waynemorrell@santafesprings.org.

Sincerely,

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org

Attachment:
Tentative Parcel Map No. 82014 (Full Size)

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Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council

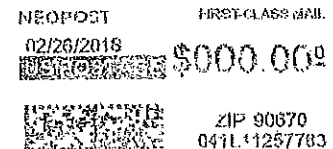
Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell



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



January 23, 2018

Board of Trustees
Little Lake School District
10515 Pioneer Boulevard
Santa Fe Springs, California 90670

To Whom It May Concern:

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Don Powell

CEQA STATUS: The proposed tentative map meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 of CEQA.

The Project is not listed on the Hazardous Waste and Substance Site List as set forth in Government Code Section 65962.5

It will be assumed that the proposed subdivision meets with your approval if this office does not receive a written report regarding this parcel map on or before **Monday, March 12, 2018.**

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Department of Planning
11710 Telegraph Road | Santa Fe Springs, CA 90670
P 562.868.0511 | F 562.868.7112
waynemorrell@santafesprings.org
www.santafesprings.org

Attachment:
Tentative Parcel Map No. 82014

C:\Users\wmorrell\Documents\Parcel Maps\TPM 82014 Sculpture Garden\ TPM 82014 Notice to School\District 2nd and
Corrected\2/23/2018 7:31:06 AM\WMM

Jay Sarno, Mayor • Juanita Trujillo, Mayor Pro Tem

City Council
Richard J. Moore • William K. Rounds • Joe Angel Zamora

Interim City Manager
Don Powell



Subdivision/Tract/Parcel Map Application & Owner Statement

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

PROPERTY LOCATION:

Address: Southwest corner of Telegraph Road and Norwalk Boulevard

Assessor's Parcel Number: 8009-007-915 & 8009-007-064

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

construction of hotel

PROJECT AND LAND USE DATA:

Existing Land Use: Park

Zoning Classification: M-2 Heavy Manufacturing

Intended Land Uses of Lots within the Subdivision: hotel-Parcel 2; Parcel 1 to remain unchanged

General Plan Land Use Classification: Business Park

Surrounding Land Uses: _____

North: vacant land

South: business park: employment agency, commercial real estate

East: industrial: financial offices, medical clinic, multiple-family and single-family residential residences

West: business park: offices (water filter supplier, commercial real estate, insurance agency, print shop

Existing No. of Lots: 2

Proposed No. of Lots: 2

Lot Area-per Parcel (S.F./Acres): Parcel 1: 5059 acres; Parcel 2: 1.074 acres

Building (footprint) Area-per Parcel: 15,800 sq ft

Are dedications or public improvements required? no



Subdivision/Tract/Parcel Map Application & Owner Statement

PROJECT FINDING:

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

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

UTILITIES:

Grading: Is any grading of lots contemplated? Y (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? 12 inch water lines exist on Norwalk Boulevard and also Telegraph Road

Sewers: What provisions are being made to provide an adequate sewer system? 12 inch sanitary sewer lines exist on Norwalk Boulevard

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property? Yes

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

Have you discussed street improvement requirements with the Department of Public Works?
Yes

Deed Restrictions: State nature of deed restrictions, existing and proposed: None exist or are proposed



Subdivision/Tract/Parcel Map Application & Owner Statement

RESPONSIBLE PARTIES:

Gas Agency:	So Cal Gas	Water Agency:	City of Santa Fe Springs
Address:	1919 South State College Boulevard Anaheim, CA 92806	Address:	11710 Telegraph Road Santa Fe Springs, CA 90670
E-Mail:	mmizer@sanpraulilifes.com	E-Mail:	noenegrele@santafesprings.org
Contact Person:	Myma Mizer, Distribution Department	Contact Person:	Noe Negrele
Phone Number:	714 634 3287	Phone Number:	562-868-0511
Sewer Agency:	County Sanitation District of Los Angeles County	Electric Agency:	Southern California Edison Company
Address:	P.O. Box 4998 Whittier, CA 90607	Address:	9901 Geary Avenue Santa Fe Springs, CA 90670
E-Mail:	mtremblay@lascsc.org	E-Mail:	
Contact Person:	Martha Tremblay	Contact Person:	Steve Smith
Phone Number:	562-699-7411 x 1602	Phone Number:	562 903 3185

THE APPLICATION IS BEING FILED BY:

☒ Record Owner of the Property
☐ Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): _____

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

SIGNED: _____

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

OWNER AGENT
 Name: City of Santa Fe Springs
 Contact: Wayne M. Morrell
 Address: 11710 Telegraph Road
 City: Santa Fe Springs
 State: CA
 Zip Code: 90670
 Phone: 562 868 0511 X 7362
 E-Mail: wmmorrell@santafesprings.org

RECORD OWNER
 Name: City of Santa Fe Springs
 Contact: Wayne M. Morrell
 Address: 11710 Telegraph Road
 City: Santa Fe Springs
 State: CA
 Zip Code: 90670
 Phone: 562 868 0511
 E-Mail: _____

ENGINEER LICENSE SURVEY
 Name: Coory Engineering
 Contact: Samir M. Khoury
 Address: 1718 North Neville Street
 City: Orange
 State: CA
 Zip Code: 92865
 Phone: 714 202-8700
 E-Mail: SKhoury@cooryengineering.com

FOR DEPARTMENT USE ONLY

TRACT/PARCEL MAP NO.: TPM 82014
 DATE FILLED: _____
 FILING FEE: _____
 RECEIPT NO.: _____
 APPLICATION COMPLETE? _____



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Approval of Parcel Map No. 78229 - 13461 Rosecrans Avenue

RECOMMENDATIONS

That the City Council take the following actions:

- Approve Parcel Map No. 78229;
- Find that Parcel Map No. 78229 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 78229.

BACKGROUND

The Planning Commission, at its regular meeting on November 13, 2017 approved the Tentative Parcel Map No. 78229 consisting of the consolidation of four (4) existing parcels measuring approximately +/- 12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres) on properties located at 13461 Rosecrans Avenue, within M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

A Parcel Map is required for the consolidation of the existing parcels into one parcel. Approval of the proposed parcel map would provide the applicant with the ability to develop and/or sell the property as one parcel. A full-sized copy of the parcel map is available in the office of the City Clerk.

The applicant is proposing to develop a mini-warehouse facility along with an office building on the subject property

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

A handwritten signature in blue ink, reading "Raymond R. Cruz".

Raymond R. Cruz
City Manager

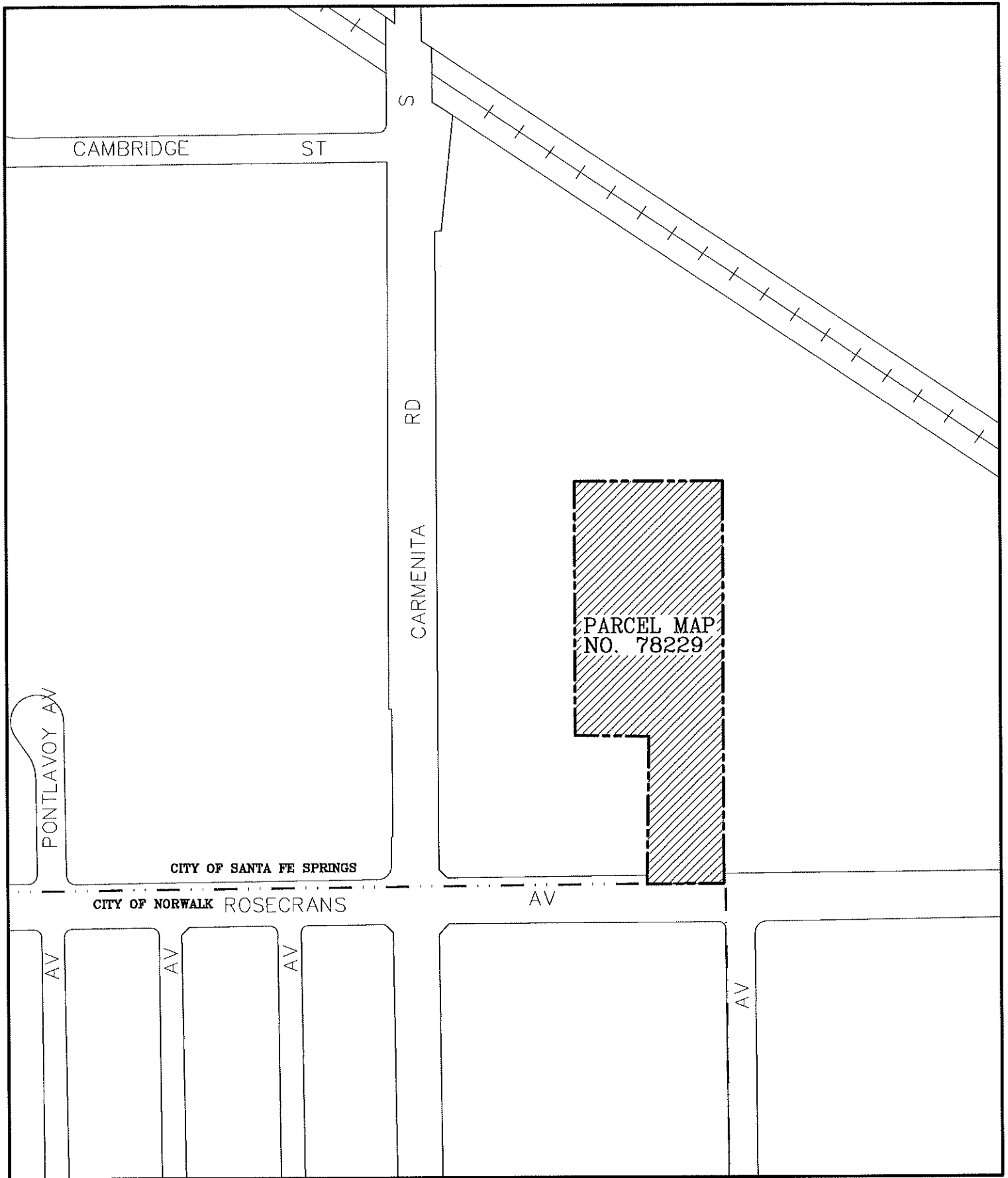
Attachments:

1. Location Map
2. Planning Commission Report

Report Submitted By: Noe Negrete, Director Department of Public Works

Date of Report: June 28, 2018

ITEM NO. 10



LOCATION MAP



City of Santa Fe Springs

Planning Commission Meeting

November 13, 2017

PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15315 - Class 15

Tentative Parcel Map No. 78229

Request for approval to consolidate four (4) existing parcels measuring approximately +/- 12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres) on properties located at 13461 Rosecrans Avenue, within M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78229 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find that Tentative Parcel Map No. 78229, together with the provision for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 78229 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 78229, subject to the conditions of approval as stated in the report.

LOCATION/BACKGROUND

The applicant is proposing to consolidate four (4) existing parcels measuring approximately +/- 12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres). Approval of the proposed parcel map would provide the applicant with the ability to develop and/or sell the property as one parcel.

RELATED ENTITLEMENTS

The Commission should note that the subject Parcel Map is one of three entitlements that is required from the proposed development on the subject site. The applicant is proposing to develop a mini-warehouse facility along with an office building on the subject property. Therefore, in addition to the subject Parcel Map, the proposed project also requires approval of the following entitlements:

Development Plan Approval (DPA Case No. 927)

Request to allow for the construction of a new 145,032 sq. ft. mini-warehouse facility and a new 1,344 sq. ft. office building on the subject property. In accordance with the City's Zoning Regulation, a Development Plan Approval is required to give proper attention to the siting of new structure, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

Conditional Use Permit (CUP Case No. 782)

Request to allow for the establishment, operation, and maintenance of a mini-warehouse facility within the M-1-BP, Light Manufacturing – Buffer Parking, Zone.

Further details of the above-mentioned entitlement, including but not limited to required findings and conditions of approval, is provided in a separate staff report.

STREETS AND HIGHWAYS

The subject site has frontage on Rosecrans Avenue. Rosecrans Avenue is designated as a "Major Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-1-BP (Light Manufacturing – Buffer Parking) with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (13926 Carmenita Road)
South	M-2, Heavy Manufacturing, Zone P, Parking, Zone (City of Norwalk)	Industrial	<u>Industrial Use</u> (13456 Rosecrans Avenue)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Industrial Use</u> (13461 Rosecrans Avenue)
West	M-1, Light Manufacturing, Zone	Industrial	<u>Industrial Use</u> (13443 Rosecrans Avenue)

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 78229) was set for Public Hearing. Legal notice of the Public Hearing for the TPM was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 2, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's

Town Center on November 2, 2017, and published in a newspaper of general circulation (Whittier Daily News) on November 2, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed project (DPA Case No. 927, & CUP Case No. 782) was sent to the surrounding cities, local school districts, and each agency expected to provide water, sewage, streets, roads, or other essential facilities or service to the Project.

ENVIRONMENTAL DOCUMENTS

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

TENTATIVE PARCEL MAP – REQUIREMENTS FOR APPROVAL

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

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

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

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

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

Table 2
General Plan Consistency Analysis

<i>General Plan Element</i>	<i>Policy</i>	<i>Project Consistency</i>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce a single lot that will provide a more viable industrial development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of four (4) existing parcels measuring approximately +/- 89,000 sq. ft. into a single parcel located on the north side of Rosecrans Avenue
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and encourage the future development on the industrial zoned property within city limits.

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

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

The project involves the consolidation of four (4) assessor's parcels into a single parcel. It should be noted that the applicant is concurrently seeking approval of a Development Plan Approval and Conditional Use Permit to develop and thereafter operate a mini-warehouse facility on the property.

The new single parcel complies with the Santa Fe Springs Zoning Regulations for minimum lot size and dimension requirement for the M-1, Light Manufacturing, Zone. In addition, the proposed use is consistent with the General Plan. Therefore, the site is suitable for the type and intensity of the proposed development project.

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

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

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar properties in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Additionally, in accordance with CEQA Guidelines, a Mitigated Negative Declaration was prepared for the overall project and it was determined that to review and mitigated any potentially significant environmental impacts. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

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

Currently, access for the subject site is provided off Rosecrans Avenue. The

proposed Tentative Parcel Map will not conflict with any easements and in addition, all easement holders on the site have been notified by mail. The proposed development will also be reviewed separately to ensure there is no conflict with easements.

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

The project involves the consolidation of four (4) parcels into a single individual parcel. As mentioned previously, the proposed mini-warehouse development will be reviewed separately to ensure that it meets all state and local ordinances and requirements including the California Regional Water Quality Control Board.

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

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

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 78229, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 78229, subject to the conditions of approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL**POLICE SERVICES DEPARTMENT:**
(Contact: Luis Collazo at x3320)

1. That the existing structures, including any lighting, fences, walls, cabinets, and poles shall be maintained free from graffiti and other forms of vandalism. The property shall be maintained free of overgrown vegetation, trash and debris at all times. 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

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

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong- 562.868-0511 x7451)

4. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
5. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
6. That Tentative Parcel Map No. 78229 shall expire 24 months after Planning Commission approval, on November 13, 2017, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for

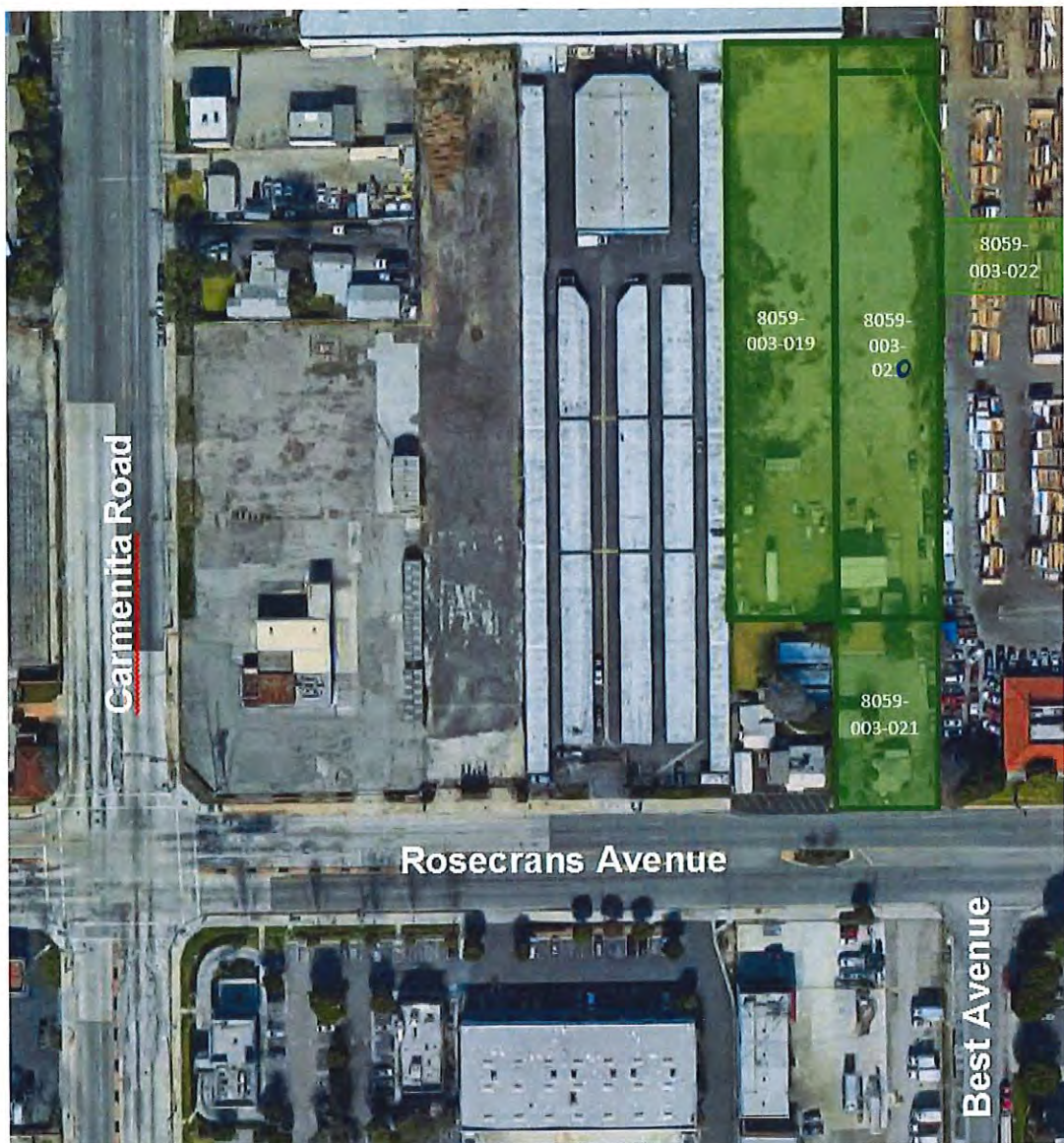
approval. The subdivision proposed by Tentative Parcel Map No. 78229 shall not be effective until such time that a final map is recorded.

7. That as a condition for approval for Tentative Parcel Map No. 78229, the "Subdivider," owner/developer, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
8. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
9. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 78229)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice.



13461 Rosecrans Avenue
Tentative Parcel Map Case No.78229
Simply Storage Management LLC

Tentative Tract Map Application

City of Santa Fe Springs

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

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

PROPERTY LOCATION:Address: 13461 Rosecrans Avenue

Assessor's Parcel Number:

8059-003-020, 8059-003-021, 8059-003-019 8059-004-022**PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:**

To combine existing lots into one for proposed Self Storage Facility
See attached for legal description

PROJECT AND LAND USE DATA:Existing Land Use: Construction Storage YardZoning Classification: M1 - Light ManufacturingIntended Land Uses of Lots within the Subdivision: Self Storage**General Plan Land Use Classification:****Surrounding Land Uses:**

North: Self Storage
South: Lumber Company
East: Industrial Warehouse
West: Rosecrans Avenue

Existing No. of Lots: 3Proposed No. of Lots: 1

Tentative Tract Map Application (Cont.)

Lot Area-per Parcel (S.F./Acres): 89,000 S.F. / 2.04 Acres

Building (footprint) Area-per Parcel:

Are dedications or public improvements required? Yes

PROJECT FINDING:

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

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

UTILITIES:

Grading: Is any grading of lots contemplated? Yes (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? Ex. Water main located in Rosecrans

Sewers: What provisions are being made to provide an adequate sewer system? Ex. Sewer main located in Rosecrans

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
Yes

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

Have you discussed street improvement requirements with the Department of Public Works? Yes

Deed Restrictions: State nature of deed restrictions, existing and proposed: None

Tentative Tract Map Application (Cont.)

RESPONSIBLE PARTIES:

Gas Agency:	<u>Southern California Gas</u>	Water Agency:	<u>City of Santa Fe Springs</u>
Address:	<u>9402 Washburn Road</u>	Address:	<u>11710 E. Telegraph Road</u>
	<u>Downey, CA 92402</u>		<u>Santa Fe Springs, CA 90670</u>
E-Mail:		E-mail:	<u>RedfordBayan@santafesprings.org</u>
Contact Person:	<u>Manny Gonzales</u>	Contact Person:	<u>Redford Bayan</u>
Phone Number:	<u>(562) 904-1095</u>	Phone Number:	<u>(562) 868-0511</u>

Sewer Agency:	<u>City of Santa Fe Springs</u>	Electric Agency:	<u>Southern California Edison</u>
Address:	<u>11710 E. Telegraph Road</u>	Address:	<u>9901 Geary Street</u>
	<u>Santa Fe Springs, CA 90670</u>		<u>Santa Fe Springs, CA 90670</u>
E-Mail:	<u>RedfordBayan@santafesprings.org</u>	E-Mail:	
Contact Person:	<u>Redford Bayan</u>	Contact Person:	<u>Ray Moreno</u>
Phone Number:	<u>(562) 868-0511</u>	Phone Number:	<u>(562) 903-3175</u>

THE APPLICATION IS BEING FILED BY:

 Record Owner of the Property

 X Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): Developer/Buyer

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

SIGNED: Brandon Dickens

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

OWNER AGENT

Name: Simply Self Storage

Contact: Brandon Dickens

Address: 7505 W. Sand Lake

City: Orlando

State: FL

Zip Code: 32819

Phone: (714) 915-7678

E-Mail: bdickens@simplyss.com

RECORD OWNER

Name: Memo Properties, LLC

Contact: 10015 La Reina Ave. Downey, CA 90240

Address: Jose F. Santos

City: (562) 822-9481

State: brian@pantapacific.com

Zip Code: Benito & Elisa Amaya

Phone: 18632 E. Vista Hermosa Dr. Walnut, CA 91789

E-Mail: (949) 235-4889

ENGINEER LICENSE SURVEY

Name: Blue Peak Engineering

Contact: Rob DePrat

Address: 18543 Yorba Linda Bl., #235

City: Yorba Linda

State: CA

Zip Code: 92886

Phone: (714) 749-3077

E-Mail: rdprat@bluepeakeng.com

FOR DEPARTMENTAL USE ONLY

TRACT/PARCEL MAP NO.:

DATE FILED:

FILING FEE:

RECEIPT NO.:

APPLICATION COMPLETE?

