

ORDINANCE NO. 1138

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING A ZONE TEXT AMENDMENT TO AMEND SECTION 155.003 (DEFINITIONS) AND ADD SECTIONS 155.656.1 (TEMPORARY TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15, CHAPTER 155, OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared a Zone Text Amendment to the City's Zoning Ordinance, as codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, which amends Sections 155.003 (Definition) and 155.656.1 (Temporary Truck, Trailer, Chassis or Container Storage); and

WHEREAS, on March 28, 2024, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing for the Planning Commission. A public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, at a duly noticed public hearing on April 8, 2024, the Planning Commission of the City of Santa Fe Springs adopted Resolution 260-2024 recommending that the City Council adopt an Ordinance amending Section 155.003 and adding Section 155.656.1 within Title 15, Chapter 155, of the Santa Fe Springs Municipal Code; and

WHEREAS, on April 24, 2024, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. A public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, at a duly noticed public hearing on May 7, 2024, the City Council of the City of Santa Fe Springs considered the Zone Text Amendment, the staff report, and all testimony, written and spoken.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE AND ORDAIN AS FOLLOWS:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City's Zoning Ordinance.

3. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
4. The proposed Zone Text Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy LU-1.5 – Land Use Transitions. Apply appropriate screening, buffers, transitional uses, and other controls to transition from industrial and commercial uses to any adjacent residential uses and thus reduce potential noise and air pollution impacts.
 - b. Policy LU-3.2: Appropriate Siting. Site heavy industrial, large warehouses, and trucking and logistics in areas where the location and roadway pattern will provide minimal impacts on residential and commercial uses.
 - c. Policy LU-4.7: Adaptive Reuse and Redevelopment. Collaborate with business owners and landowners with underinvested properties to support adaptive reuse and redevelopment.

Overall, the proposed Zone Text Amendment is consistent with the Santa Fe Springs General Plan goals and policies by addressing land use transitions, appropriate siting, adaptive reuse and redevelopment, and leveraging underutilized space in a manner that aligns with the city's objectives.

5. The Zone Text Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Zone Text Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. Amendments:

1. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003 DEFINITIONS is hereby added as provided in Exhibit "A" attached hereto and incorporated herein by reference.
2. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.656.1 TEMPORARY TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE is hereby amended as provided in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION III. Environmental Findings and Determination:

This Ordinance is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The amendments to the Zoning Ordinance contained herein are merely clean up items

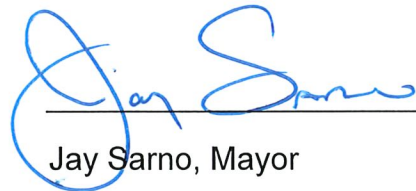
and streamline the development process. These changes will not have a significant effect on the environment.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.


PASSED and ADOPTED this 21st day of May, 2024, by the following vote:

AYES: Councilmembers Martin, Rodriguez, Mayor Pro Tem Rounds, and Mayor Sarno
NOES: None
ABSENT: Councilmember Zamora
ABSTAIN: None



Jay Sarno, Mayor

ATTEST:



Fernando N. Muñoz, CMC, Deputy City Clerk

Exhibit A – Zone Text Amendments

Exhibit A – Zone Text Amendments

Key:

Normal Text = Existing unmodified Code language

Strikethrough Text = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003
DEFINITIONS is hereby amended to include three new definitions below:*

§ 155.003 DEFINITIONS.

CONTAINER, or an intermodal container, or a shipping container, or a Conex box or freight container for packaging and/or shipping, or for the use to store or transport materials and products.

CHASSIS, also called skeletal trailer, designed to carry an intermodal container.

TRUCK TRAILER, any trailer designed and used primarily for carrying loads other than passengers whether designed as a balance trailer, pole trailer, semitrailer or self-supporting trailer. ~~A freight-carrying vehicle, regardless of the number of axles, designed to be pulled or towed by a truck or truck tractor.~~

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.656.1
TEMPORARY STORAGE OF TRUCKS, TRAILERS, CHASIS, OR CONTAINERS is hereby added as follows:*

§155.656.1 TEMPORARY STORAGE OF TRUCKS, TRAILERS, CHASSIS, OR CONTAINERS.

A Temporary Storage Permit (TSP) may be obtained for the temporary storage of trucks, trailers, chassis, or containers on a M-1 or M-2 zoned site, or portion thereof, in accordance with the requirements of this section.

(A) Required Site Characteristics.

- (1) The subject site shall not exceed five acres in size.
- (2) The subject site shall not front onto a major or secondary arterial.
- (3) The subject site shall not be located within 1,000 feet of a residential zone, school, or park.
- (4) The subject site, or portion thereof, used for the storage of trucks, trailers, chassis, or containers shall be undeveloped.