1) Jose F. Santos 562-822-9481 Benito & Elisa Amaya 949-235-4889

Tentative Tract Map Application (Cont.)

ORDER NO.: 10387148

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY (1990)
AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (2008)

ISSUED BY PROVIDENT TITLE COMPANY AS AGENT FOR:
NORTH AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

MEMO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

3. THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHERLY 20 FEET THEREOF.

ALSO EXCEPT THE SOUTH 30 FEET AS RESERVED FOR ROADS, RAILROADS, AND DITCHES IN THE DEED FROM STEARNS RANCHOS COMPANY, RECORDED IN BOOK 3407 PAGE 299 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AND IN CAPITAL COMPANY, A CORPORATION, AS TO ONE-HALF OF ALL OIL, GAS, AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A CORPORATION, IN BOOK 14783 PAGE 288, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 8059-003-020/8059-003-021

PARCEL 2:

THE WESTERLY HALF OF THE EASTERLY HALF OF THE EASTERLY HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SANTA FE SPRINGS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PAGE 2

Tentative Tract Map Application (Cont.)

ORDER NO.: 10387148

EXCEPT THE SOUTHERLY 200 FEET THEREOF.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION IN DEED RECORDED IN BOOK 14783, PAGE 286, OFFICIAL RECORDS.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS AND/OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM ALFORD L. PYEATT AND JEAN C. PYEATT, HUSBAND AND WIFE RECORDED MARCH 20, 1959.

ASSESSOR'S PARCEL NUMBER: 8069-003-019

PAGE 3

Public Hearing Notice

Advertising Order Confirmation

<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Production Color</u>
0011034080-01	4 X 88 LI		
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u>	
		Legal Liner	

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 927
CONDITIONAL USE PERMIT CASE NO. 782
TENTATIVE PARCEL MAP CASE NO. 78229**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 927: to allow for the construction of a new 145,032 square feet mini-warehouse along with a new 1,344 square feet office 13461 Rosecrans Avenue

CONDITIONAL USE PERMIT CASE NO. 782: to allow for the establishment, operation, and maintenance of a mini-warehouse facility at 13461 Rosecrans Avenue within the M-1, Light Manufacturing, zone.

TENTATIVE PARCEL MAP NO. 78229: to consolidate four (4) existing parcels measuring approximately +/- 12,197 square feet (APN: 8059-003-021), +/- 36,590.4 square feet (APN: 8059-003-020), +/- 36,332.8 square feet (APN: 8059-003-019), and +/- 1,742.4 square feet (APN: 8059-003-022) into one parcel measuring +/- 89,000 square feet (2.04 acres).

APPLICANT / PROJECT LOCATION: Simply Storage Management, LLC / 13461 Rosecrans Avenue (APN: 8059-003-019, 020, 021 and 022)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained T&B Planning to prepare the necessary CEQA documents. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND). Once the draft CEQA documents are finalized, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration will be prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period, starting on October 12, 2017 to November 1, 2017.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, November 13, 2017 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, jimmywong@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad #11034080

Publish: Whittier Daily News November 2, 2017

Public Hearing Notice (Cont.)**FILE**11710 Telegraph Road CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 www.santafesprings.org*"A great place to live, work, and play"*
 NE00051
 11/03/2017
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 ZIP 90670
 041211257783

**CITY OF SANTA FE SPRINGS
 NOTICE OF PUBLIC HEARING
 TO PROPERTY OWNER WITHIN 500 FEET
 DEVELOPMENT PLAN APPROVAL CASE NO. 927
 CONDITIONAL USE PERMIT CASE NO. 782
 TENTATIVE PARCEL MAP CASE NO. 78229**

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TENTATIVE PARCEL MAP NO. 78229: to consolidate four (4) existing parcels measuring approximately +/- 12,197 square feet (APN # 8059-003-021), +/- 36,590.4 square feet (APN # 8059-003-020), +/- 38,332.8 square feet (APN # 8059-003-019), and +/- 1,742.4 square feet (APN # 8059-003-022) into a single parcel measuring +/- 89,000 square feet (2.04 acres).

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COYOTES

ROSECRANS

CARMENITA

INDUSTRIAL

VACANT

SELF STORAGE

PET SHOP

TRUCK LEASING

TACKING & DISTRIBUTION

LUMBER MANT & SUPPLIER

AMERICAN TOON EXCHANGE DISTRIBUTOR

MAP LEGEND

- Indicates Map key Number
- Indicates Assessor's Parcel Number
- Indicates Commercial Use
- Indicates Single family Residential Use

Ownership & Land Use Map

For
13461 Rosecrans Ave,
Santa Fe Springs CA 90670
APN 8059-003-019 to 022
May 3, 2017

JN 12005



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Approval of Parcel Map No. 74163 - 14114 Carmenita Road

RECOMMENDATIONS

That the City Council take the following actions:

- Approve Parcel Map No. 74163;
- Find that Parcel Map No. 74163 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 74163.

BACKGROUND

The Planning Commission, at its regular meeting on September 26, 2016 approved the Tentative Parcel Map No. 74163 consisting of re-configuring seven (7) existing parcels measuring approximately +/-15,418 square feet (APN # 8059-003-004), +/-15,976 square feet (APN # 8059-003-005), +/-15,678 square feet (APN # 8059-003-006), +/-19,688 square feet (APN # 8059-003-025), +/-9,475 square feet (APN # 8059-003-023), +/-12,373 square feet (APN # 8059-003-026), and +/-38,750 square feet (APN # 8059-003-027), into two (2) separate parcels measuring approximately +/-42,416 square feet (.97 acre) and +/-84,942 square feet (1.95 acres) on property located at 14114 Carmenita Road; and Environmental Documents: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the M-1, Light Manufacturing, Zone.

A Parcel Map is required for the consolidation of the existing parcels into one parcel. Approval of the proposed parcel map would provide the applicant with the ability to develop and/or sell the property as two (2) separate parcels. It should be noted that approval of the proposed parcel map will effectively provide the applicant with the ability to sell any one of the two (2) proposed parcels. A full-sized copy of the parcel map is available in the office of the City Clerk.

The applicant is proposing to develop an industrial building on the larger parcel (along Carmenita Road), and a convenient store with a car wash and service station on the smaller parcel (along Rosecrans Avenue).

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

A handwritten signature in blue ink, reading "Raymond R. Cruz".

Raymond R. Cruz
City Manager

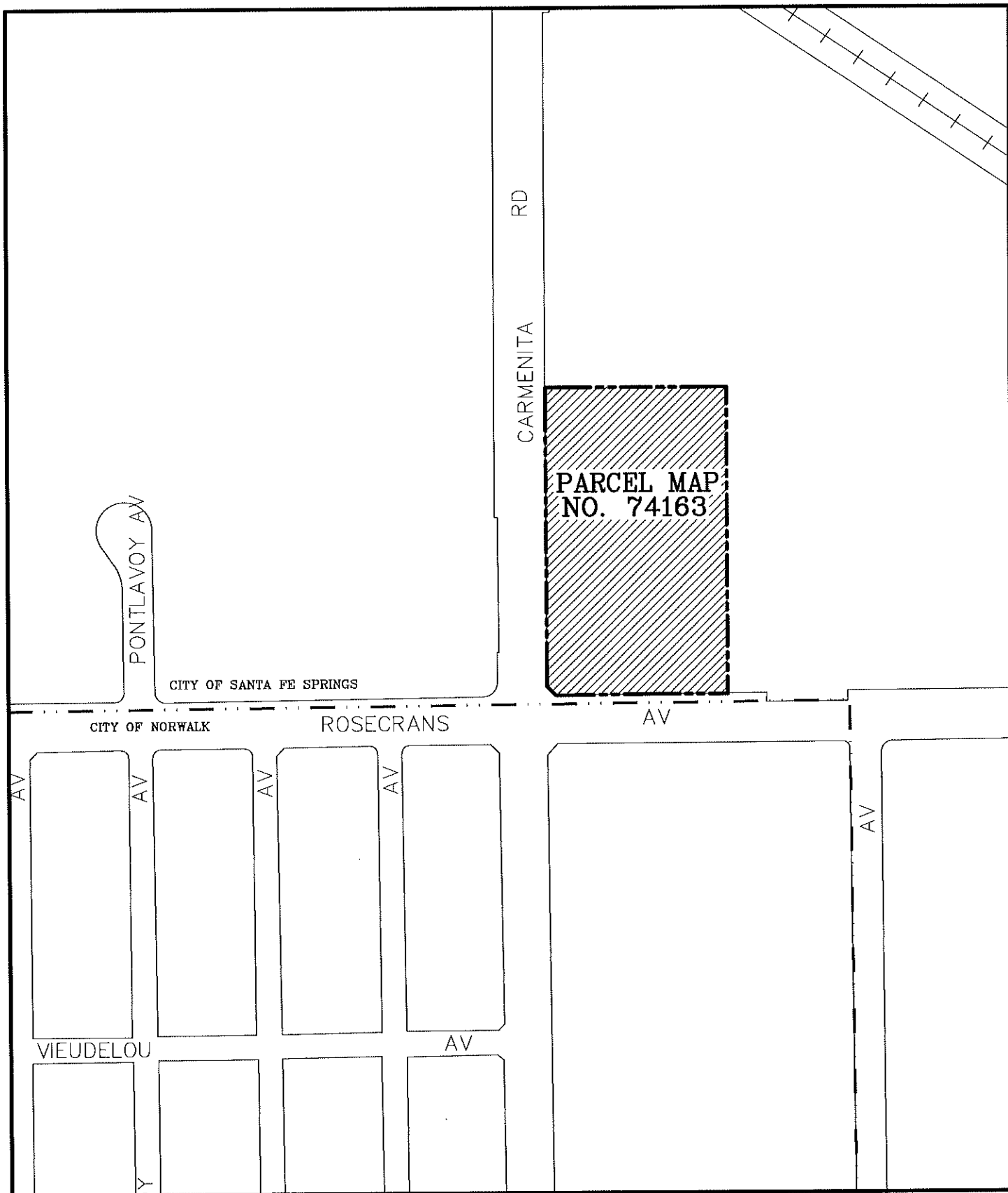
Attachments:

1. Location Map
2. Planning Commission Report

Report Submitted By: Noe Negrete, Director Department of Public Works

Date of Report: June 28, 2018

ITEM NO. 11



LOCATION MAP



PUBLIC HEARING

Tentative Parcel Map No. 74163 and related Environmental Documents

TPM Case No. 74163: A request for approval to re-configure seven (7) existing parcels measuring approximately +/-15,418 square feet (APN # 8059-003-004), +/-15,976 square feet (APN # 8059-003-005), +/-15,678 square feet (APN # 8059-003-006), +/-19,688 square feet (APN # 8059-003-025), +/-9,475 square feet (APN # 8059-003-023), +/-12,373 square feet (APN # 8059-003-026), and +/-38,750 square feet (APN # 8059-003-027), into two (2) separate parcels measuring approximately +/-42,234 square feet (.97 acre) and +/-86,134 square feet (1.98 acres) on property located at 14114 Carmenita Road; and Environmental Documents: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 74163 and, after receiving all public comments, thereafter close the Public Hearing; and
2. Find that Tentative Parcel Map No. 74163, together with the provision for its design and improvement, is consistent with the City's General Plan; and
3. Find that Tentative Parcel Map No. 74163 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
4. Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
5. Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (TPM 74163); and
6. Approve Tentative Tract Map No. 74163, subject to the conditions of approval as stated in the report.

LOCATION/BACKGROUND

As mentioned previously, the applicant is requesting to re-configure seven (7) existing parcels measuring approximately +/-15,418 square feet (APN # 8059-003-004), +/-15,976 square feet (APN # 8059-003-005), +/-15,678 square feet (APN #

Report Submitted By: Jimmy Wong Date of Report: June 27, 2018 Planning and Development Dept.

8059-003-006), +/-19,688 square feet (APN # 8059-003-025), +/-9,475 square feet (APN # 8059-003-023), +/-12,373 square feet (APN # 8059-003-026), and +/-38,750 square feet (APN # 8059-003-027), into two (2) separate parcels measuring approximately +/-42,234 square feet (.97 acre) and +/-86,134 square feet (1.98 acres) on property located at 14114 Carmenita Road and 13417 Rosecrans Avenue. Approval of the proposed parcel map would provide the applicant with the ability to develop and/or sell the property as two (2) separate parcels. It should be noted that approval of the proposed parcel map will effectively provide the applicant with the ability to sell any one of the two (2) proposed parcels.

RELATED ENTITLEMENTS

The Commission should note that the subject Parcel Map is one of six entitlements that is required from the proposed developments on the subject site. The applicant is proposing to develop an industrial building on the larger parcel (along Carmenita Road), and a convenient store with a car wash and service station on the smaller parcel (along Rosecrans Avenue). Therefore, in addition to the subject Parcel Map, the proposed project also requires approval of the following entitlements:

Development Plan Approval (DPA Case No. 915 and 916)

1. DPA Case No. 915: Request for approval to allow for the construction of a new 44,593 square feet concrete tilt-up industrial building at 14114 Carmenita Road.
2. DPA Case No. 916: Request for approval to allow for the construction of a new 2,998 square feet convenience store, 2,638 square feet carwash, and service station at 13417 Rosecrans Avenue.

Modification Permit (MOD Case No. 1268 and 1269)

1. MOD 1268: Request for approval to allow: (1) a reduction in the overall required landscape area; and (2) the installation of a pedestrian pathway within the required landscape strip.
2. MOD 1269: Request for approval to allow: (1) a reduction in the overall required landscape area; and (2) a reduction to the width of the required landscaping strip along Carmenita Road and Rosecrans Avenue.

Conditional Use Permit (CUP Case No. 777)

1. Request for approval to allow for the establishment, operation, and maintenance of a convenience store within the M-1, Light Manufacturing, Zone.

Further details of the above-mentioned entitlement, including but not limited to required findings and conditions of approval, are provided in a separate staff report.

STREETS AND HIGHWAYS

The subject site has frontage on Carmenita Road and Rosecrans Avenue. Carmenita Road and Rosecrans Avenue are designated as a "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-1 (Light Manufacturing, Zone)	Industrial	<u>Light Manufacturing</u> (14018 Carmenita Rd. / Robert's Liquid Disposal)
South	City of Norwalk	Commercial	<u>Restaurant</u> (13400 Rosecrans Ave., Norwalk / Burger King.)
West	M-2 (Heavy Manufacturing, Zone), M-1 (Light Manufacturing, Zone), and BP (Buffer Parking, Zone)	Industrial	<u>Heavy/Light Manufacturing</u> Edison (Edison Facility)
East	M-1 (Light Manufacturing, Zone)	Industrial	<u>Light Manufacturing</u> (13443 Rosecrans Ave. / A-American Self Storage)

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 74163) was set for Public Hearing. Legal notice of the Public Hearing for the TPM was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on December 28, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on December 28, 2016, and published in a newspaper of general circulation (Whittier Daily News) on December 28, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ADDITIONAL NOTIFICATION

In addition to the notification as stated above, notification of the proposed Tentative Parcel Map and related Environmental Documents was sent to the surrounding cities, local school districts, and each agency expected to provide water, sewage, streets, roads, or other essential facilities or service to the Project.

ENVIRONMENTAL DOCUMENTS

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

Phases in the Environmental Review Process:

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

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

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

Phase 2: The second phase involves the preparation of an Initial Study. An initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigation measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance.

To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definition of what constitutes a "significant

effect.” However, CEQA Guidelines Section 15382 generally defines a “significant effect” as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because either revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from October 26, 2016 to November 15, 2016. The Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

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

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

Potentially Affected Environmental Factors:

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

quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation and circulation (traffic), and Utilities. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation and Monitoring Program (attachment #6).

Responses to Initial Study/Mitigated Negative Declaration:

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

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

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

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

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

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

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

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce two lots that will provide industrial and commercial use that provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of seven (7) existing parcels measuring approximately +/- 128,368 sq. ft. into two (2) parcel located at N/E corner of Carmenita Road and Rosecrans Avenue
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and encourage the future development on the industrial zoned property within city limits.

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

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

The project involves the consolidation of 7 assessor's parcels into two individual lots. It should be noted that the applicant has also submitted two separate Development Plan Approvals and related Modification Permits to develop an industrial building on the larger parcel (along Carmenita Road), and a convenient store with a car wash and service station on the smaller parcel (along Rosecrans Avenue).

The two new individual lots complies with the Santa Fe Springs Zoning Regulations for minimum lot size and dimension requirement for the M-1, Light Manufacturing, Zone. In addition, the proposed use is consistent with the General Plan. Therefore, the site is suitable for the type and intensity of the proposed development project.

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

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

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar properties in the surrounding area. As noted previously, the proposed map is consistent with the General Plan. Although, the buildings are being developed as spec-buildings, any future user would still need to be suitable and otherwise permitted in its respective zone. Additionally, in accordance with CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project to review and mitigated any potentially significant environmental impacts. The subdivision, therefore, does not have the potential to disrupt the urban environment or otherwise cause serious health problems.

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

Currently, access for the subject site is provided off of Carmenita Road and Rosecrans Avenue. The proposed developments will be review to ensure there is no conflict with easements. The proposed Tentative Parcel Map will not conflict with the easements and in addition, all easement holders on the site have been notified by mail.

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

The project involves the consolidation of seven assessor parcels into a two individual lots. As mentioned previously, all proposed developments will be reviewed to ensure that it meets all state and local ordinances and requirements including the California Regional Water Quality Control Board.

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

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

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 74163, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 74163, subject to the conditions of approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property

for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo 562.409-1850 x3320)

1. That the existing structures, including any lighting, fences, walls, cabinets, and poles shall be maintained free from graffiti and other forms of vandalism. The property shall be maintained free of overgrown vegetation, trash and debris at all times. 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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

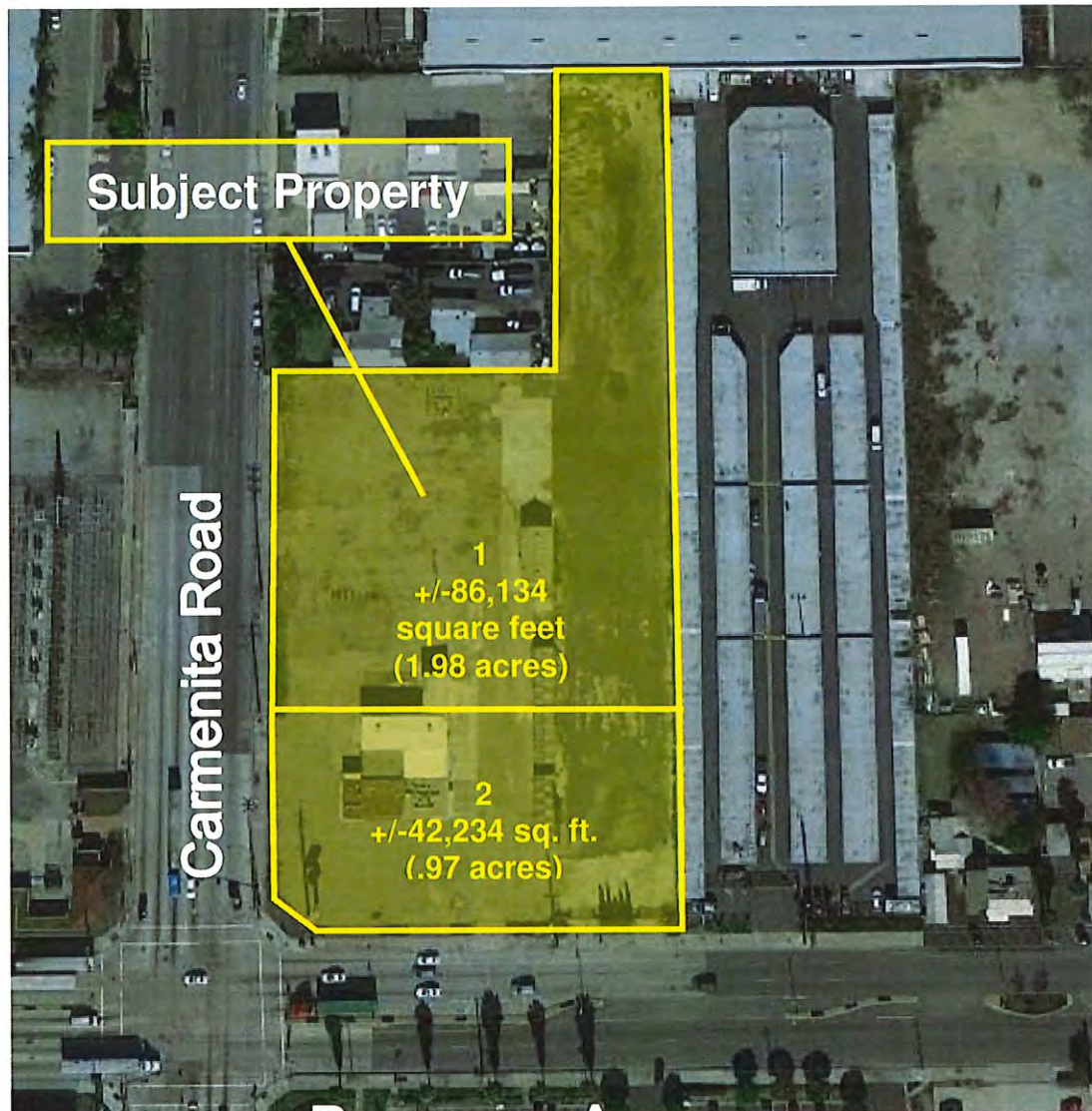
4. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
5. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

6. That Tentative Parcel Map No. 74163 shall expire 24 months after Planning Commission approval, on January 9, 2019, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 74163 shall not be effective until such time that a final map is recorded.
7. That as a condition for approval for Tentative Parcel Map No. 74163, the "Subdivider," owner/developer, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
8. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
9. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

Wayne M. Morrell
Planning Director

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 74163)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice.
6. Mitigated Monitoring and Reporting Program



Tentative Parcel Map Case No.74163 Muhamet Cifligu

[illegible]

Tentative Tract Map Application



City of Santa Fe Springs



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

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

PROPERTY LOCATION:

Address: 13401, 13417, 13425 Rosecrans Ave & 14024, 14104, 14114 Carmenita Rd., Santa Fe Springs CA 90670

Assessor's Parcel Number:

8059-003-004, 005, 006, 026, 025, 026 and 027

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

All structures within the property will be demolished to construct a new building with a parking lot.
See attached Legal Description.

PROJECT AND LAND USE DATA:

Existing Land Use:

Commercial/Industrial

Zoning Classification:

M-1

Intended Land Uses of Lots within the Subdivision:

Commercial

General Plan Land Use Classification:

M-1 Light Manufacturing Zone District

Surrounding Land Uses:

North: Commercial (Robert's Liquid Disposal)

South: Commercial (AM/PM, Burger King etc)

East: Commercial (Storage)

West: Commercial (Southern Cal., Edison)

Existing No. of Lots:

7

Proposed No. of Lots:

2

Tentative Tract Map Application (Cont.)

Lot Area-per Parcel (S.F./Acres):

Total Area: 126,308SF/2.05 AC

Building (footprint) Area-per Parcel:

Are dedications or public improvements required?

PROJECT FINDING:

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

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

UTILITIES:

Grading: Is any grading of lots contemplated? NO (If yes, show details on the tentative map.)Water: What provisions are being made to provide an adequate water system? Public Water SystemSewers: What provisions are being made to provide an adequate sewer system? Public Sewer System

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
Yes, property has been served already by the utility companies.

Streets: Will each resulting parcel or lot front on a dedicated and improved street? NoHave you discussed street improvement requirements with the Department of Public Works? NoDeed Restrictions: State nature of deed restrictions, existing and proposed: No restrictions found.

Tentative Tract Map Application (Cont.)

RESPONSIBLE PARTIES:

Gas Agency:	<u>Southern CA Gas Company</u>	Water Agency:	<u>City of Santa Fe Springs</u>
Address:	<u>8730 Slauson Ave</u>	Address:	<u></u>
	<u>Pico Rivera CA 90660</u>		<u></u>
E-Mail:	<u></u>	E-mail:	<u></u>
Contact Person:	<u></u>	Contact Person:	<u></u>
Phone Number:	<u>562-806-4222</u>	Phone Number:	<u></u>
Sewer Agency:	<u>Los Angeles County Sanitation</u>	Electric Agency:	<u>Southern CA Edison Company</u>
Address:	<u>1955 Workman Mill Rd</u>	Address:	<u>9901 Geary Ave</u>
	<u>Whittier, CA 90607</u>		<u>Santa Fe Springs, CA</u>
E-Mail:	<u></u>	E-Mail:	<u></u>
Contact Person:	<u></u>	Contact Person:	<u></u>
Phone Number:	<u>562-904-4288</u>	Phone Number:	<u>562-903-3191</u>

THE APPLICATION IS BEING FILED BY:

☒ Record Owner of the Property

☐ Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.):

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

SIGNED: *M. Cifligu*

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

OWNER AGENT

Name:

Contact:

Address:

City:

State:

Zip Code:

Phone:

E-Mail:

RECORD OWNER

Name: Muhamet Cifligu & Zenepe Cifligu

Contact:

Address: 14704 Radburn Ave

City: Santa Fe Springs

State: CA

Zip Code: 90670

Phone: 951-312-9000

E-Mail: mail@metric-threaded.com

ENGINEER LICENSE SURVEY

Name: Landevelopment Engineering Inc

Contact: Pablo B. Sanchez

Address: 7340 E. Florence Ave #211

City: Downey

State: CA

Zip Code: 90240

Phone: 562-325-8893

E-Mail: evangleengineering@yahoo.com

FOR DEPARTMENTAL USE ONLY

TRACT/PARCEL MAP NO.	<u>TPM # 74163</u>
DATE FILED:	<u>7/18/2016</u>
FILING FEE:	<u>\$11,699-</u>
RECEIPT NO.:	<u>1618292</u>
APPLICATION COMPLETE?	<u></u>

Public Hearing Notice



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

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP CASE NO. 74163
DEVELOPMENT PLAN APPROVAL CASE NO. 915 & 916
CONDITIONAL USE PERMIT CASE NO. 777
MODIFICATION PERMIT CASE NO. 1268 & 1269
& ENVIRONMENTAL DOCUMENTS**

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

TENTATIVE PARCEL MAP CASE NO. 74163: A request for approval to re-configure seven (7) existing parcels measuring approximately +/-15,418 square feet (APN # 8059-003-004), +/-15,976 square feet (APN # 8059-003-005), +/-15,678 square feet (APN # 8059-003-006), +/-19,688 square feet (APN # 8059-003-025), +/-9,475 square feet (APN # 8059-003-023), +/-12,373 square feet (APN # 8059-003-026), and +/-38,750 square feet (APN # 8059-003-027), into two (2) separate parcels measuring approximately +/-42,234 square feet (.97 acre) and +/-86,134 square feet (1.98 acres)

DEVELOPMENT PLAN APPROVAL CASE NO. 915: A request for approval to allow for the construction of a new 44,593 square feet concrete tilt-up industrial building at 14114 Carmenita Road (APN: 8059-003-004, 005, 006 and 027), within the M-1, Light Manufacturing, Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 916: A request for approval to allow for the construction of a new 2,998 square feet convenience store, 2,638 square feet car wash, and service station at 13417 Rosecrans Avenue (APN: 8059-003-023, 025, 026), within the M-1, Light Manufacturing, Zone.

CONDITIONAL USE PERMIT CASE NO. 777: A request for approval to allow for the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-023, 025, 026), within the M-1, Light Manufacturing, Zone

MODIFICATION PERMIT CASE NO. 1268: A request for approval to allow: (1) a reduction in the overall required landscape area; and (2) the installation of a pedestrian pathway within required landscape strip on property located at 14114 Carmenita Road (APN: 8059-003-004, 005, 006 and 027), within the M-1, Light Manufacturing, Zone.

MODIFICATION PERMIT CASE NO. 1269: A request for approval to allow: (1) a reduction in the overall required landscape area; and (2) reduction to the width of the required landscaping

Richard J. Moore, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Jay Sarno • Juanita Trujillo • Joe Angel Zamora
City Manager
Thaddeus McCormack

Public Hearing Notice (Cont.)

strip along Carmenita Road and Rosecrans Avenue at 13417 Rosecrans Avenue (APN: 8059-003-023, 025, 026), within the M-1, Light Manufacturing, Zone.

ENVIRONMENTAL DOCUMENTS: A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the M-1, Light Manufacturing, Zone.

APPLICANT / PROJECT LOCATION: Muhamet Cifligu / 14114 Carmenita Road (APN: 8059-003-004, 005, 006 and 027) & 13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026)

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett and Associates, and Crown City Engineers to prepare the necessary CEQA documents and associated Traffic Study. Staff is currently working with the applicant's CEQA consultant on finalizing the Initial Study, subsequent Mitigated Negative Declaration (MND), and Traffic Study. Once the draft CEQA documents are finalized, an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration will be prepared and thereafter posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, January 9, 2017 at 6:00 p.m.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

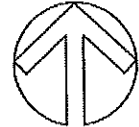
Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

500' Radius Map

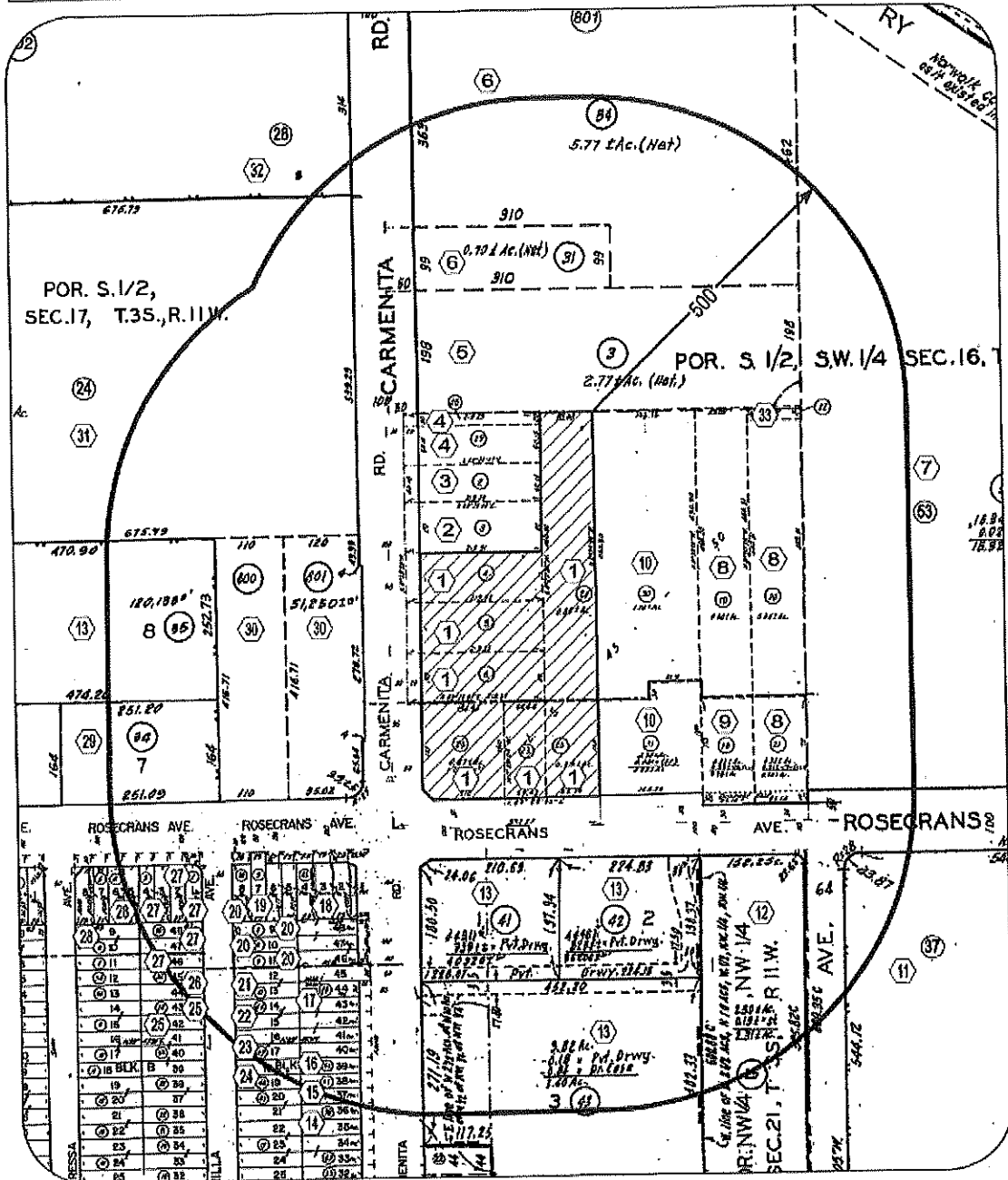
More Services
SUE MORENO
 (626) 350-5944
 monservices@sbcglobal.net
 OWNERSHIP/OCCUPANTS LIST
 RADIIUS MAPS - LAND USE - PLANS
 MUNICIPAL COMPLIANCE CONSULTING
 12106 LAMBERT AVE. EL MONTE, CA 91732 - FAX (626) 350-1532

PROJECT INFORMATION

13401-425 ROSECRANS AVE & 14024-114 CARMENITA RD.
 SANTA FE SPRINGS, CA.
 16-342



SCALE 1" = 200'



Mitigated Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
CITY OF SANTA FE SPRINGS

**MITIGATION MONITORING AND
REPORTING PROGRAM**

**INDUSTRIAL & COMMERCIAL DEVELOPMENT
14114 CARMENITA ROAD AND
13417 ROSECRANS AVENUE
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 21, 2016

SFSP 034

Mitigated Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
CITY OF SANTA FE SPRINGS

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1. OVERVIEW OF THE PROJECT

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Mitigated Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
CITY OF SANTA FE SPRINGS

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate various uses within two parcels (herein referred to as *Parcel 1* and *Parcel 2*) on the northeast corner of Carmenita Road and Rosecrans Avenue. Parcel 1 is a 1.96-acre (86,134 square-foot) lot that will consist of a concrete tilt-up warehouse building. Parcel 2 is a 0.97-acre (42,234 square-foot) lot that will consist of an automated car wash, a convenience store, and a gasoline fueling station. The legal addresses of Parcel 1 and Parcel 2 are 14114 Carmenita Road and 13417 Rosecrans Avenue, respectively.

The warehouse building will consist of a single floor with a mezzanine and will have a total floor area of 44,593 square feet. The car wash and the convenience store will be one structure consisting of a single floor and will have a total floor area of 5,637 square feet. The gasoline fueling station will include six gasoline dispenser islands with 12 gasoline fueling positions.

Four truck doors will be located on the north-facing elevation of the warehouse building. Parking for the proposed warehouse building will be provided on surface parking areas and will include 73 parking stalls for Parcel 1 and 21 parking stalls for Parcel 2. Access to Parcel 1 will be provided by a single two-way driveway on the east side of Carmenita Road. Access to Parcel 2 will be provided by a driveway connection with the east side of Carmenita Road and two driveway connections located on the south side of Rosecrans Avenue. Lastly, 5,265 square feet will be dedicated for landscaping on Parcel 1, and 6,079 square feet will be dedicated for landscaping on Parcel 2.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project will not result in significant adverse environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall

Mitigated Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
CITY OF SANTA FE SPRINGS

include the required standard conditions; and,

- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The following mitigation is required as part of this project to ensure that potential air quality impacts are mitigated:

Mitigation Measure No. 1 (Air Quality). The Applicant shall ensure that the building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.

Mitigation Measure No. 2 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

The following mitigation is required due to the potential for disturbance of archaeological resources:

Mitigation Measure No. 3 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure No. 4 (Cultural Resources). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Development Services Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.

The following mitigation is required to ensure that potential impacts are mitigated to impacts that are less than significant:

Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s).

Mitigated Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRAWS AVE
CITY OF SANTA FE SPRINGS

Mitigation Measure No. 6 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

Mitigation Measure No. 7 (Hydrology & Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

Mitigation Measure No. 8 (Hydrology & Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

Mitigation Measure No. 9 (Hydrology & Water Quality). The Applicant shall be responsible for the provision of berms and other design measures and controls that will prevent spillage during the dispensing of fuels. These are standard conditions required of all service stations. The compliance with these regulations must be demonstrated during plan check.

The analysis of public service impacts indicated that no significant impacts are anticipated; however, to ensure the proposed project meets the City's Fire and Police department standards, the following mitigation is required:

Mitigation Measure No. 10 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.

Mitigation Measure No. 11 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.

5. MITIGATION MONITORING

Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
CITY OF SANTA FE SPRINGS

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 below.

TABLE 1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 4 (Air Quality). The Applicant shall ensure that the building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (The Applicant is responsible for implementation)	During the project's construction phase. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 5 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.	City of Santa Fe Springs Planning and Development Department and the SCAQMD • (The Applicant is responsible for implementation)	During the project's construction phase. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 6 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	City of Santa Fe Springs Planning and Development Department and the Gabrieleño Band of Mission Indians, Kizh Nation • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the tribal representative.	Date: Name & Title:
Mitigation Measure No. 6 (Cultural Resources). Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Development Services Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.	City of Santa Fe Springs Planning and Development Department and the Los Angeles County Natural History Museum (LACNHM) • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed paleontologist.	Date: Name & Title:

Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
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TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 8 (Hazards and Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s).	City of Santa Fe Springs Planning and Development Department • (The Applicant is responsible for implementation)	Prior to demolition of existing buildings • Mitigation ends when surveys are complete.	Date: Name & Title:
Mitigation Measure No. 10 (Hazards and Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.	City of Santa Fe Springs Planning and Development Department, Chief Building Official • (The Applicant is responsible for implementation)	Prior to the issuance of any Building Permits • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 13 (Hydrology and Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.	City of Santa Fe Springs Planning and Development Department, City Engineer • (The Applicant is responsible for implementation)	Prior to issuance of a Certificate of Occupancy. • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 14 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.	City of Santa Fe Springs Planning and Development Department, City Engineer • (The Applicant is responsible for implementation)	Prior to issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:

Monitoring and Reporting Program (Cont.)

MITIGATION MONITORING AND REPORTING PROGRAM
INDUSTRIAL & COMMERCIAL DEVELOPMENT • 14114 CARMENITA RD & 13417 ROSECRANS AVE
CITY OF SANTA FE SPRINGS

TABLE 1 MITIGATION-MONITORING PROGRAM (CONTINUED)			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 14 (Hydrology and Water Quality). The Applicant shall be responsible for the provision of berms and other design measures and controls that will prevent spillage during the dispensing of fuels. These are standard conditions required of all service stations. The compliance with these regulations must be demonstrated during plan check.	City of Santa Fe Springs Planning and Development Department, City Engineer • (The Applicant is responsible for implementation)	Prior to issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 15 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance.	Santa Fe Springs Department of Fire and Rescue • (The Applicant is responsible for implementation)	During final plan check. • Mitigation ends at the completion of the construction phase.	Date: Name & Title:
Mitigation Measure No. 16 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to Department requirements.	Santa Fe Springs Department of Police Services • (The Applicant is responsible for implementation)	During final plan check. • Mitigation ends at the completion of the construction phase.	Date: Name & Title:



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Resolution No. 9591 – Request for Parking Restrictions during Certain Hours on Koontz Avenue South of Florence Avenue

RECOMMENDATION

That the City Council adopt Resolution No. 9591 to implement a parking restriction between the hours of 10:00 p.m. and 4:00 a.m. on both sides of Koontz Avenue south of Florence Avenue.

BACKGROUND

The Traffic Commission at their meeting of June 21, 2018 reviewed the attached report for implementing parking restrictions during certain hours on Koontz Avenue south of Florence Avenue. The Commission voted 4 to 0 to recommend to the City Council for consideration and approval of the proposed parking restriction.

Staff recommends implementation of the requested parking restriction that has been requested by the three businesses on Koontz Avenue: La Habra Welding, Inc., MJB Freight Systems, Inc. and Paramount Roll.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachments:

1. Resolution No. 9591
2. Traffic Commission Report

Report Submitted By: Noe Negrete, Director Department of Public Works

Date of Report: June 27, 2018

ITEM NO. 12

APPROVED:
ITEM NO.:

RESOLUTION NO. 9591

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA
PROHIBITING PARKING OF VEHICLES AT CERTAIN LOCATIONS DURING
CERTAIN HOURS**

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE AND
ORDER AS FOLLOWS:

Section 1. Pursuant to the provision of Section 72.21 of the City Code, when authorized signs are in place giving notice thereof, the following location is designated as a place where no person shall stop, stand or park a vehicle for any purpose other than the loading or unloading of passengers or materials between the hours of 10:00 pm to 4:00 am:

Both sides of Koontz Avenue from Florence Avenue to the southerly terminus of Koontz Avenue.

APPROVED and ADOPTED this 12th day of July, 2018.

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

Traffic Commission Meeting

June 21, 2018

TRAFFIC ENGINEER'S REPORT

Request for Parking Restriction on Koontz Avenue South of Florence Avenue

RECOMMENDATION

That the Commission recommend to the City Council that a parking restriction between the hours of 10:00 p.m. and 4:00 a.m. be implemented on the both sides of Koontz Avenue south of Florence Avenue to the end of the cul-de-sac.

BACKGROUND

La Habra Welding located at 10819 Koontz Avenue, MJB Freight Systems located at 10845 Koontz Avenue and Paramount Roll & Forming located at 12120 Florence Avenue all submitted letters requesting that a parking restriction be implemented to restrict overnight parking on Koontz Avenue during the hours of 10:00 p.m. and 4:00 AM. The issues that are creating the requests range from long-term parking of trucks, to trucks being parked too close to driveways on Koontz Avenue. These three businesses are the only businesses located on Koontz Avenue south of Florence Avenue that are experiencing parking issues along Koontz Avenue.

Koontz Avenue, built in 1968, is a local industrial cul-de-sac street that is about 550 feet long and has a curb-to-curb street width of 48 feet. It is located 380 feet west of the intersection of Florence Avenue and Norwalk Boulevard. Koontz Avenue is not striped but is wide enough for one lane in each direction with parking permitted on both sides of the street. The street is flat and it is a straight alignment with a north/south orientation. The average daily traffic for Koontz Avenue is estimated to be less than 300 vehicles on a typical weekday. The speed limit for Koontz Avenue is 30 miles-per-hour. The abutting development along Koontz Avenue is heavy industrial-type development.

Staff has reviewed the request and the location and verified the long-term parking of trucks. Staff recommends that the Traffic Commission concur with the request of the property owners and recommend to the City Council that parking be prohibited on both sides of Koontz Avenue between the hours of 10:00 p.m. and 4:00 a.m. from Florence Avenue to the end of the cul-de-sac.