- (B) Standard Conditions of Approval. In addition to any other conditions of approval set forth in a Temporary Storage Permit, the following conditions shall apply to all permits:
- (1) A Temporary Storage Permit shall be limited to a period of not more than two years, unless an extension is granted by the Planning Commission as set forth in this section.
 - (2) The truck, trailer, chassis, or container storage use shall operate in such a manner as to not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
 - (3) The truck, trailer, chassis, or container storage use shall fully comply with all applicable building, fire, and other state and local laws.
 - (4) Washing or repairing of trucks, trailers, chassis, or containers is strictly prohibited at all times.
 - (5) The permit holder shall obtain all necessary construction related permits.
 - (6) Trucks, trailers, chassis, and/or containers shall not be located within the required setback areas.
 - (7) Off-street parking shall be adequate to accommodate the proposed use.
- (C) Application Filing, Fees and Processing
- (1) Application and Contents. An application for the temporary storage of trucks, trailers, chassis, or containers shall be made on forms furnished by the Community Development Department. At minimum, the application must contain the following information:
 - (a) Name of applicant.
 - (b) Proposed location.
 - (c) Description of all activities involved, including, but not limited to, the type of truck, trailer, chassis, or container to be stored, and any items that will be stored within them.
 - (d) Duration of proposed activities.
 - (e) A site plan accurately drawn to scale depicting vehicular access and queuing, fire lanes, and storage areas. Site plans must comply with all applicable stormwater run-off and NPDES requirements.
 - (f) A proposed business plan for the future permanent use and/or otherwise a proposed site plan for the future development of the site shall be concurrently submitted with the request for a temporary truck, trailer, chassis, or container storage use. Concurrent approval of said use or development is not required.
 - (g) A security and safety plan for the proposed use.
 - (h) A site maintenance and operations plan for ongoing property cleaning, dust mitigation, and litter control.
 - (i) Any other documents as may reasonably be required by City staff for a complete understanding of the proposed project.
 - (2) Filing Fee. A filing and investigation fee in an amount set by the City Council shall be required with each application submitted.
 - (3) Application Processing.

- (a) Upon receipt of an application for a Temporary Storage Permit, City staff shall review the application and inform the applicant as to the completeness of the submittal, of additional materials required, if any, and project issues of concern within 30 days. City staff shall also inform the applicant of the procedures for compliance with this section.
 - (b) Once the Temporary Storage Permit application is deemed complete, City staff shall conduct a final review of all materials provided by the applicant.
- (4) Review by Staff
 - (a) In review and consideration of the proposed project, City staff shall consider, among other criteria, the following:
 - i. Vehicle traffic and circulation;
 - ii. Proximity to sensitive and/or incompatible land uses, such as residential properties, schools, or parks;
 - iii. Security and safety measures;
 - iv. Dust mitigation measures;
 - v. Property maintenance and litter control measures;
 - vi. Other requirements set forth within this section; and
 - vii. Adherence to local, state, and federal laws.
- (5) Conditions of Approval. In reviewing the application, City staff shall impose such conditions deemed necessary to ensure implementation and compliance with this section.
- (6) Findings. The approval or conditional approval of a Temporary Storage Permit may be granted by the Director of Community Development or designee, only if all of the following finding can be made:
 - (a) The operation of the requested temporary use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare;
 - (b) The subject lot is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;
 - (c) The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use would or could reasonably be expected to generate;
 - (d) Adequate temporary parking to accommodate vehicular traffic to be generated by the temporary use would be available either on-site or at alternate locations acceptable to the Director of Community Development or designee; and
 - (e) The temporary use is consistent with all applicable provisions of the General Plan, any applicable specific plan, this Code, and other City regulations.

(7) Decision.

- (a) The Director of Community Development or designee will provide a written decision of a denial or issuance of a Temporary Storage Permit, including the conditions of approval and required findings, to the applicant by mail.
- (b) The applicant shall sign an affidavit to acknowledge that the applicant is aware of and agrees to all of the requirements and conditions under which the approval of the Temporary Storage Permit is given, and that if any of said requirements or conditions are violated, the approval shall become null and void.
- (c) The approval by the Director of Community Development or designee, is considered final unless it is appealed within 14 days from the date of approval.

(8) Appeal of Decision

- (a) An appeal of the decision made by the Director of Community Development, or designee shall be made in writing and filed with the Planning Commission Secretary.
- (b) Said appeal must be received within 14 days from the date of approval.
- (c) The filing of an appeal within the prescribed time period shall have the effect of staying the effective date of the Director of Community Development or designee's decision until such time as the Planning Commission has acted on the appeal.
- (d) Each appeal shall be considered de novo (new) and the Planning Commission may reverse, modify, or affirm the decision in regard to the entire project in whole or in part. In taking its action on the appeal, the Planning Commission shall state the basis for its action. The Planning Commission may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part), and may modify, delete, or add such conditions as it deems necessary. The Planning Commission may also refer the matter back to the Director of Community Development for further action.
- (e) Any subsequent appeal of the Planning Commission's action shall be subject to Sections 155.865 and 155.866 of this code.

(D) Extension of Temporary Storage Permit

- (1) The holder of a Temporary Storage Permit may file an application with the Community Development Department for an extension of time to continue the use beyond the two-year period. In order to be considered for an extension of time, the permit holder must submit the written request for such extension at least 90 days but no more than 180 days prior to the expiration of the permit.
- (2) The temporary truck, trailer, chassis, or container storage use may be extended for no more than two additional twelve (12) month periods beyond the term of the original approval.

- (3) The application for an extension shall be heard by the Planning Commission. The Planning Commission may grant the extension if it finds:
 - (a) That there have been no changes in the conditions or circumstances of the site or operations that would have been grounds for denial of the original permit application; and
 - (b) That the permit holder is in compliance with all permit terms and conditions, and all local, state, and federal laws.
- (E) Violation. Violation of any term or condition of the permit, or any local, state, or federal law, is cause for the permit to be revoked pursuant to section 155.811, et seq. of this Code.