A handwritten signature in blue ink, appearing to read "Noe", is placed above the name of the Director of Public Works.

Noe Negrete
Director of Public Works

Attachments:

1. Letter from La Habra Welding
2. Letter from MJB Freight Systems
3. Letter from Paramount Roll & Forming
4. Location Map

A handwritten signature in blue ink, appearing to read "Noe", is placed above the date of the report.



La Habra Welding Inc.

10819 Koontz Ave
Santa Fe Springs, Ca. 90670
WWW.LHWINC.COM

Phone 562-923-2229
Fax 562 923-2677

5-14-18

To Noe Negrete / City of Santa Fe Springs,

We are La Habra Welding are requesting that Koontz Ave. be restricted to no overnight parking between the hours of 12:00 AM to 2:00 AM to keep the large commercial vehicles from parking there blocking our businesses and preventing day parking for our clients and employees.

Gerald F. Wachel EIT

Owner / Corporate Secretary

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2018 MAY 15 AM 8:36

RECEIVED
CITY OF SANTA FE SPRING
PUBLIC WORKS

2018 MAY 15 AM 8:37



5/14/18

To Noe Negrete / City of Santa Fe Springs,

We at MJB Freight Systems are petitioning to change Koontz Ave. to be restricted to no overnight parking between the hours of 12:00 Am to 2:00 AM to keep the large commercial vehicles from parking there blocking our businesses and preventing the day parking for our clients and employees.

Here at MJB Freight Systems we have line drivers coming in to our yard at night, and trucks parked near our drive way make it difficult for them to come in and out of our yard.

We will greatly appreciate if this restriction comes into effect as soon as possible, thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dan McEntee", is written over a horizontal line.

Daniel McEntee / Terminal Manager



12120 E. Florence Avenue • Santa Fe Springs, CA 90670
Phone: (562) 944-6151 • Fax: (562) 941-8102
www.paramount-roll.com



ASSOCIATE
MEMBER

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2018 MAY 15 AM 8:37

May 14, 2018

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

Re: Truck overnight parking

To Whom It May Concern:

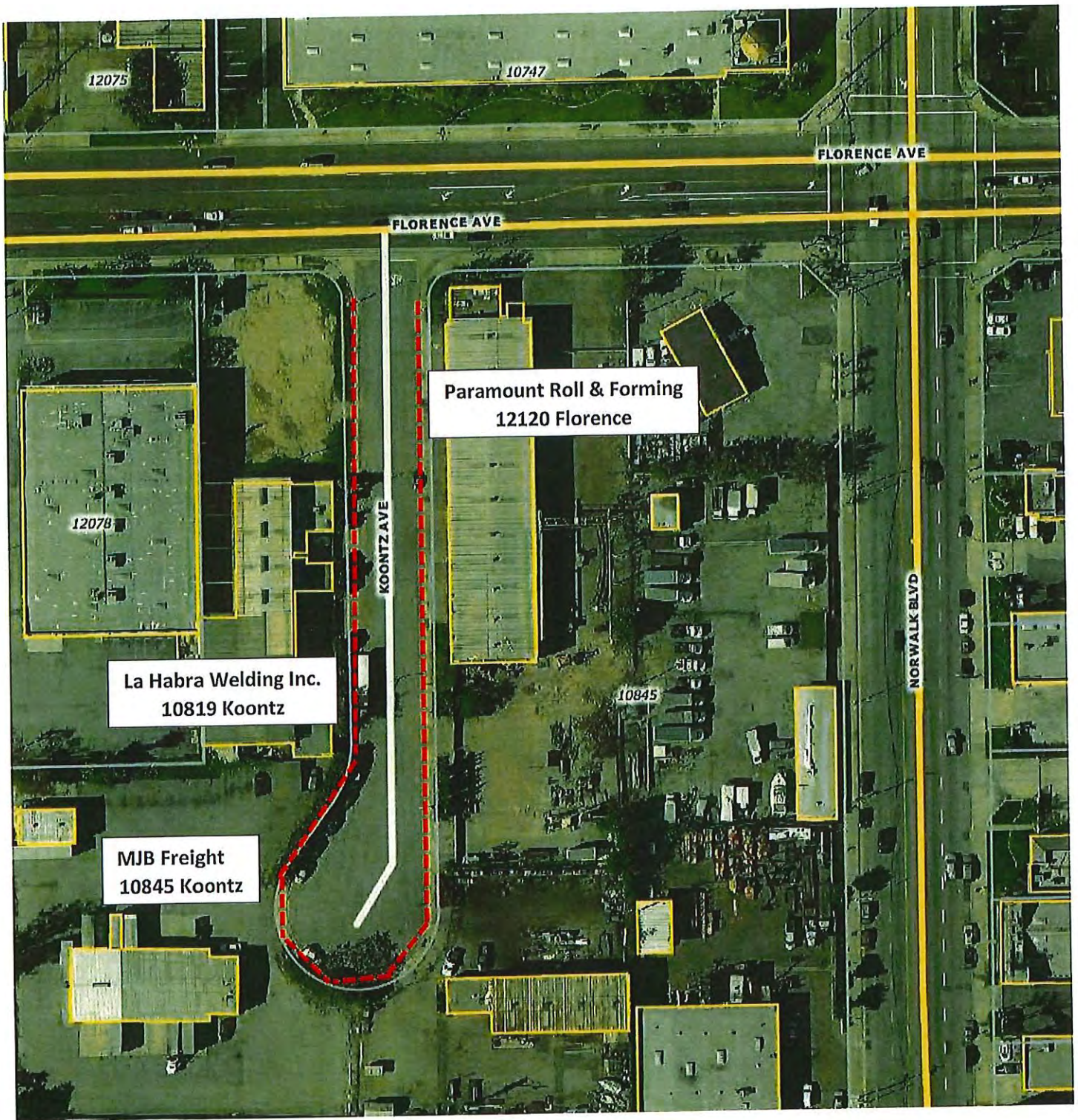
I, Kenneth Moscrip, President and CEO of Paramount Roll & Forming, Inc. has a business located on both 12120 E. Florence Avenue, Santa Fe Springs, CA 90670 and 10819 Koontz Avenue, Santa Fe Springs, CA 90670.

Our employees are having a difficult time to find a parking spot along Koontz Avenue since some big trucks are packed at least overnight and sometimes for days.

In line with this, we would like to request that you can provide a sign on the street that will show that NO parking between 12:00 AM to 2:00 AM.

I can be reached at (562) 254-8735 if you need anything else.

Ken Moscrip
President/CEO



KOONTZ AVENUE SOUTH OF FLORENCE AVENUE

(PROPOSED NO PARKING 10:00 PM – 4:00 AM AREA SHOWN IN RED)



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Adoption of Resolution No. 9592 Identifying the Terms and Conditions for Santa Fe Springs Department of Fire-Rescue Response When Away from their Official Duty Station and Assigned to an Emergency Incident

RECOMMENDATION : That the City Council adopts:

- Adopt Resolution No. 9592 identifying the terms and conditions for the Santa Fe Springs Department of Fire-Rescue response when away from their official duty station and assigned to an emergency incident.

BACKGROUND

The City of Santa Fe Springs Department of Fire-Rescue has responded to many large scale incidents throughout the State under the California Fire and Rescue Master Mutual Aid System. Although primarily responses were mainly for wildfire incidents throughout California, the Department of Fire-Rescue can potentially be dispatched for other natural disasters such as earthquakes, wind events, flooding, acts of terrorism, etc., in other local, state and federal jurisdictions where local and/or state emergencies can be declared and reimbursement funding may become available.

The California Fire Assistance Agreement (CFAA) 2015, under the guidelines of the Governor's Office of Emergency Services (Cal OES), is the reimbursement mechanism for local government fire agency responses through the California Fire and Rescue Emergency Mutual Aid System. Cal OES is requiring local government agencies to adopt and provide a resolution which will formally acknowledge how Santa Fe Springs Fire-Rescue personnel will be compensated for "portal to portal" activities. "Portal to portal" is when Fire personnel are compensated beginning at the time of dispatch from their home base to the time of return to their home base. Because City personnel will be in City uniforms, driving City equipment, held accountable to City policies, and responsible for representing the City at all times as they travel to and from incidents, compensating the employees for this time is essential.

Historically, the City has always been reimbursed on a "portal to portal" basis. Recently the CFAA has been updated to require local jurisdictions to adopt a resolution stating that their Fire Department personnel are compensated from "portal to portal". Failure to provide Cal OES with a resolution will result in mutual aid reimbursement and compensation to be based on "time worked" on the incident only. This form of calculation would produce significantly less reimbursement for what the City of Santa Fe Springs compensate their personnel based on the Santa Fe Springs Firefighter's Memorandum of Understanding and payroll and overtime

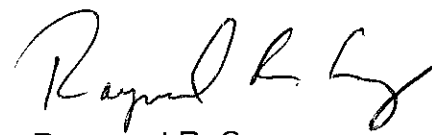
practices as outlined in the Fair Labor Standards Act (FLSA).

"Portal to portal" reimbursement and compensation is based on a per hour salary rate for straight time and applicable overtime based on Santa Fe Springs Fire-Rescue job classification and type of equipment provided using a rate methodology set by the CFAA. Santa Fe Springs Fire-Rescue submits an updated salary survey to the CFAA annually to ensure reimbursements are comparable to actual City compensation rates. This formula reimburses and compensates the City of Santa Fe Springs for overtime that the Santa Fe Springs Fire-Rescue personnel providing mutual aid earn as well as reimburses and compensates the City for other Fire-Rescue personnel who are recalled to backfill apparatus to maintain sufficient coverage for the City.

Essentially, adoption of Resolution No. 9592 is necessary to ensure the City of Santa Fe Springs continues to receive its full reimbursement costs for personnel assigned to an incident, and for any overtime the City incurs backfilling positions for those assigned to the incident, using the "portal to portal" hourly rate approved by the State.

FISCAL IMPACT

Failure to adopt such resolution will result in substantial loss of State reimbursements to the City under the California Fire Assistance Agreement (CFAA).


Raymond R. Cruz
City Manager

Attachments:

1. Resolution No. 9592

RESOLUTION NO. 9592

A RESOLUTION OF THE CITY OF SANTA FE SPRINGS, IDENTIFYING THE TERMS AND CONDITIONS FOR THE DEPARTMENT OF FIRE & RESCUE RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT.

WHEREAS, the City of Santa Fe Springs Department of Fire & Rescue is a public agency located in the County of Los Angeles, State of California, and

WHEREAS, it is the City of Santa Fe Springs desire to provide fair and legal payment to all of its employees for time worked; and

WHEREAS, the City of Santa Fe Springs, has in its employ, Fire Rescue response personnel including: Fire Chief, Battalion Chief, Fire Captain, Fire Engineer, Firefighter/Paramedic, Firefighter, Fire Mechanic; and

WHEREAS, the City of Santa Fe Springs will compensate its employees portal to portal while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response; and

WHEREAS, the City of Santa Fe Springs will compensate its employees overtime in accordance with their current Memorandum of Understanding while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF SANTA FE SPRINGS THAT:

- Section 1. Personnel shall be compensated according to Memorandum of Understanding (MOU), Personnel Rules and Regulations, and/or other directive that identifies personnel compensation in the workplace.
- Section 2. In the event a personnel classification does not have an assigned compensation rate, a "Base Rate" as set forth in an organizational policy, administrative directive or similar document will determine compensation for such personnel.
- Section 3. The City of Santa Fe Springs Department of Fire & Rescue will maintain a current salary survey or acknowledgement of acceptance of the "Base Rate" on file with the California Governor's Office of Emergency Services, Fire Rescue Division.

APPROVED:
ITEM NO.:

Section 4. Personnel will be compensated (portal to portal) beginning at the time of dispatch and to the return to jurisdiction when equipment and personnel are in service and available for emergency response.

Section 5. Fire Rescue response personnel include: Fire Chief, Fire Battalion Chief, Fire Captain, Fire Engineer, Firefighter/Paramedic, Firefighter, and Fire Mechanic.

Section 6. The City Clerk is directed to certify to the passage and adoption of this Resolution and will enter it in the book of original Resolutions.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF JULY, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jay Sarno, Mayor

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Authorization to Renew Café Libro Concession Agreement with Tierra Mia Coffee Company

RECOMMENDATION

That the City Council authorize the Director of Finance and Administrative Services to execute a one-year agreement with Tierra Mia Coffee Company to provide concession services in the Café Libro area of the City Library.

BACKGROUND

The Tierra Mia Coffee Company is currently providing concession services in the Café Libro area of the City Library under a one-year concession agreement. The current one-year concession agreement that was approved by City Council on July 13, 2017, contained a \$300.00 per month rental fee. It is recommended that the rental obligation remain at \$300.00 per month. See Section Six of the Café Libro Concession Agreement.

LEGAL REVIEW

The City Attorney has reviewed the proposed lease agreement.

FISCAL IMPACT

The fiscal impact will be the continued revenue generated from the collection of rental fees.

INFRASTRUCTURE IMPACT

Tierra Mia Coffee Company provides a valuable amenity to the overall Library experience for patrons and the community at large.


Raymond R. Cruz
City Manager

Attachment:

Café Libro Concession Agreement

**City of Santa Fe Springs Library
Café Libro**

CONCESSION AGREEMENT

This Concession Agreement is made and entered into this 1st day of August, 2018, by and between the CITY OF SANTA FE SPRINGS, a body corporate and politic, hereinafter referred to as the "City," and TIERRA MIA COFFEE COMPANY, A CALIFORNIA CORPORATION, hereinafter referred to as the "Concessionaire."

WITNESSETH THAT:

WHEREAS, the City owns a café concession at its Library, 11700 Telegraph Road, Santa Fe Springs, California and,

WHEREAS, the City has determined that the best interest and welfare of the City would be served by the granting of a café concession to the Concessionaire for the purpose of operating a café service located in said Library, and

WHEREAS, the Concessionaire is desirous of receiving a grant of concession from the City upon the terms and conditions hereinafter contained.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and conditions hereinafter contained, the parties do hereby agree as follows:

1. The City hereby grants to the Concessionaire the right to the use and operation of a cafe service concession in the Café Libro service area at Library located at 11700 Telegraph Road, Santa Fe Springs, California, including the use and operation of the City's facilities and equipment listed and described on Exhibit "A" attached hereto and by reference incorporated herein as a part hereof.
2. The Concessionaire shall have the privilege of operating a cafe and refreshment concession at said café, conditional to compliance by Concessionaire with all rules and regulations of the City concerning the operation thereof and the provisions of this Agreement.
3. For the purpose of this Agreement, the "cafe and refreshment concession" shall be deemed to include coffee, pastries, candy, and beverages, and other items expressly approved by the City.
4. The Concessionaire agrees that the sale, use of, or possession of beer or other alcoholic beverages during service hours or otherwise on the premises is expressly prohibited.
5. The term of this Agreement shall be for a One (1)-year period, **August 1, 2018 through July 31, 2019**. This Agreement may be renewed if both parties agree to mutually acceptable changes to the terms and conditions of this agreement.

6. During the twelve months of this Agreement, effective August 1, 2018, the City will charge the Concessionaire a rental amount of \$300.00 per month.
7. The Concessionaire hereby agrees that all items offered for sale by the Concessionaire shall first be approved by the City or its Library Services Division Director or other duly authorized representatives, and that thereafter the Concessionaire shall not alter the price of any item sold without notification to the City or its Library Services Division Director.
8. The Concessionaire agrees to keep said concession open during the dates and hours of opening and closing specified by the City and its Library Services Division Director.
9. The Concessionaire agrees to pay the cost of a phone line necessary to the operation of the concession.
10. The Concessionaire will market and promote the business at its own expense.
11. The Concessionaire agrees it will maintain the premises in a neat, clean, and sanitary condition, in accordance with guidelines specified in Exhibit "B" attached hereto and by reference incorporated herein as a part hereof. The Concessionaire further agrees that said premises shall at all times be open to inspection by the proper public authorities and the Library Services Division Director or other duly authorized representatives of the City. The City retains the right to close the concession if the Concessionaire receives less than an "A" rating from the Los Angeles Health Department in its annual inspection or if the City or its Library Services Division Director determines that the Concessionaire has not maintained the premises as stipulated in Exhibit "B."
12. The use of profane or indecent language is strictly prohibited, and boisterous, loud, or unsuitable conduct on the part of the Concessionaire, his agents or employees, is likewise strictly prohibited. Any violation of the rules and regulations of the City shall be sufficient cause for termination of this Agreement without compensation or payment of damages to the Concessionaire.
13. The Concessionaire agrees to comply with all City and County laws, rules and regulations, laws of the State of California, and laws of the United States of America, insofar as the same or any of them are applicable hereto.
14. The Concessionaire agrees that competent persons will be in attendance on the premises at all times, and that one person will at all times be in charge of the concession, and the Library Services Division Director shall be notified of the person in charge of the concession.
15. The Concessionaire agrees that it will not, in the operation of said concession, interfere in any way with the general use of the Library or other facilities provided by the City, and the Concessionaire agrees that neither it nor its employees or agents will interfere with the public use and enjoyment of the Library.
16. The Concessionaire agrees that it will not permit disorderly persons to loiter about the premises used by him in the operation of this concession.

17. The City shall maintain the premises as set forth and described in Exhibit "A."
18. The Concessionaire agrees to provide all necessary equipment needed in the operation of said concession not otherwise furnished by the City as set forth and described in Exhibit "A."
19. The Concessionaire shall have the right to install a security camera system within the concession area. Prior to installation, the Concessionaire agrees to provide to the City's Police Services Department product specifications, installation requirements, and proposed equipment locations. The City's Police Services Department will review and approve the proposed security camera system, and also any future proposed modifications to the system. The City's Public Works Department will coordinate, schedule and monitor installation of the proposed security camera system, and also the installation of any future modifications to the system.
20. The Concessionaire shall be solely responsible for the installation, operation, and maintenance of the security camera system. In case of a power failure, the City will not be held responsible for the operation of the system. The Concessionaire agrees to save, keep and hold harmless the City and all of its officers, agents, and employees, from all damage, costs, or expense in law or in equity (including costs of suit and expenses for legal services), that may at any time arise or be set up because of the installation and operation of the security camera system.
21. The Concessionaire acknowledges that it has thoroughly examined the premises to be operated by him under this Agreement, and that he knows the conditions thereof. The Concessionaire further agrees to accept said premises in the condition in which they are upon the commencement of the term hereof, hereby waiving any claim or right on account thereof, and agrees that the City shall not be required at any time to make any improvements, alterations, changes, repairs, or replacements of any of the structures or facilities to be used by the Concessionaire, except as provided in Exhibit "A." The Concessionaire further agrees that it will not make any changes, additions, or alterations of any kind in the premises used or occupied by him without the written consent of the City or its Library Services Division Director. The Concessionaire further waives any right to require the City to make repairs at the cost of the City, which the Concessionaire might otherwise have under the laws of the State of California, or otherwise, except as provided in Exhibit "A."
22. If the premises operated by the Concessionaire shall be so damaged by fire, earthquake, casualty, war, insurrection, riot, or public disorder, or any other cause or happening, as to be substantially destroyed to such an extent that the same cannot be used or operated by the Concessionaire, then this Agreement, at the option of either party, shall immediately cease and terminate. However, at the option of the City, if the premises shall be only partially destroyed, the City may restore the premises to their prior condition, and the Concessionaire shall be obligated to continue operation of the concession upon completion of necessary repairs.
23. The Concessionaire shall, at its sole cost and expense, purchase and maintain throughout the term of this Agreement, the following insurance policies:

A. Automobile insurance covering all bodily injury and property damage incurred during the performance of this Agreement, with a minimum coverage of \$1,000,000 combined single limit per accident. Such automobile insurance shall include all vehicles used during the performance of this agreement whether or not owned by Concessionaire. The Concessionaire also agrees to name the City as a Certificate Holder on his auto insurance policy during the term of this Agreement.

B. Comprehensive general liability insurance, naming the City as "Additional Insured" with a certificate naming such forwarded to the City; the policy shall maintain minimum limits of \$2,000,000 general aggregate, and \$1,000,000 combined single limit per occurrence, covering all bodily injury and property damage arising out of its operation under this Agreement. Such insurance shall also protect against claims arising out of allegations of food poisoning and similar claims.

C. Workers' compensation insurance covering the Concessionaire and all his employees as required by the State of California.

The aforesaid policies shall constitute primary insurance as to the City, its officers, employees, and volunteers, so that any other policies held by the City shall not contribute to any loss under said insurance. Said policies shall provide for thirty (30) days prior written notice to the City of cancellation or material change.

Any aggregate insurance limits must apply solely to this Agreement.

Insurance shall be written with only California admitted companies which hold a current policy holder's alphabetic and financial size category rating of not less than A VIII according to the current Best's Key Rating Guide, or a company with equal financial stability that is approved by the City's Risk Manager.

This Agreement shall not take effect until certificate(s) or other sufficient proof that these insurance provisions have been complied with, are filed with and approved by the City's Risk Manager. If the Concessionaire does not keep all of such insurance policies in full force and effect at all times during the terms of this Agreement, the City may elect to treat the failure to maintain the requisite insurance as a breach of this Agreement and terminate the Agreement as provided herein.

24. The Concessionaire agrees to save, keep and hold harmless the City and all of its officers, agents, and employees, from all damage, costs, or expense in law or in equity (including costs of suit and expenses for legal services), that may at any time arise or be set up because of damage to property or death or injury to persons received or suffered by reason of the operations of the Concessionaire hereunder, or which may be occasioned by any negligent act or omission to act which amounts to negligence on the part of the Concessionaire, or any of his agents or employees, or any act of omission to act on the part of said Concessionaire, his agents, or employees, including breach of implied warranties of fitness or merchantability or food and beverages sold by the Concessionaire, and including the maintenance by the Concessionaire of any defective or dangerous condition of the premises.

25. The Concessionaire agrees to pay all taxes, including sales taxes, excise taxes, personal property taxes, business operations tax certificate, and taxes on the Concessionaire's property or facilities use upon and located upon the premises of the City, and the Concessionaire shall pay any and all taxes which may be levied on the Concessionaire in said real property upon which the concession facilities are located.
26. The Concessionaire agrees that no sign or advertising matter of any kind shall be displayed on or near the outside of the building used and occupied by the Concessionaire, unless first approved by the Library Services Division Director.
27. The Concessionaire agrees that upon the expiration of the term hereof, it will peaceably vacate the premises occupied by his operations, and deliver up the same to the City in good condition, ordinary wear and tear, damage by disaster and the element excepted.
28. The Concessionaire agrees that it will not, without the prior written consent of the City, sublet the premises, or any part thereof, nor assign, hypothecate or mortgage this Agreement.
29. This Agreement shall terminate immediately upon the occurrence of any of the following conditions:
 - (a) Upon the death of the Concessionaire's principal owner;
 - (b) Upon the filing of a voluntary petition in bankruptcy by the Concessionaire;
 - (c) Upon any court taking jurisdiction of the Concessionaire and its assets pursuant to proceedings brought under any Federal reorganization act or any receiver of the Concessionaire's assets who may be appointed for said purpose;
 - (d) Upon the Concessionaire's making any general assignment of its assets for the benefit of creditors;
 - (e) Upon the nonperformance by the Concessionaire of any of the covenants, conditions, or agreements herein above contained, and after written notice of the grounds for said termination has been delivered by the City to the Concessionaire.
30. In the event the City wishes to terminate this Agreement because of breach of any of the obligations, covenants, conditions, or agreement herein contained, the City will give the Concessionaire 30 days notice to correct the deficiency. If such corrections are not satisfactorily made within 30 days then the City may take possession of the premises at the end of 30 days.
31. The parties hereby agree that in the event the Concessionaire shall be prevented from occupying or using the said premises, or shall be prevented from conduction or operating his business or said premises by any final action, order of ruling of Federal or State authorities, then the Concessionaire may, at its option, cancel this agreement by written notice to the City, and said agreement shall become canceled and terminated 30 days after the mailing or delivery thereof.
32. Notice desired or required to be given hereunder or under any law now or hereafter in effect may, at the option of the party giving the same, be given by enclosing the same in a sealed envelope addressed to the party for whom intended, and by depositing such envelope, with postage prepaid, in the United States Post Office, or any substation

thereof, or any public letter box and any such notice and the envelope containing the same shall be addressed to the Concessionaire at 11700 Telegraph Road, Santa Fe Springs, CA 90670 or such other place as may here after be designated in writing by the Concessionaire, and notices and the envelope containing the same to the City shall be addressed or delivered to the Library Services Division Director, City of Santa Fe Springs, 11710 East Telegraph Road, Santa Fe Springs, CA 90670. All such notices so given shall have the same force and effect as if delivered personally, and shall be deemed to have been given on the date when the same are delivered or are so deposited in a post office, substation, or public letter box, as aforesaid.

33. The contents of Exhibits "A" and "B" are incorporated by reference as though fully set forth herein.

IN WITNESS WHEREOF, the parties have executed this Agreement, below, as of the date first set forth above.

CITY OF SANTA FE SPRINGS

By _____
Mayor

CONCESSIONAIRE

By _____

ATTEST:

City Clerk

EXHIBIT "A"

LIBRARY CAFÉ LIBRO CONCESSION TERMS SUMMARY OF CITY RESPONSIBILITIES

The City will:

1. Maintain the plumbing, electrical system, roof, exterior wall, interior walls, exterior doors, exterior door hardware, and kitchen appliances owned by the City. Said appliances include:
 - (a) Espresso Machine
 - (b) Microwave
 - (c) Ice Machine
 - (d) Reach-in Refrigerator/Freezer
 - (e) Under-Counter Refrigerator
 - (f) Front Service Counter with Display Case
 - (g) Cup Dispenser, Scullery Sink, Faucets, Overhead Cabinets, Wall Shelf, Service counter with Sink, Trash Receptacle.
2. Provide access to the café and its equipment, as well as overnight and weekend storage.
3. Provide utilities except for phone.

EXHIBIT "B"

SUMMARY OF CONCESSIONAIRE'S RESPONSIBILITIES

1. Use of high quality coffee and pastries. Maintain cafe facility and its appliances at the highest level of cleanliness, and in accordance with County of Los Angeles Health Dept. Codes. Strive for fast and friendly service.
2. Notify the City of changes to menu plan and prices.
3. Provide a telephone line, separate from the Library phone service, for use in the concession by Concessionaire's representatives.
4. Operate a café service concession during Library open hours.
5. Submit to the City for approval all plans for graphics, advertisements, or signs that relate to the café food concession.
6. Provide and supervise employees in the concession who are acceptable to the Library Services Division Director or her designated representatives.
7. Keep the kitchen area and condiment counter clean and in compliance with City and County sanitation and safety regulations. Remove trash from the kitchen area at the end of operating hours.
8. Provide the City with County inspection notices and rating information.
9. The Concessionaire will be responsible for routine supervision, cleaning, and trash removal with the Café Libro seating area within the Library.
10. The Concessionaire is required to maintain a City business license, Los Angeles County Department of Health Permit, and all required compliance documentation for this type of service.



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Introduction of Ordinance No. 1094 and adoption of Resolution Nos. 9589 and 9590 to Place a Transaction and Use Tax on the November 6, 2018 Regular Municipal Election Ballot

RECOMMENDATION : That the City Council adopts:

- Give first reading to Ordinance No. 1094 of the City of Santa Fe Springs, California enacting a transactions and use tax to be administered by the Department of Tax and Fee Administration, subject to adoption by the electorate;
- Adopt Resolution No. 9589 to submit to voters at the November 6, 2018 Regular Municipal Election a Measure to establish a one percent general transactions and use tax, and requesting the Board of Supervisors of the County of Los Angeles consolidate that election with the statewide general election and to render specific services to the city relating to the conduct of the election; and
- Adopt Resolution No. 9590 Authorizing council members to submit arguments, setting priorities for selecting arguments to print, and directing the City Attorney to prepare an Impartial Analysis relating to the Measure

BACKGROUND

During the budget process, the City Council has discussed the many financial challenges facing the City of Santa Fe Springs due to a number of factors including, but not limited to, a structural deficit of approximately \$5.8 million which is expected to grow to over \$12 million over the next six fiscal years. The structural deficit is primarily a result of the continuing effects brought on by the dissolution of redevelopment agencies in the State of California and expenditures increasing faster than revenues. Over the past six years, the City has made significant cuts in staff and city services, however, in order to maintain existing city services, one of the proposals is placing a measure on the November 2018 statewide general election ballot to establish a one cent transaction and use tax ("Measure") to be used for general revenue purposes to fund critical city services including, but not limited to, maintaining current levels of police, fire, and paramedic personnel, 911 emergency response times, maintaining local streets and intersections, youth anti-gang and anti-drug prevention programs, after-school recreation programs, and improving City infrastructure.

The Measure is expected to raise approximately \$12.8 million annually. The Measure would operate similar to the current sales tax with some notable exceptions:

- Sales of property made within the City but delivered to a customer outside of the City are not subject to the Measure.
- Sales of property made outside of the City but delivered to a customer within the City are subject to the Measure.
- Vehicle sales are subject to the Measure if registered within the City, regardless of location of purchase.
- Fixed-price contracts (i.e. leases) entered into prior to the effective date of the Measure and sales of property to operators of aircraft are exempt from the Measure.

Due to these differences, the actual revenue generated by the Measure may vary from the estimated \$12.8 million. City Staff has worked with the City's sales tax consultant, MuniServices LLC, to analyze the current sales tax level and expectations for the amount that would be generated by the Measure. The total sales tax base is divided into several categories (i.e. general retail, food products, transportation, construction, business-to-business) and then each category is further divided into segments (i.e. apparel stores, drug stores, department stores, etc. within general retail and office equipment, light industry, heavy industry, etc. with business-to-business). An expected percentage is assigned to each segment within each category, which is then multiplied against the current level of sales tax received from each segment. Higher percentages of current activity are applied to general retail and food product categories (i.e. generally 75-100%) while lower percentages are applied to construction and business-to-business categories (i.e. generally 4-40%). This produces an estimate of the level of revenue to be expected from the current base. Lastly, based on past experience with other agencies and the City's demographics, an amount is estimated which would be generated outside of the current base. This amount represents sales from outside of the City which are delivered to customers within the City.

The amount expected is an estimate and can vary approximately \$1.1 million from the anticipated amount. If approved, the Measure would become effective April 1, 2019 with the first collections received by the City in June 2019. It will take approximately one full year of collections to evaluate the ongoing amount which should be expected from the Measure.

Procedure for Adoption of the Measure

Both Proposition 218 and Proposition 62 require a general tax, as proposed here, to be approved by a majority of voters during a regularly scheduled general election of the City Council (except in the case of an emergency). Cal. Const. art XIIC §2(b); Govt. C §53723. Since a city council election will be held in November 2018, it is the appropriate date for voters to consider this Measure. However, prior to the Measure being placed on the ballot, a number of procedural steps must be followed by the City Council that includes City Council:

1. Adoption of the Ordinance enacting the Measure;
2. Adoption of a resolution "calling for an election" to submit the Measure to voters along with taking a number of other procedural steps including requesting the Board of Supervisors of the County of Los Angeles to consolidate the Measure with the regularly scheduled statewide general election and administer the election on behalf of the City; and
3. Adopting a resolution authorizing council members to submit arguments and directing the City Attorney to prepare an impartial analysis about the Measure.

1. Ordinance Approving Transaction and Use Tax

A city may levy, increase, or extend a transactions and use tax for general purposes if the ordinance proposing that tax is approved by a *two-thirds* vote of the City Council (four of five councilmembers) followed by approval of a majority vote of the qualified voters of the city." Rev & T C §7285.9. Attorneys specializing in state and local taxes recommend that the City Council follow the standard procedure for adopting ordinances-i.e.) give first and second reading, in order to comply with the "approval" requirement in Revenue and Taxation Code Section 7285.9. The attached ordinance is prepared in accordance with Revenue and Tax Code's requirements for a transaction and use taxes and has been reviewed and approved by the California Department of Tax and Fee Administration ("CDTFA") prior to its presentation to the City Council.

2. Resolution Calling Election and Taking Other Procedural Steps

In order to place the Measure on the November 2018 ballot, the City Council adopts the attached resolution "calling for the election" for voters to consider the following question:

MEASURE :	VOTE
<i>To maintain quality neighborhoods and effective 911 emergency response services by retaining firefighters, police officers, and paramedics; fixing potholes/streets; maintaining senior services, parks, library services, after school programs, community events, and graffiti removal shall a one cent transactions and use tax available for general municipal revenue purposes be collected in the City of Santa Fe Springs generating approximately \$12.8 million annually, until ended by voters, requiring annual audits, with all funds controlled locally?</i>	YES
	NO

In addition to calling for the election, the resolution also requests election services and consolidation from the Los Angeles Board of Supervisors.

3. Resolution No. 9590: Ballot Arguments and Impartial Analysis

In the event the City Council move forward with the Measure, the City Council has first priority in deciding whether the entire council, or a portion of the council, would like to prepare and sign the argument in favor (along with a rebuttal of any argument against) of the Measure that will be included in the voter pamphlet materials that voters receive. Elections Code Section 9282. The ballot argument must be accompanied by the names and signatures of no more than five (5) people. Therefore, the City Council may decide 1) the entire council will prepare and sign the argument in favor of the Measure, 2) a lesser number of councilmembers sign the Measure or 3) the entire council may opt out of signing the argument in favor of the Measure.

With the UUT that was passed by Santa Fe Springs voters in 2010, the ballot argument in favor of Measure S was signed by one (1) councilmember (Putnam), former mayor Gus Velasco, then Santa Fe Springs Firefighters Association President, then chair of the Senior Citizens Advisory Committee and the Fire Chief at the time. In the event a majority of the council decides to prepare and sign the argument in favor of the Measure, it would require compliance with the Brown Act.

Alternatively, in the event of NO councilmembers prepare/sign the argument in favor of the Measure, the order of priority for submitting the argument as set forth in Elections Code Section 9287 is as follows: a bona fide sponsor of the measure, a bona fide association of citizens, followed by individual voters eligible to vote on the measure.

Finally, whenever a city measure qualifies for placement on the ballot, the city attorney, on direction of the city council, must prepare an impartial analysis of the measure showing the effect of the measure on existing law and the operation of the measure. The impartial analysis must also include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city.

CONCLUSION

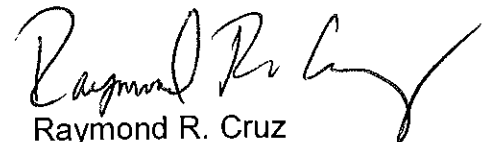
Once the City Council takes the actions, discussed above, the following table provides a general timeline of the relevant dates that follow.

November 6, 2018 Election Action Steps¹	
Action	Date
City Council 1 st reading of ordinance and adoption of resolutions calling the election	Thursday, July 12 th , 2018
Adopt Ordinance (2 nd reading)	Thursday, July 26 th , 2018
City Submittal of Election Materials to the Los Angeles County Registrar of Voters	Friday, August 17 th , 2018
Arguments For/Against Measure	Friday, August 17 th , 2018
City Attorney Impartial Analysis Due	Friday, August 17 th , 2018
Rebuttal Deadline (if authorized)	Monday, August 27 th , 2018
Election Day	Tuesday, November 6, 2018
Los Angeles County Registrar of Voters Deadline to Complete Canvass	Thursday, December 6 th , 2018
Certify Results	Thursday, December 14 th , 2018

FISCAL IMPACT

The estimated cost for placing the Measure on the November 2018 statewide general election ballot is approximately \$25,000.00. If approved the Measure is expected to provide \$12.8 million in revenue annually.

¹ The dates listed are deadlines provided by the Los Angeles County Registrar of Voters. In some of the "Actions" described above, the actual deadlines/dates may vary.



Raymond R. Cruz
City Manager

Attachments:

1. Resolution No. 9589
2. Resolution No. 9590
3. Ordinance No. 1094

RESOLUTION NO. 9589

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, TO SUBMIT TO THE VOTERS AT THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION A MEASURE TO ESTABLISH A ONE PERCENT GENERAL TRANSACTIONS AND USE TAX, AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES CONSOLIDATE THAT ELECTION WITH THE STATEWIDE GENERAL ELECTION AND TO RENDER SPECIFIC SERVICES TO THE CITY RELATING TO THE CONDUCT OF THE ELECTION

WHEREAS, the City of Santa Fe Springs (the "City") is a wonderful place to live, work and raise a family; and

WHEREAS, funding for public safety services like police, fire, 9-1-1 emergency response and other essential city services has not expanded at the same rate; and

WHEREAS, over the last six years, the City has been a responsible steward of its limited funds, proactively reducing staff by 25% and streamlining city services to maintain the level of service our growing community has come to expect; and

WHEREAS, even with these necessary steps, our City faces a structural deficit of several million dollars in the coming fiscal years due to the State cutting over \$32 million in city funds, including eliminating redevelopment funding. In addition, local streets, sidewalks and community facilities require ongoing maintenance that is beyond currently available resources; and

WHEREAS, in order to address these issues as soon as possible, the City Council desires to place a one-cent transactions and use tax measure (the "Measure") on the ballot at the November 6, 2018 General Municipal Election; and

WHEREAS, if enacted, the Measure would retain police officers patrolling neighborhoods, parks and schools, and help prevent gang activity and drug-related crimes; and

WHEREAS, if enacted, the Measure would improve fire protection and paramedic services, and reduce response times to 911 emergencies; and

WHEREAS, if enacted, the Measure would provide a local revenue source to preserve current firefighter and paramedic staffing levels; and

WHEREAS, if enacted, the Measure would repair potholes, local streets, public buildings and keep public areas clean, well-maintained and free of graffiti; and

WHEREAS, by keeping the City safe, clean and well maintained, if enacted, the Measure will help protect the City's quality of life and property values; and

WHEREAS, the Measure will give the City local control over funds for local needs and no funds from this measure can be taken by the State; and

WHEREAS, pursuant to the terms of the Ordinance, said transactions and use tax cannot take effect unless approved by the voters; and

WHEREAS, the transaction and use tax proposed herein would be a general tax, the revenue of which would be placed in the City's general fund; and

WHEREAS, a statewide general election will be held on Tuesday, November 6, 2018 and the City of Santa Fe Springs desires that the General Municipal Election be consolidated with the statewide general election to be held on the same.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are hereby incorporated and made an operative part of this Resolution.

SECTION 2. Pursuant to Elections Code Section 9222, the City Council, by a two-thirds vote of its members, hereby submits the Ordinance attached hereto as Exhibit "A" to the voters at the November 6, 2018 General Municipal Election.

SECTION 3. The question submitted to the voters shall appear on the ballot as follows:

MEASURE__:	VOTE
<i>To maintain quality neighborhoods and effective 911 emergency response services by retaining firefighters, police officers, and paramedics; fixing potholes/streets; maintaining senior services, parks, library services, after school programs, community events, and graffiti removal shall a one cent transactions and use tax available for general municipal revenue purposes be collected in the City of Santa Fe Springs generating approximately \$12.8 million annually, until ended by voters, requiring annual audits, with all funds controlled locally?</i>	YES
	NO

SECTION 4. That pursuant to state law including, but not limited to, the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of the election with the Statewide General Election on Tuesday, November 6, 2018, for the purpose of submitting to the voters of the City of Santa Fe Springs the question set forth in Section 3 above.

SECTION 5. Notice of the time and place of the election is hereby given. That pursuant to the provisions of § 10002 of the Elections Code of the State of California, this City Council requests the Board of Supervisors of the County of Los Angeles to permit the County Election Department to provide all services necessary or appropriate in connection with the consolidated election.

SECTION 6. That the City shall reimburse the County for services performed when the work is completed and upon presentation to the City of a properly approved bill.

SECTION 7. The City's Finance Director is hereby authorized and directed to appropriate the necessary funds to pay for the City's cost of placing the ballot measure on the election ballot.

SECTION 8. Pursuant to Elections Code section 12111, the City Clerk's Office shall publish the required notice in a newspaper of general circulation for the City of Santa Fe Springs and in all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections. Additionally, the City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 9. The City Council finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA guidelines, California Code of Regulations Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment directly or indirectly.

SECTION 10. Severability. The provisions of this Resolution are severable, and if any provision of this Resolution is held invalid that provision shall be severed from the Resolution and the remainder of this Resolution shall continue in full force and effect and not be affected by such invalidity.

SECTION 11. This resolution shall become effective upon its adoption.

SECTION 12. The City Clerk shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 12th day of July, 2018.

APPROVED:
ITEM NO.:

ATTEST:

Jay Sarno, Mayor

Janet Martinez, CMC, City Clerk

APPROVED:
ITEM NO.:

RESOLUTION NO. 9590

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AUTHORIZING COUNCIL MEMBERS TO SUBMIT ARGUMENTS, SETTING PRIORITIES FOR SELECTING ARGUMENTS TO PRINT, AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS RELATING TO A CITY MEASURE

WHEREAS, at the November 6, 2018 General Municipal Election, Santa Fe Springs voters will consider Ordinance No. 1094, the City of Santa Fe Springs Transactions and Use Tax Ordinance of 2018 (the "Ordinance"), which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the question to be presented to Santa Fe Springs' voters is the following:

MEASURE __:	VOTE
<i>To maintain quality neighborhoods and effective 911 emergency response services by retaining firefighters, police officers, and paramedics; fixing potholes/streets; maintaining senior services, parks, library services, after school programs, community events, and graffiti removal shall a one cent transactions and use tax available for general municipal revenue purposes be collected in the City of Santa Fe Springs generating approximately \$12.8 million annually, until ended by voters, requiring annual audits, with all funds controlled locally?</i>	YES
	NO

WHEREAS, the city council, any council member, any registered voter, any bona fide association of citizens, or any combination of voters and associations may file a written argument for or against any city measure not to exceed 300 words that must be distributed to voters in the voter information guide in accordance with state law including, but not limited to, Elections Code Sections 9280 *et. seq.*; and

WHEREAS, if more than one argument is submitted for or against any measure, the City Clerk must select only one argument, using the following order

of priority of the argument's signatories in accordance with state law including, but not limited to, California Elections Code Section 9287:

- The city council, or any member or members of the council authorized by the city council;
- The bona fide sponsor of the measure;
- Bona fide associations of citizens; and
- Individual voters eligible to vote on the measure

WHEREAS, given the order of priority outlined in the preceding paragraph, the City Council by adoption of this resolution may determine authorship by the City Council of arguments in favor of the Ordinance; and

WHEREAS, additionally, whenever a city measure qualifies for a place on the ballot, the city attorney, on direction of the city council, must prepare an impartial analysis of the measure showing the effect of the measure on existing law and the operation of the measure in accordance with state law including, but not limited to California Elections Code Section 9280.

NOWHEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council determines that the priorities for selection of direct and rebuttal arguments for printing shall be those described in Elections Code Section 9287. That the City Council authorizes the following member(s) of its body

_____(Mayor In Favor/rebuttal)
_____(Mayor Pro Tem In Favor/rebuttal)
_____(Council Member In Favor/rebuttal)
_____(Council Member In Favor/rebuttal)
_____(Council Member In Favor/rebuttal)

to file a written argument In Favor of the City measure, not exceeding 300 words, accompanied by the printed names(s) and signature(s) of the author(s) submitting it, in accordance with Article 4, Chapter 3, Division 9 of the Elections Code of the State of California. The arguments may be changed or withdrawn until and including the date the fixed by the City Clerk after which no arguments for or against the City measure may be submitted to the City Clerk.

SECTION 2. That arguments for and against said measure may be filed in accordance with applicable provisions of the law. In the event that the City Council does not authorize the Council as a body or any individual member of the Council to file a written argument or any rebuttal argument for or against the measure, the City Clerk shall consider other arguments and rebuttal arguments filed by bona fide associations or individual residents who are eligible to vote in accordance with Elections Code Sections

9282, 9285 and 9287. Pursuant to Section 9285 of the California Elections Code, the provisions of which are hereby adopted, when the City Clerk has selected the arguments for and against the measure which will be printed and distributed to the voters, the City Clerk shall send copies of the argument in favor of the measure to the authors of the argument against, and copies of the argument against to the authors of the argument in favor. The rebuttal arguments shall be filed with the City Clerk not more than ten (10) days after the final date for filing direct arguments. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut. The text of the measure shall be printed on the ballot in the voter information portion of the sample ballot.

SECTION 3. That the City Council directs the City Clerk to transmit a copy of the measure to the City Attorney who shall prepare an impartial analysis of the measure not exceeding 500 words showing the effect of the measure on the existing law and the operation of the measure. The impartial analysis shall be filed by the date set by the City Clerk for the filing of primary arguments. The impartial analysis shall include a statement indicating whether the measure was placed on the ballot by the City Council. In the event that the entire text of the measure is not printed on the ballot, or in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-font type, the following: "The above statement is an impartial analysis of the Ordinance or Measure _____. If you desire a copy of the ordinance or measure, please call the election official's office at (562) 868-0511 and a copy will be mailed at no cost to you."

SECTION 4. The City Clerk shall certify to the passage and adoption hereof.

APPROVED and ADOPTED this 12th day of July, 2018.

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

ORDINANCE NO. 1094

ORDINANCE OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA ENACTING A TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE DEPARTMENT OF TAX AND FEE ADMINISTRATION, SUBJECT TO ADOPTION BY THE ELECTORATE

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES ORDAIN AS
FOLLOWS:

SECTION 1. TITLE. This ordinance shall be known as the City of Santa Fe Springs Transactions and Use Tax Ordinance of 2018. The City of Santa Fe Springs hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

SECTION 2. OPERATIVE DATE. "Operative Date" means the first day of the first calendar quarter, commencing more than 110 days after the approval of the tax set forth herein by the voters pursuant to Section 15 of this ordinance.

SECTION 3. PURPOSE. This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the Department of Tax and Fee Administration in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

SECTION 4. CONTRACT WITH STATE. Prior to the operative date, the City shall contract with the Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the Department of Tax and Fee Administration prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

SECTION 5. TRANSACTIONS TAX RATE. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of 1% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

SECTION 6. PLACE OF SALE. For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the Department of Tax and Fee Administration.

SECTION 7. USE TAX RATE. An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of 1% of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

SECTION 8. ADOPTION OF PROVISIONS OF STATE LAW. Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

SECTION 9. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Board of Equalization, Department of Tax and Fee Administration, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

SECTION 10. PERMIT NOT REQUIRED. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this ordinance.

SECTION 11. EXEMPTIONS AND EXCLUSIONS.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft

as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

SECTION 12. AMENDMENTS TO STATE LAW. All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance.

SECTION 13. ENJOINING COLLECTION FORBIDDEN. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or

proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

SECTION 14. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 15. EFFECTIVE DATE AND SUBMISSION TO VOTERS. This ordinance relates to the levying and collecting of City transactions and use tax and shall take effect immediately. However, no tax imposed by this ordinance shall be effective unless that tax has been approved by the voters of the City as required by Section 2(b) of Article XIII C of the California Constitution and applicable law. Furthermore, the tax shall become operative only as set forth in Section 2 of this Ordinance.

SECTION 16. AUDIT. The proceeds of the tax imposed pursuant to this Ordinance, as well as the expenditure thereof, shall be audited annually by an independent accounting firm.

SECTION 17. TERMINATION. If approved by the voters, the tax imposed by this Ordinance shall be levied until terminated by voters.

SECTION 18. USE OF FUNDS. The proceeds of the tax imposed by this ordinance shall be deposited in the general fund of the City and may be used to fund additional law enforcement services and for any other lawful municipal purpose. The tax does not meet the criteria established by Section 1(d) of Article XIII C of the California Constitution for special taxes, and is a general tax imposed for general government purposes.

The forgoing ordinance was introduced at a regular meeting of the Santa Fe Springs City Council on _____ and adopted at a regular meeting of the Santa Fe Springs City Council on _____ by the following vote:

Jay Sarno, Mayor

ATTEST:

Janet Martinez, City Clerk



City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Resolution Nos. 9593 and 9594 – Approval of Engineer's Report (FY 2018/19) in Conjunction with Annual Levy of Assessment for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive)

RECOMMENDATIONS

That the City Council take the following actions:

- Adopt Resolution 9593, approving the Engineer's Report (FY 2018/19) in conjunction with the annual levy of assessments for the Heritage Springs Assessment District No. 2001-01; and
- Adopt Resolution No. 9594, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Heritage Springs Assessment District No. 2001-01, and setting the public hearing for the Council meeting of July 26, 2018.

BACKGROUND

The Heritage Springs Assessment District (Assessment District) No. 2001-1 was formed on June 28, 2001, pursuant to the provisions of the Municipal Improvement Act of 1913, Division 12. A map of the Assessment District is enclosed.

The District included a mechanism to provide funding on an annual basis for ongoing street maintenance which includes slurry sealing, street resurfacing and street reconstruction as needed. The requirement for a street maintenance district component was a condition of approval for the initial development. Staff annually inspects the condition of the streets to determine when improvements are needed. Currently the existing status of the street is in fair-to-good condition. Hawkins Street and Palm Drive were slurry sealed on December 2017.

At their meeting of March 22, 2018 the City Council approved Resolution No. 9572 ordering the preparation of the Engineer's Report for FY 2018/19. A copy of the Engineer's Report for the Assessment District No. 2001-1 is attached for your review and approval. Resolution 9593 approves the Annual Engineer's Report.

Resolution No. 9594, Intention to Levy Annual Assessments in the Heritage Springs Assessment District sets the public hearing date for July 26, 2018 and is attached for your review and approval.

FISCAL IMPACT

The District has a positive financial impact on the City because a benefit assessment district is used to fund the street maintenance costs attributable to such developments.

Report Submitted By: Noe Negrete, Director 
Department of Public Works

Date of Report: July 6, 2018

ITEM NO. 16

INFRASTRUCTURE IMPACT

The infrastructure has been constructed for this development and has been maintained on a regular schedule.



Raymond R. Cruz
City Manager

Attachments

1. Engineer's Report
2. Resolution Nos. 9593 and 9594
3. Boundary Map



ENGINEER'S REPORT

For

Heritage Springs Assessment District No. 2001-1

Fiscal Year 2018-19

For the

City of Santa Fe Springs

Los Angeles County, California]

June 14, 2018



Harris & Associates

**ENGINEER'S REPORT
Fiscal Year 2018-19
City of Santa Fe Springs
Heritage Springs Assessment District No. 2001-1**

WHEREAS, the City of Santa Fe Springs, County of Los Angeles, State of California, pursuant to the provisions of the Section 10100.8 Municipal Improvement Act of 1913, being Division 12 of the California Streets and Highways Code (the "Act") intends to undertake proceedings for the annual levy of special assessments in and for the City's Heritage Springs Assessment District No. 2001-1 (the "District");

NOW THEREFORE, the undersigned Engineer of Work hereby submit herewith the "Report" consisting of five (5) parts as follows:

PART A – DESCRIPTION

A description of the maintenance activities to be performed.

PART B – COST ESTIMATE

An estimate of the maintenance costs to be paid from the District.

PART C – ASSESSMENT ROLL

The assessment by parcel.

PART D – METHOD OF ASSESSMENT

The way the assessment is apportioned.

PART E – ASSESSMENT DIAGRAM

A diagram showing the boundaries of the District.

The undersigned respectfully submits the enclosed Report.

DATED: June 14, 2018


BY: K. Dennis Klingelhofer
R.C.E. No. 50255



This Report, as signed and presented to the Council for approval, has been prepared according to the methodology and rates approved by the City Council when the District was formed.



PART A – DESCRIPTION

The assessments in the District shall be levied for the maintenance of improvements as follows, and shall include all incidental expenses, including administration, legal, establishment of reserves, collection and contracting:

The improvements proposed to be maintained may be generally described as Hawkins Street, east of Norwalk Boulevard, and Palm Drive, south of Hawkins Street. The maintenance of such improvements is proposed to consist of the continued maintenance and operation of such improvements, including the maintenance of pavement and appurtenant facilities that are located in and along such streets, including but not limited to, personnel, electrical energy, utilities, materials, contracting services, and other items necessary for the satisfactory maintenance of these improvements described as follows.

Pavement and Appurtenant Facilities

Pavement and appurtenant facilities, in public street and rights-of-way, within the boundary of said District.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance, repair and servicing of the above described roadways and appurtenant improvements, including repair, slurry sealing, chip sealing, removal or replacement of all or part of any of the streets or appurtenant improvements, and the administration of all aspects of the maintenance and the District.



PART B – COST ESTIMATE

The estimated amount to be paid annually into the maintenance program fund for the streets as described in Part A of this Report is as follows:

In 2001 \$'s:

Slurry Seal @ 5 and 15 years:

5 years	\$0.16 / SF x	100,000 SF =	\$16,000
15 years	4% estimated inflation per yr =		\$24,000

Street Rehab @ 10 years:

10 years	\$1.50 / SF x	100,000 SF =	\$150,000
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Street Reconstruct @ 20 years:

20 years	\$5.00 / SF x	100,000 SF =	\$500,000
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Total est. 20 year Maintenance Strategy: \$690,000
round up to: \$700,000

Estimated annual cost for 2001 = \$35,000
estimated cost per SF: \$0.3500

Conversion to 2018 \$'s:

ENR Construction Cost Index Increase

June 2001 - 2018	75.19%
2018 cost per SF:	\$0.6132

Hawkins Street & Palm Drive Improvements SF = 66,680
Annual Cost for Fiscal Year 2018-19 = \$40,888

Maintenance Fund Capital Reserve Balance = \$491,733
(fund balance estimated as of July 1, 2018)



PART C – ASSESSMENT ROLL

The total proposed assessment for Fiscal Year 2018-19 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Los Angeles County Assessor's Office, are shown below.

The description of each lot or parcel is part of the County assessment roll and this roll is, by reference, made part of this Report.

Asmt No.	Assessor's Parcel Number	Fiscal Year 2018-19 Maint. Asmt.
1	8005-015-037	\$8,754.12
2	8005-015-038	\$8,010.37
3	8005-015-039	\$3,284.53
4	8005-015-040	\$2,665.08
5	8005-015-041	\$2,525.65
6	8005-015-042	\$2,246.80
7	8005-015-043	\$1,750.82
8	8005-015-044	\$4,539.79
9	8005-015-045	\$7,111.65
10	8005-015-910	\$0.00
		\$40,888.81



PART D – METHOD OF ASSESSMENT

The assessments are apportioned according to the special benefits received by the parcels of land within the Assessment District in accordance with the apportionment of costs at the time of formation. The assessment is necessary to maintain the level of special benefit from the construction of the improvements funded by the District. The proportionate special benefit derived by each parcel is determined in relationship to the entirety of the maintenance cost of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

Only special benefits may be assessed and any general benefits shall be separated from the special benefits for purposes of this Report. Based on the nature of the improvements to be funded herein, there are no general benefits.

Under this Report, the assessment for the District are apportioned in accordance with the foregoing and using the following criteria:

The net acreage of each parcel of land is determined by excluding acreage which will not have direct access to the improvements from Hawkins Street or Palm Drive, and by excluding acreage to be dedicated as roadway, road rights-of-way, or sidewalk easement. Special benefit is determined based on the net acreage of each parcel relative to the total net acreage (the "Benefit Percentage").

The total annual cost for Fiscal Year 2018-19, as shown in Part B of this Report, is apportioned on a percentage basis using the Benefit Percentages, as shown below:

Asmt No.	Assessor's Parcel Number	Net Acreage	Benefit Percentage	Fiscal Year 2018-19 Maint. Asmt.
1	8005-015-037	5.65	21.410%	\$8,754.12
2	8005-015-038	5.17	19.591%	\$8,010.37
3	8005-015-039	2.12	8.033%	\$3,284.53
4	8005-015-040	1.72	6.518%	\$2,665.08
5	8005-015-041	1.63	6.177%	\$2,525.65
6	8005-015-042	1.45	5.495%	\$2,246.80
7	8005-015-043	1.13	4.282%	\$1,750.82
8	8005-015-044	2.93	11.103%	\$4,539.79
9	8005-015-045	4.59	17.393%	\$7,111.65
10	8005-015-910	0.00	0.000%	\$0.00
		26.39	100.00%	\$40,888.81

Based on the preceding, Assessment No. 10 is not assessed as it's Benefit Percentage is zero percent.



PART E – ASSESSMENT DIAGRAM

A diagram showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within the District, entitled "Assessment Diagram, Heritage Springs Assessment District No. 2001-1", is on file in the office of the City Clerk of the City of Santa Fe Springs, and is incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for Fiscal Year 2018-19. The Assessor's maps and records are incorporated by reference herein and made part of this Report.



RESOLUTION NO. 9593

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS, CALIFORNIA
APPROVING THE ENGINEER'S REPORT FOR ANNUAL LEVY
OF ASSESSMENTS FOR THE HERITAGE SPRINGS ASSESSMENT
DISTRICT 2001-1 FOR FISCAL YEAR 2018/2019**

WHEREAS, this Council has conducted proceedings under and pursuant to the Municipal Improvement Act of 1913, Division 12, California Streets and Highways Code (the "Act") and Resolution Ordering the Assessment District Formation No. 6642, adopted June 28, 2001 (the "Resolution of Formation"), to form the Heritage Springs Assessment District 2001-1 ("Assessment District"), to authorize the levy of special assessment upon the lands within the Assessment District, to acquire and construct public streets and other improvements, all as described therein; and

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA, pursuant to the provisions of Division 12 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as

**CITY OF SANTA FE SPRINGS
Heritage Springs Assessment District 2001-1**

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 12 of the Streets and Highways Code and as previously directed by Resolution; and,

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said "Report."

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

SECTION 2. That the "Report" as presented, consisting of the following:

- A. Estimate of costs;
- B. Diagram of the District;
- C. Assessment of the estimated cost

Is hereby approved; and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

APPROVED and ADOPTED this 12th day of July, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF SANTA FE SPRINGS

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

RESOLUTION NO. 9594

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE
IN AN EXISTING DISTRICT, PURSUANT TO
THE PROVISIONS OF DIVISION 12 OF THE
STREETS AND HIGHWAYS CODE OF THE STATE OF
CALIFORNIA, AND SETTING A TIME AND PLACE FOR
PUBLIC HEARING THEREON**

WHEREAS, this Council has conducted proceedings under and pursuant to the Municipal Improvement Act of 1913, Division 12, California Streets and Highways Code to form the Heritage Springs Assessment District 2001-1 ("Assessment District"), in what is known and designated as:

CITY OF SANTA FE SPRINGS
Heritage Springs Assessment District 2001-1

WHEREAS, at this time, this City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said Assessment District; and,

WHEREAS, at this time there has been presented and approved by this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

PUBLIC INTEREST

SECTION 2. That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said Assessment District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3. That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2018/2019 is hereby approved and is directed to be filed in the Office of the City Clerk.

SECTION 4. That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the Assessment District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6. The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said Assessment District.

SPECIAL FUND

SECTION 7. That all monies collected shall be deposited in a special fund known as

SPECIAL FUND CITY OF SANTA FE SPRINGS Heritage Springs Assessment District 2001-1

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF THE DISTRICT

- SECTION 8. Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the Assessment District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council declares to be the district benefited by said improvement and maintenance, and to be further assessed to pay the costs and expenses thereof. Said Assessment District, shall include each and every parcel of land within the boundaries of said Assessment District, as said Assessment District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and designated by the name of the Assessment District.

PUBLIC HEARING

- SECTION 9. NOTICE IS HEREBY GIVEN THAT THURSDAY, THE 26th DAY OF JULY, 2018 AT THE HOUR OF 6:00 O'CLOCK P.M., IN THE REGULAR MEETING OF THE CITY COUNCIL, BEING THE COUNCIL CHAMBERS, IS THE TIME AND PLACE FIXED BY THIS CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION, ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS FOR THE ANNUAL LEVY SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

- SECTION 10. That the City Clerk is hereby authorized and directed to publish a copy of this Resolution. Said publication shall be not less than ten (10) days before the date for said Public Hearing.

EFFECTIVE DATE

- SECTION 11. That this Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 12. For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Noe Negrete
City Engineer
CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511

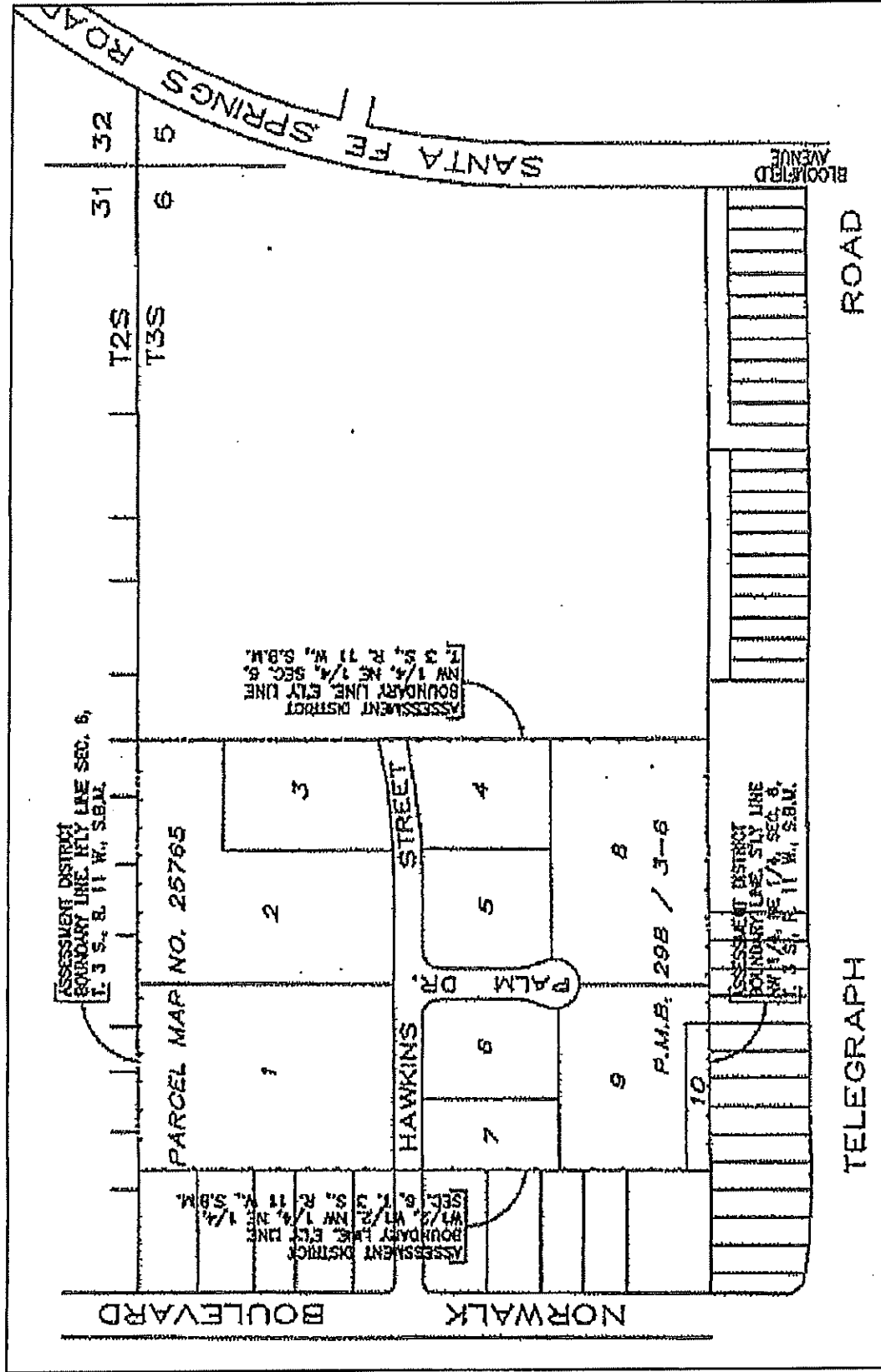
APPROVED and ADOPTED this 12th day of July, 2018.

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

BOUNDARY MAP HERITAGE SPRINGS ASSESSMENT DISTRICT 2001-1





City of Santa Fe Springs

City Council Meeting

July 12, 2018

NEW BUSINESS

Resolution Nos. 9595 and 9596 – Approval of Engineer's Report (FY 2018/19) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1

RECOMMENDATIONS

That the City Council take the following actions:

- Adopt Resolution No. 9595, approving the Engineer's Report (FY 2018/19) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and
- Adopt Resolution No. 9596, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting of July 26, 2018.


BACKGROUND

Santa Fe Springs Lighting District No. 1 (District) was formed May 26, 1982, pursuant to the provisions of the Landscaping and Lighting Act of 1972. A map of the District is shown on Page 16 of the Engineer's Report. The District does not include any residential properties, or any properties with a residential land code, are being assessed. The annual assessment rate for the District has not been increased since fiscal year 1992/1993, although the costs of providing the improvements that benefit the properties within the District continue to rise. In 2004, the City conducted an election to try to increase the annual assessment rate. However a majority protest existed and the proposed assessment increase was not imposed.

After the initial formation of the district, it is necessary for the City to annually update the Lighting District. This allows the City to continue levying annual assessments against the properties located within the Lighting District. The required documents to satisfy the legal requirements are outlined in Chapter 3 of the Landscaping and Lighting Act of 1972 as contained in the Streets and Highways Code.

The Council, at their meeting of March 22, 2018 approved Resolution No. 9573 ordering the preparation of plans, specifications, cost estimate, diagram, assessment, and report pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California.


A copy of the Annual Engineer's Report for the City of Santa Fe Springs Lighting District No. 1 is attached for your review and approval. The Engineer's Report satisfies the legal requirements described previously. In summary, the Engineer's Report addresses compliance with the state law, describes method of apportionment and presents a proposed budget for FY 2018/19. As noted on Page 15 of the Engineer's Report, the estimated total direct and administrative costs for

Report Submitted By: Noe Negrete, Director 
Department of Public Works

Date of Report: July 6, 2018

ITEM NO. 17

providing street lights is \$699,900. The balance to levy is \$194,134, which takes into consideration a general fund contribution of \$303,460 to subsidize the District.



Raymond R. Cruz
City Manager

Attachments:

1. Engineer's Report
2. Resolution Nos. 9595 and 9596
3. Lighting District No. 1 Boundary Map



City of Santa Fe Springs

Lighting District No. 1

2018/19 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 14, 2018

Public Hearing: July 12, 2018

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www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT
Establishment of Annual Assessments for the:

Santa Fe Springs Lighting District No. 1

City of Santa Fe Springs

Los Angeles County, State of California

This Report identifies the parcels within the District, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 15 day of June, 2018.

Wildan Financial Services
Assessment Engineer
On Behalf of the City of Santa Fe Springs

By: [Signature]
Susana Hernandez, Project Manager
District Administration Services

By: [Signature]
Dick Kopecky
R. C. E. #16742



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I. OVERVIEW

A. INTRODUCTION

The City of Santa Fe Springs (hereafter referred to as "City") annually levies and collects special assessments in order to provide and maintain the improvements within the Santa Fe Springs Lighting District No. 1 (hereafter referred to as "District"). The District was formed on May 26, 1982 and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (hereafter referred to as the "1972 Act"). The annual assessments levied on parcels within the District are based on the special benefits received, and partially fund the costs associated with the installation, maintenance, operation and administration of the public streetlight system within the District.

This Engineer's Report (hereafter referred to as the "Report") has been prepared pursuant to the order of the City Council as required by the provisions *Chapter 3, of the 1972 Act (commencing with Section 22620)*, which outlines the procedures for the annual levy of assessments. This Report provides an update of the District including the proposed expenses and revenues, any substantial change in the improvements or the District, and the proposed assessments to be levied on the County tax roll for Fiscal Year 2018/19 and has been prepared pursuant to the requirements of *Article 4, Chapter 1, of the 1972 Act (inclusive of Sections 22565 through 22574)*. In addition to the provisions of the 1972 Act, it has been determined that the existing annual assessments for this District have been previously levied in accordance with the provisions of the *California Constitution Article XIID* which was enacted as a result of the passage of Proposition 218, approved by the California voters in November 1996.

The annual assessment rate for the District has not been increased since Fiscal Year 1992/1993, although the costs of providing the improvements that benefit the properties within the District have continued to rise. Initially, the rising costs to provide streetlights within the District were offset by the District fund balance and an assessment increase was not necessary. Eventually the District fund balance was exhausted and the City began making increasingly greater contributions each year to the District expenses, not only to cover the general benefit portion of the costs, but also to subsidize the special benefit costs not recovered by the annual assessments.

In 2004, the City performed an extensive review of the District including the boundaries of the District, the properties therein, the special benefit properties received from the improvements, the general benefit the improvements may provide to properties outside the District or to the public at large, as well as the current and long-term costs and expenses associated with providing the improvements. Based on this review and evaluation, the City Council determined that it was necessary and in the best interest of the property owners within the District to conduct a property owner protest ballot proceeding for an increase to the annual assessments for Fiscal Year 2004/2005 in accordance with the

provisions of the *California Constitution Article XIID*. Based on the ballot tabulation conducted on July 8, 2004, a majority protest existed, and the proposed assessment increase was not imposed.

The word “parcel”, for the purposes of this Report, refers to an individual property assigned its own Assessment Parcel Number by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

At a noticed annual Public Hearing the City Council will consider public testimony regarding the District. The City Council will review the Engineer’s Annual Report and may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council will order the levy and collection of assessments for Fiscal Year 2018/19 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller for inclusion on the property tax roll for each parcel in Fiscal Year 2018/19. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

As a result of the passage of Proposition 218 in November 1996, *Articles XIIC and XIID* were added to the California Constitution. *Article XIID* specifically addressed both the substantive and procedural requirements to be followed for assessments. The procedural and approval process for assessments outlined in this article apply to assessment districts, with the exception of those existing assessments that met one or more of the exemptions set forth in *Section 5* of the Article. Specifically as it relates to Lighting District No. 1, the exemption provision set forth in *Section 5(a)* of *Article XIID* states:

“...assessments existing on the effective date of this Article shall be exempt from the procedures and approval process set forth in Section 4 [if they were] imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control.”

The District’s streetlight assessments were established in Fiscal Year 1982/1983 and have not been increased since Fiscal Year 1992/1993. These assessments have funded improvements that are classified as street improvements as defined herein based on the definitions provided by the Office of the Controller for the State of California in the “Guidelines Relating to Gas Tax Expenditures” published by the

Division of Local Government Fiscal Affairs. The state's gas tax program is administered in city agencies, but audited by the Office of the State Controller. The proceeds of the gas tax are statutorily limited to expenditures for streets and roads. Because the funds are restricted to street and road expenditures, the State Controller has developed the "Street Purpose Definitions and Guidelines" based on the "Manual of Uniform Highway Accounting and Financial Management Procedures" developed by the American Association of State Highway Officials. Street improvement, as it relates to this District, is defined as the construction, operation, or maintenance of facilities within the right of way used for street or road purposes including but not limited to the following:

- ◇ Installation or expansion of the streetlight system including replacement of old equipment with superior equipment, installation of traffic signals at intersections and railroad crossings, replacement of equipment as required for relocations for street purposes, and purchase and installation of traffic signal control equipment.
- ◇ Servicing lighting systems and street or road traffic control devices including, repainting and repairing traffic signals and lighting standards; and furnishing of power for street and road lighting and traffic control devices.

Therefore, the existing District assessments (assessment rates and method of apportionment) approved and levied prior to the passage of Proposition 218, are exempt from both the substantive and procedural approval process defined by *Article XIID, Section 4*, until such time the assessments are increased.

II. Description of the District and Services

A. BOUNDARIES OF THE DISTRICT

The boundary of the District is completely within the city limits of the City of Santa Fe Springs and is shown on the Assessment Diagram, which is on file in the office of the City Clerk at the City Hall of Santa Fe Springs, a depiction of which is shown in Exhibit A of this Report. The parcels of real property included within the District are identified by land use categories ("Use Codes"). A listing of the Use Codes that may be applicable to parcels within this District and typically utilized by the Los Angeles County Assessor's Office for identification of property land uses is provided in the Method of Apportionment section of this Report. Excluded from assessments are utility easements, rights-of-way, common areas, public schools, public streets, residential properties, and other public properties. The parcels within the District are described in detail on the assessor parcel maps on file in the Los Angeles County Assessor's Office, which by reference are made a part of this Report.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. IMPROVEMENTS, PLANS AND SPECIFICATIONS

The annual special benefit assessments levied on parcels within the District provide funding for a portion of the annual expenses related to the installation, maintenance, operation and administration of the streetlight system within the District boundaries. The costs associated with the improvements are equitably spread among benefiting parcels in proportion to their special benefits. Streetlight improvements within the City of Santa Fe Springs but not within the District boundaries and that portion of the District improvements determined to be general benefit are funded by other revenue sources. Only improvements, services and

incidental expenses permitted under provisions of the 1972 Act that are necessary for the ongoing maintenance, operation and administration of the District streetlight system that provides special benefits to the parcels within the District are included in the annual assessment.

Maintenance of the streetlight system within the District may include, but is not limited to removal, repair, replacement, modification, or relocation of the light standards, poles, bulbs, fixtures, and appurtenances. Servicing of the Southern California Edison Company-owned streetlights is furnished by the Southern California Edison Company or by its successors or assignees. The rates charged by the Edison Company include both the power and maintenance costs and are regulated and authorized by the Public Utilities Commission of the State of California. The City of Santa Fe Springs Public Works Department provides for the servicing of the City-owned streetlights. The energy rates charged for City-owned streetlights is also regulated and authorized by the Public Utilities Commission.

Approximately eleven percent (11%) of the streetlights within the District are owned and maintained by Southern California Edison Company. The remaining eighty-nine percent (89%) of the streetlights are owned by the City of Santa Fe Springs and are maintained by the City. The following table provides a summary of the streetlight inventory within the District for Fiscal Year 2018/19:

Table 1 - Street Light Inventory for Fiscal Year 2018/19

Account No/ Description	Number of Lights Per Type											
	70			100			150			200		
	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt
3-008-8387-95 LS-1 (Edison-owned)	-	2	-	-	-	-	-	-	-	-	-	200
3-008-8182-13 LS-1 (Edison-owned)	-	-	-	-	-	3	-	-	1	-	-	850
3-008-8182-03 LS-1 (Edison-owned)	-	12	-	22	-	16	-	-	-	-	-	7,700
3-008-8182-02 LS-1 (Edison-owned)	-	6	-	-	-	-	-	-	-	-	-	600
3-008-8181-99 LS-1 (Edison-owned)	1	163	-	1	-	1	-	-	-	-	5	18,720
3-008-8181-96 LS-1 (Edison-owned)	5	127	-	-	-	6	-	-	1	-	-	14,500
LS - 1 TOTAL	6	310	-	23	-	26	-	2	-	5	372	42,570
3-008-9238-08 LS-2 (City-owned)	-	87	158	13	-	69	1	-	-	-	-	40,450
3-008-8181-98 LS-2 (City-owned)	-	-	-	126	2	85	-	37	3	-	-	46,380
3-008-8182-00 LS-2 (City-owned)	-	15	90	25	-	96	1	6	-	-	-	35,150
3-008-8182-01 LS-2 (City-owned)	-	14	-	160	-	119	-	22	9	-	-	57,490
3-008-8182-11 LS-2 (City-owned)	-	29	-	334	-	136	46	128	-	17	690	128,200
3-008-8182-14 LS-2 (City-owned)	-	12	-	279	-	356	-	88	4	15	754	143,490
3-008-8182-16 LS-2 (City-owned)	-	-	-	148	21	118	80	11	-	-	-	67,700
LS - 2 TOTAL	-	157	248	1,085	23	979	128	292	16	32	2,960	518,860
GRAND TOTAL	6	467	248	1,108	23	1,005	128	294	16	37	3,332	561,430

The proposed improvements for Fiscal Year 2018/19 are unchanged from the previous Fiscal Year. Streetlight Inventory Maps showing the location of the various streetlights within the District are on file in the office of the City Clerk at the City Hall of the City of Santa Fe Springs and by reference are made part of this Report.

III. Method of Apportionment

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of streetlights and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to *Article XIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel, only special benefits may be assessed and the costs associated with general benefit must separate from the special benefits. Therefore, in compliance with these requirements only the District costs that have been identified as "Special Benefit" are assessed, the costs of any improvements considered to be "General Benefit" have been eliminated from the net amount to be assessed.

B. BENEFIT ANALYSIS

The District's improvements, the associated costs and proposed assessments described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit calculation that proportionally allocates the net cost to the benefiting properties pursuant to the provisions of *Article XIID* and the 1972 Act. The location and extent of the various streetlight improvements within the District and the associated costs have been identified as either "General Benefits" (not assessed) or "Special Benefits".

Special Benefits

The method of apportionment (method of assessment) established for this District utilizes commonly accepted engineering practices and is based on the premise that each of the assessed parcels within the District receives special benefit from the improvements maintained and financed by District assessments. The desirability and security of properties within the District is enhanced by the presence of streetlights in close proximity to those properties.

The primary benefits of streetlights are for the convenience, safety and protection of people as well as the security and protection of property, property improvements

and goods. Specifically, the benefits of adequate and well-maintained streetlights that benefit both the properties and property owners within the District include:

- Improves ingress and egress to property, provides customers, suppliers and employees an enhanced environment in which to access the properties.
- Enhanced deterrence of crime and the aid to police protection and security activities.
- Reduced vulnerability to criminal assault of employees, patrons and owners at night.
- The promotion of increased business activities during nighttime hours.
- Increased nighttime safety on roads and highways.
- Reduced vandalism and other criminal acts and damage to improvements or personal property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Reduction of dumping, graffiti and loitering typically associated with poorly lighted areas.
- Enhances desirability of properties and the ability to conduct or expand business opportunities through association with an area that has sufficient streetlights.

The intensity or degree of illumination provided within the District can enhance these benefits and is a significant factor in determining the benefits properties receive from streetlights improvements. The number and intensity of the streetlights provided in this District are significantly greater than the residential areas of the City and are generally more extensive than the streetlights provided in similar commercial and industrial areas of other cities. For these reasons, it has been determined that the streetlight improvements provided by the District are a special benefit to the properties within the District.

General Benefit

Although the improvements clearly provide special benefits to properties within the District, it is recognized that some of these facilities by the nature of their location may also benefit properties outside the District that are not assessed and to a lesser extent may provide some benefit to the public at large. Therefore, a portion of the cost to operate, maintain, and service the streetlight improvements within the District are identified as general benefit and not included in the annual assessments as special benefit. In a detailed evaluation of the entire streetlight system within the City of Santa Fe Springs it was determined that, over eighty percent (80%) of the cost to maintain and service the City's streetlights is attributable to the streetlights within this District. The remaining twenty percent (20%) of the City's annual costs for streetlights is associated primarily with the residential areas of the City and these streetlights are currently funded by other revenues sources. Approximately seven percent (7%) of the streetlight improvement costs within the District itself are attributable to streetlight facilities

that benefit properties outside the District as well as properties within the District. Based on this evaluation, it has been determined that twenty-seven percent (27%) of the District's annual costs budgeted for Fiscal Year 2018/19 is considered general benefit. This is a quantifiable percentage based on the current City streetlight system and expenditures. Although not as quantifiable, it is also reasonable to assume that the District improvements also provide some general benefit to the public at large and a reasonable percentage of this benefit should not exceed three percent (3%) for a total general benefit of thirty percent (30%) of the District's costs. The cost of providing the District improvements that are considered general benefit, benefits conferred on real property or to the public at large, shall not be included in the annual assessments and shall be funded by other revenue sources available to the City. These funds are shown in the annual budget of this Report as a General Fund contribution and the amount to be levied as assessments for the District represent only the special benefit portion of the District expenses.

C. ASSESSMENT METHODOLOGY

Pursuant to the Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed among assessable parcels in proportion to the estimated benefits to be received by each such parcel from the improvements. The apportionment of costs used should reflect the composition of the parcels and the improvements and services provided based on each parcel's estimated special benefit.

Benefit Assessment Unit

To assess benefits equitably, it is necessary to relate the different types of parcel improvements to each other. A value of one unit has been assigned as the basic benefit assessment unit. The benefit assessment unit consists of three classifications of benefit: people, security and intensity. The Benefit Factor for each property type is equal to the aggregate amount of benefit assessment units that a parcel receives.

The following table summarizes the various property types within the District by use code and the applicable benefit assessment units that are applied to those properties.

Table 2 - Use Codes and Benefit Assessment Units

Use Code	Description	People	Security	Intensity	Benefit Factor
00-09*	Residential	-	-	-	0
10	Vacant Commercial Land	0	0.5	0.5	1
11	Stores	2	1	1	4
12	Store Combinations	2	1	1	4
13	Department Stores	4	2	2	8
15**	Neighborhood Shopping Center	**	**	**	8
16**	Regional Shopping Center	**	**	**	8
17	Office Building	1	1	1	3
18	Hotels and Motels	4	2	2	8
19	Professional Buildings	1	1	1	3
21	Restaurants	3	1	1	5
23	Banks, Savings and Loans	1	1	1	3
24	Service Shops	1	1	1	3
25	Service Stations	2	1	1	4
26	Auto/Recreation Equip Sales	2	2	2	6
27	Parking Lots (Commercial)	1	1	0.5	2.5
28	Animal Kennel	1	0.5	0.5	2
29	Nurseries or Greenhouses	1	0.5	0.5	2
30	Vacant Industrial Land	0	0.5	0.5	1
31	Light Manufacturing	3	1	2	6
32**	Heavy Manufacturing	**	**	**	8
33	Warehousing	2	1	2	5
34	Food Processing Plants	3	1	2	6
36	Lumber Yards	1	1	1	3
37**	Mineral Processing	**	**	**	5
38	Parking Lots (Industrial)	1	0.5	0.5	2
39**	Open Storage	**	**	**	8
44	Truck Crops	0.5	0.25	0.25	1
47	Dairies	0.5	0.25	0.25	1
61	Theaters	3	1	1	5
63	Bowling Alleys	4	2	2	8
64	Club, Lodge Hall, Fraternal Organization	2	1	1	4
71	Churches	1	0.5	0.5	2
72	Schools (Private)	1	0.5	0.5	2
77	Cemeteries, Mausoleums, Mortuaries	0.5	0.25	0.25	1
83	Petroleum and Gas	1	0.5	0.5	2
89	Dump Sites	0.5	0.25	0.25	1
99**	Distribution Centers	**	**	**	8

* Residential Properties are not assessed

** Minimum Assigned Benefit Factor. See Special Use Codes Section for details.

Special Use Codes

The following Use Codes have been listed separately because of their unique operations inherent to their classifications, the size of real property, and the high use as a result of their specific operation. The total benefit assessment unit assigned to each parcel is calculated based on the parcel's acreage and a specified weighting factor applied to that use code designation (formula). However, the minimum benefit units assigned to a parcel shall not be less than the Benefit Factor shown on the "Use Code and Benefit Assessment Units" table shown on the previous page unless the parcel fronts on a street without lights. In this case, the Benefit Factor may be reduced below this minimum. (Refer to the table for "Streets Without Lights").

Use Code 99 is a special use code not found in the Los Angeles County Assessor's listing and is assigned to distribution centers for this District only. Parcels of land in Use Code 99 typically run continual 24-hour operations and receive substantial benefit from the District's streetlight improvements.

Table 3 – Special Use Code

Use Code	Description	Formula	
15	Neighborhood Shopping Center	6.32	benefit units / acre
16	Regional Shopping Center	8.71	benefit units / acre
32	Heavy Manufacturing	5.45	benefit units / acre
37	Mineral Processing	3.27	benefit units / acre
39	Open Storage	6.53	benefit units / acre
99	Distribution Center	9.80	benefit units / acre

Streets Without Lights

The total Benefit Assessment Units of any parcel identified on the "Use Code and Benefit Assessment Units" table shown on the previous page that front on a street without District streetlights shall be assessed for people-related benefits only. It has been determined that these parcels do not receive the same special benefits from security or intensity that other parcels in the District receive.

The Special Use Code parcels on streets with no District streetlight facilities are reduced by 1/3 (of Table 3) to account for their reduced special benefits from security or intensity. The calculation of this reduced benefit is outlined in the following table for Special Use Codes:

Table 4 – Special Use Code (Streets Without Lights)

Use Code	Description	Formula
15	Neighborhood Shopping Center	4.23 benefit units / acre
16	Regional Shopping Center	5.84 benefit units / acre
32	Heavy Manufacturing	3.66 benefit units / acre
37	Mineral Processing	2.18 benefit units / acre
39	Open Storage	4.36 benefit units / acre
99	Distribution Center	6.58 benefit units / acre

D. BENEFIT FORMULA

The benefit formula applied to each parcel is based on the preceding Benefit Assessment Unit tables. Each parcel's Benefit Factor is equal to the aggregate amount of benefit assessment units that a parcel receives and correlates to the parcel's special benefit received as compared to other parcels in the District.

The following formulas are used to calculate each property's assessment:

$$\text{People Benefit Assessment Unit} + \text{Security Benefit Assessment Unit} + \text{Intensity Benefit Assessment Unit} = \text{Parcel's Benefit Factor}$$

$$\text{Total Balance to Levy / Aggregate of Benefit Factors} = \text{Levy per Benefit Factor (Assessment Rate)}$$

$$\text{Assessment Rate} \times \text{Parcel's Benefit Factor} = \text{Parcel Levy Amount}$$

The following table provides a summary, by Use Code, of the benefit units, proposed charge, and total count of assessable parcels in the District.

Table 5 – Summary of Assessable Parcels (by Use Code)

Use Code	Description	Benefit Units	Applied Rate	Proposed Charge	Parcel Assessed
10	Vacant Commercial Land	20.00	\$17.05	\$341.00	20
11	Stores	76.00	\$17.05	1,295.80	19
12	Store Combinations	24.00	\$17.05	409.20	6
15**	Neighborhood Shopping Center	620.68	\$17.05	10,582.45	36
16**	Regional Shopping Center	94.10	\$17.05	1,604.43	6
17	Office Building	120.00	\$17.05	2,046.00	40
18	Hotels and Motels	24.00	\$17.05	409.20	3
19	Professional Buildings	18.00	\$17.05	306.90	6
21	Restaurants	135.00	\$17.05	2,301.75	27
23	Banks, Savings and loans	15.00	\$17.05	255.75	5
24	Service Shops	3.00	\$17.05	51.15	1
25	Service Stations	40.00	\$17.05	682.00	10
26	Auto/Recreation Equip Sales	186.00	\$17.05	3,171.30	31
27	Parking Lots (Commercial)	80.00	\$17.05	1,363.84	32
30	Vacant Industrial Land	171.00	\$17.05	2,915.55	171
31	Light Manufacturing	3,783.00	\$17.05	64,500.15	631
32**	Heavy Manufacturing	718.02	\$17.05	12,242.15	39
33	Warehousing	3,549.00	\$17.05	60,510.45	711
34	Food Processing Plants	78.00	\$17.05	1,329.90	13
36	Lumber Yards	15.00	\$17.05	255.75	5
37**	Mineral Processing	363.32	\$17.05	6,194.62	23
38	Parking Lots (Industrial)	58.00	\$17.05	988.90	29
39**	Open Storage	315.03	\$17.05	5,371.26	17
71	Churches	2.00	\$17.05	34.10	1
72	Schools (Private)	8.00	\$17.05	136.40	4
83	Petroleum and Gas	2.00	\$17.05	34.10	1
89	Dump Sites	7.00	\$17.05	119.35	7
99**	Distribution Centers	861.02	\$17.05	14,680.34	2
	*Total	11,386.17		\$194,133.79	1,896

* Total parcel count will vary as parcels are submitted under five SBE numbers.

** See Special Use Codes Section.

IV. District Budget

Table 6 – District Budget FY 2018/19

LIGHTING BUDGET (FY 2018/19)	District Budget
Energy Costs	\$320,000
Maintenance and Labor Costs	214,900
Supplies, Materials and Equipment	33,000
Contractual Services	16,000
Overhead	107,500
Direct Costs (Subtotal)	\$691,400
Miscellaneous/Special Administration Expenses	8,500
Administration Costs (Subtotal)	8,500
Total Direct and Admin. Costs	\$699,900
General Benefit Contribution	(202,306)
General Fund Contribution * (Not General Benefit)	(303,460)
Balance to Levy	\$194,134
Total Parcels Levied	1,896
Total Benefit Units	11,386.17
Proposed Levy per Benefit Unit	\$17.05
Current Maximum Assessment Rate	\$17.05

* The City will continue to attempt to identify ways to decrease costs in order to reduce the General Fund Contribution required.

EXHIBIT A – DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act and is on file in the Office of the City Clerk at the City Hall of Santa Fe Springs and is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk during normal business hours.

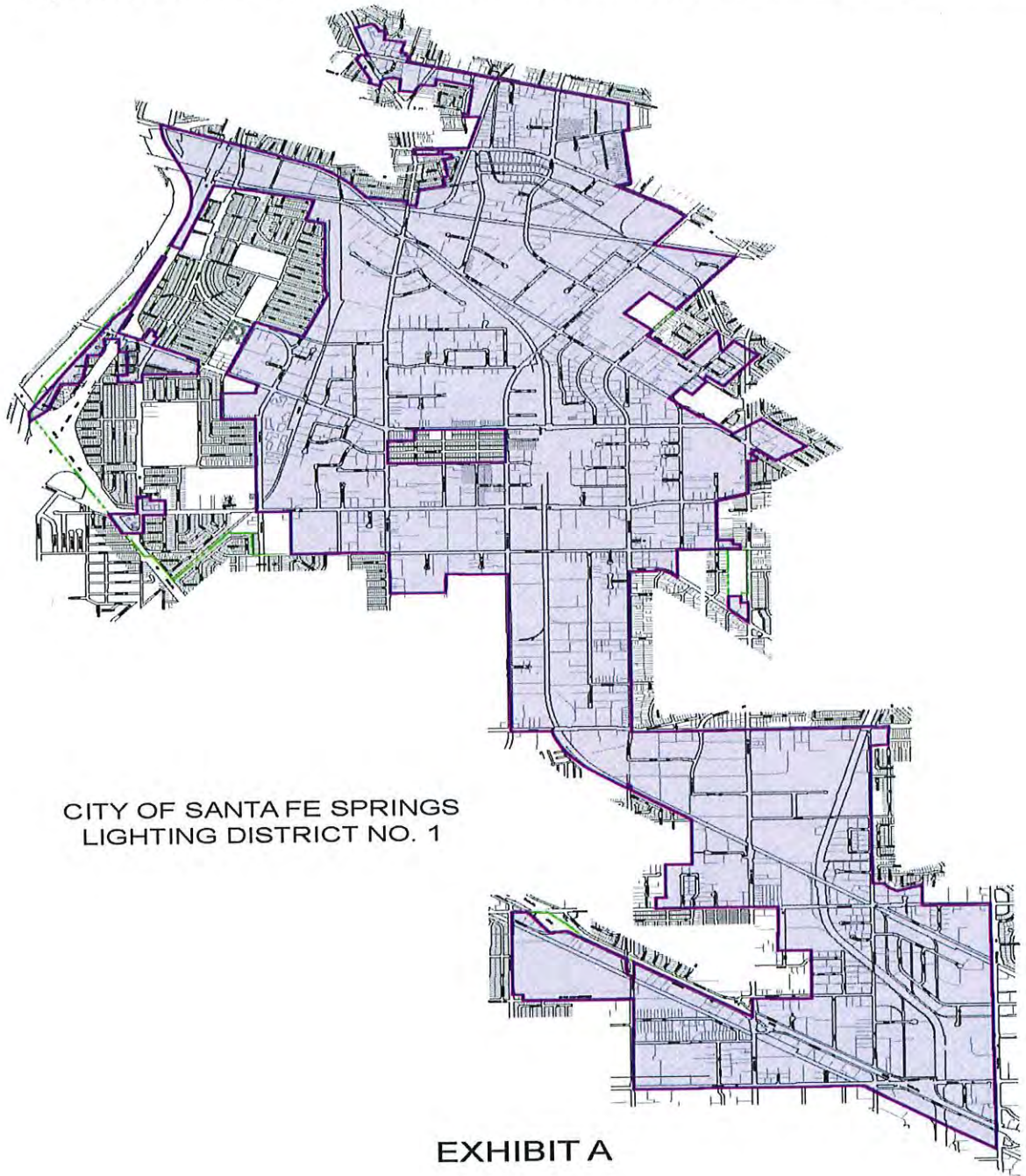


EXHIBIT B – 2018/19 ASSESSMENT COLLECTION ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The land use classification for each parcel has been based on the Los Angeles County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, has been submitted to the City Clerk and by reference is made part of this Report.

Approval of the Annual Engineer's Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for Fiscal Year 2018/19. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2018/19.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APPROVED:
ITEM NO.:

RESOLUTION NO. 9595

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
APPROVING THE ENGINEER'S "REPORT" FOR ANNUAL LEVY
OF ASSESSMENT FOR FISCAL YEAR IN A DISTRICT
WITHIN SAID CITY**

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as

**CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1**

(hereinafter referred to as the "District") and,

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and,

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said "Report."

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

SECTION 2. That the "Report" as presented, consisting of the following:

- A. Estimate of costs;
- B. Diagram of the District;
- C. Assessment of the estimated Cost

Is hereby approved; and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

APPROVED and ADOPTED this 12th day of July, 2018.

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

RESOLUTION NO. 9596

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE
IN AN EXISTING DISTRICT, PURSUANT TO
THE PROVISIONS OF DIVISION 15, PART 2 OF THE
STREETS AND HIGHWAYS CODE OF THE STATE OF
CALIFORNIA, AND SETTING A TIME AND PLACE FOR
PUBLIC HEARING THEREON**

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA has previously formed a lighting district pursuant to terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, in what is known and designated as

CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1

(hereinafter referred to as the "District")' and,

WHEREAS, at this time, this City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and,

WHEREAS, at this time there has been presented and approved by this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

PUBLIC INTEREST

SECTION 2. That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public

inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3. That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2018/2019 is hereby approved and is directed to be filed in the Office of the City Clerk.

SECTION 4. That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6. The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7. That all monies collected shall be deposited in a special fund known as

"SPECIAL FUND
CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1"

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF THE DISTRICT

SECTION 8. Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council declares to be the district benefited by said improvement and maintenance, and to be further assessed to pay the costs and expenses thereof. Said District, shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and designated by the name of the District.

PUBLIC PROPERTY

SECTION 9. Any lots or parcels of land known as public property, as the same are defined in Section 22663 of Division 15, Part 2 of the Streets and Highways Code of the State of California, which are included within the boundaries of the District, shall be omitted and exempt from any assessment to be made under these proceedings to cover any of the costs and expenses of said improvement and maintenance work.

PUBLIC HEARING

SECTION 10. NOTICE IS HEREBY GIVEN THAT THURSDAY, THE 26th DAY OF JULY, 2018 AT THE HOUR OF 6:00 O'CLOCK P.M., IN THE REGULAR MEETING OF THE CITY COUNCIL, BEING THE COUNCIL CHAMBERS, IS THE TIME AND PLACE FIXED BY THIS CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION, ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS FOR THE ANNUAL LEVY SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 11. That the City Clerk is hereby authorized and directed to publish a copy of this Resolution. Said publication shall be not less than ten (10) days before the date for said Public Hearing.

EFFECTIVE DATE

SECTION 12. That this Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 13. For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

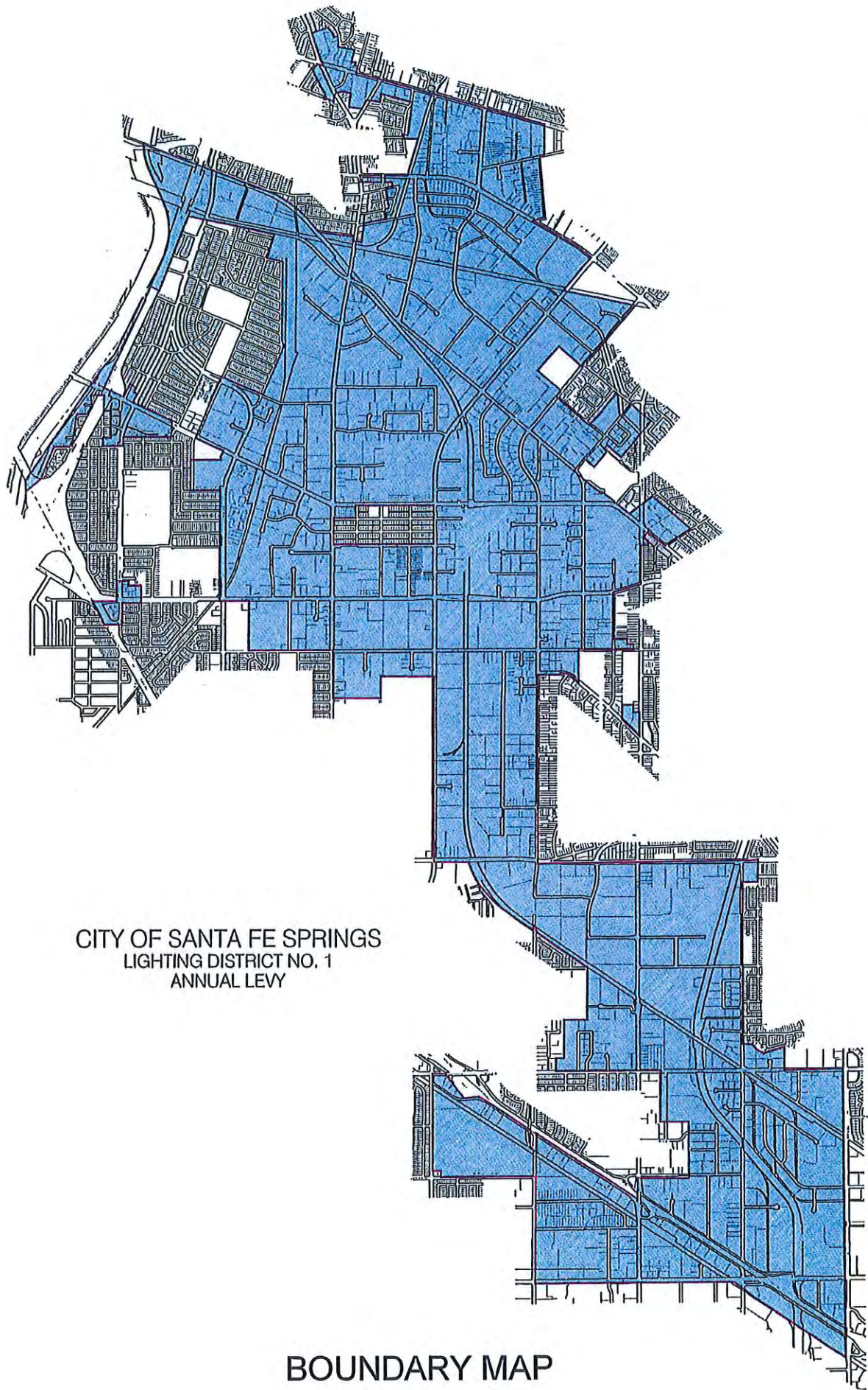
Noe Negrete
City Engineer
CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511

APPROVED and ADOPTED this 12th day of July, 2018.

Jay Sarno, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1
ANNUAL LEVY

BOUNDARY MAP



City of Santa Fe Springs

City Council Meeting

July 12, 2018

PRESENTATION

Presentation to Sylvia Arias and Terry Camacho upon their Retirement

RECOMMENDATION

The Mayor may wish to call upon Director of Community Services, Maricela Balderas, to assist with this presentation.

BACKGROUND

Sylvia Arias and Terry Camacho retired from service to the City of Santa Fe Springs on Friday, June 29, 2018. Mrs. Arias and Mrs. Camacho have been invited to the Council meeting to be recognized for their 30+ years of service to our community.

Mrs. Camacho worked for the City's Child Care Program for 32 years. She was hired as a Teacher for the Los Nietos Child Care Center in 1986 and was promoted to Head Teacher in 1996. Over the course of her time in the City's Child Care Program, Mrs. Camacho has worked at every child care site and has been involved in multiple programs and events within the Family and Human Services Division.

Mrs. Arias worked for the City's Child Care Program for 35 years. She was hired as a Substitute Teacher in 1983 for the school age program and was promoted to Children Services Supervisor in 1988. In 2010, when redevelopment funding was cut, Mrs. Arias' position was changed to Head Teacher. Over the course of her time in the City's Child Care Program, Mrs. Arias has also been involved in multiple programs and events within the Family and Human Services Division.

Sylvia and Terry were instrumental in the planning and implementation of child care program services. Tonight we would like to recognize and thank them for their service to the community and City of Santa Fe Springs.


Raymond R. Cruz
City Manager



City of Santa Fe Springs

City Council Meeting

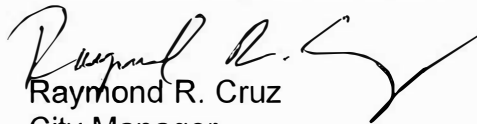
July 12, 2018

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	2	Moore
Beautification	1	Rounds
Beautification	4	Sarno
Beautification	1	Zamora
Family & Human Services	1	Sarno
Historical	2	Rounds
Historical	3	Sarno
Historical	3	Trujillo
Historical	2	Zamora
Parks & Recreation	1	Moore
Parks & Recreation	2	Sarno
Parks & Recreation	1	Trujillo
Parks & Recreation	1	Zamora
Senior Citizens	3	Moore
Senior Citizens	1	Rounds
Senior Citizens	2	Sarno
Senior Citizens	4	Trujillo
Sister City	2	Rounds
Sister City	4	Sarno
Sister City	3	Zamora
Youth Leadership Committee	1	Trujillo

Applications Received: Tania Padilla (Youth Leadership Committee)

Recent Actions: None


Raymond R. Cruz
City Manager

Attachments:

Committee Lists

Prospective Members

Prospective Members for Various Committees/Commissions

Beautification

Family & Human Services

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

Tania Padilla

BEAUTIFICATION COMMITTEE

updated 4/19/18

Meets the fourth Wednesday of each month, except July, Aug, Dec.

9:30 a.m., Town Center Hall

Qualifications: 18 Years of age, reside or active in the City

Membership: 25 Residents appointed by City Council

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Juliet Ray	(18)
	Guadalupe Placencia	(19)
	Francis Carbajal	
	Vacant	
	Vacant	
Zamora	Mary Reed	(18)
	Charlotte Zevallos	(18)
	Doris Yarwood	(18)
	Vada Conrad	(19)
	Vacant	(19)
Rounds	Sadie Calderon	(18)
	Vacant	(18)
	Mary Arias	(19)
	Marlene Vernava	(19)
	Jeanette Wolfe	(19)
Sarno	Vacant	(18)
	May Sharp	(19)
	Vacant	
	Vacant	
	Vacant	
Trujillo	Jacqueline Martinez	(18)
	AJ Hayes	(18)
	Margaret Bustos*	(18)
	Debra Cabrera	(19)

**Indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

updated 2/2/18

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:45 p.m., Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council

5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Martha Villanueva	(18)
	Margaret Bustos*	(18)
	Miriam Herrera	
Zamora	Gaby Garcia	(18)
	Tina Delgado	(19)
	Gilbert Aguirre	(19)
Rounds	Annette Rodriguez	(18)
	Janie Aguirre	(19)
	Peggy Radoumis	(19)
Sarno	Vacant	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(19)
Trujillo	Dolores H. Romero*	(18)
	Laurie Rios	(18)
	Bonnie Fox	(19)

Organizational Representatives: Nancy Stowe
(Up to 5) Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

updated 3/26/18

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

Qualifications: 18 Years of age, reside or active in the City

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Laurie Rios	6/30/2018
Zamora	Larry Oblea	6/30/2018
Rounds	Pauline Moore	6/30/2018
Sarno	Francis Carbajal	6/30/2018
Trujillo	AJ Hayes	6/30/2018

Committee Representatives

Beautification Committee	Charlotte Zevallos	6/30/2019
Historical Committee	Sally Gaitan	6/30/2019
Planning Commission	Gabriel Jimenez	6/30/2018
Chamber of Commerce	Debbie Baker	6/30/2019

Council/Staff Representatives

Council Liaison	Richard Moore
Council Alternate	Jay Sarno
City Manager	Don Powell
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

HISTORICAL COMMITTEE

updated 4/17/18

Meets Quarterly - The 2nd Tuesday of Jan., April, July, and Oct., at 5:30 p.m.,
Heritage Park Train Depot

Qualifications: 18 Years of age, reside or active in the City

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Shesterkin	(18)
	Tony Reyes	(18)
	Amparo Oblea	(19)
	George Felix, Jr.	(19)
Zamora	Francis Carbajal	(19)
	Vacant	
	Vacant	
	Larry Oblea	(18)
Rounds	Vacant	
	Vacant	
	Mark Scoggins*	(19)
	Janice Smith	(19)
Sarno	Vacant	
	Vacant	
	Vacant	
	Sally Gaitan	(19)
Trujillo	Vacant	
	Vacant	
	Merrie Hathaway	(19)
	Vacant	

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

updated 2/2/18

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Vacant	(18)
	Adrian Romero	(19)
	William Logan	(19)
	Ralph Aranda	(19)
	Kurt Hamra	(19)
Zamora	Michael Givens	(18)
	Ruben Gonzalez	(18)
	Frank Aguayo, Sr.	(18)
	Sally Gaitan	(19)
	Vacant	
Rounds	Kenneth Arnold	(18)
	Mary Anderson	(18)
	Johana Coca*	(18)
	Tim Arnold	(19)
	Mark Scoggins*	(19)
Sarno	Rudy Lagarreta Jr.	(18)
	Vacant	(18)
	Lisa Garcia	(19)
	Vacant	(18)
	David Diaz-Infante	(19)
Trujillo	Dolores Romero	(19)
	Andrea Lopez	(18)
	Lydia Gonzalez	(19)
	Anthony Ambris	(19)
	Vacant	(19)

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Neal Welland	6/30/2020
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Johnny Hernandez	6/30/2020

PLANNING COMMISSION

updated 10/17/17

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers

Qualifications: 18 Years of age, reside or active in the City

Membership: 5

APPOINTED BY

NAME

Moore

Ken Arnold

Rounds

Ralph Aranda

Sarno

John Mora

Trujillo

Frank Ybarra

Zamora

Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

updated 10/9/2017

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Paul Nakamura	(18)
	Astrid Shesterkin	(19)
	Vacant	
	Vacant	
	Vacant	
Zamora	Dolores Duran	(18)
	Elena Lopez Armendariz	(18)
	Rebecca Lira	(18)
	Amelia Acosta	(19)
	Gloria Madrid	(19)
Rounds	Vacant	
	Bonnie Fox	(18)
	Gilbert Aguirre	(19)
	Lorena Huitron	(19)
	Janie Aguirre	(19)
Sarno	Yoko Nakamura	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(19)
	Vacant	
	Vacant	
Trujillo	Vacant	
	Vacant	
	Vacant	
	Margaret Bustos*	(19)
	Vacant	

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

updated 4/17/18

Meets the First Monday of every month, except Dec., at 6:45 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Martha Villanueva	(18)
	Laurie Rios	(18)
	Mary K. Reed	(19)
	Peggy Radoumis	(19)
	Francis Carbajal	(19)
Zamora	Charlotte Zevallos	(18)
	Vacant	(19)
	Vacant	
	Doris Yarwood	(19)
Rounds	Vacant	
	Manny Zevallos	(18)
	Susan Johnston	(18)
	Jacqueline Martinez	(19)
	Vacant	
Sarno	Vacant	
	Jeannette Wolfe	(18)
	Vacant	
	Vacant	
	Vacant	
Trujillo	Vacant	
	Beverly Radoumis	(19)
	Andrea Lopez	(18)
	A.J. Hayes	(19)
	Marcella Obregon	(19)
	Debra Cabrera	(19)

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

Qualifications: 18 Years of age, reside or active in the City

APPOINTED BY

NAME

Moore

Bryan Collins

Rounds

Johana Coca

Sarno

Alma Martinez

Trujillo

AJ Hayes

Zamora

Nancy Romo

*Albert Hayes removed on 7/19/17

YOUTH LEADERSHIP COMMITTEE

updated 2/2/18

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

APPOINTED BY	NAME	Term Expires in Year Listed or upon Graduation
Moore	Richard Aguilar	(19)
	Destiny Cornejo	(19)
	Zachary Varela	(18)
	Jazmine A. Duque	(19)
Zamora	Metztli Mercado-Garcia	(18)
	Savanna Aguayo	(19)
	Valerie Melendez	(19)
	Christian Zamora	(19)
Rounds	Andrew Chavez	(18)
	Jennisa Casillas	(19)
	Walter Alvarez	(18)
	Valerie Yvette A. Gonzales	(18)
Sarno	Angel M. Corona	(19)
	Rafael Gomez	(19)
	Ivan Aguilar	(19)
	Jennifer Centeno Tobar	(19)
Trujillo	Bernardo Landin	(18)
	Ionnis Panou	(18)
	Karla Cardenas	(19)
	Vacant	(18)