



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, MAY 13, 2024
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

PLANNING COMMISSION

David Ayala, Chairperson
John Mora, Vice Chairperson
Francis Carbajal, Commissioner
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner

DIRECTOR OF COMMUNITY
DEVELOPMENT

Cuong Nguyen

COVERING
ATTORNEY

Rosemary Koo

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Intern
Planning Consultant
Planning Secretary

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Rudy Lopez
Laurel Reimer
Esmeralda Elise

NOTICES

This Planning Commission Meeting (“Planning”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

https://www.santafesprings.org/city_council/city_council_commissions_committees/planning_commission/index.php

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 Planning Secretary’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.

SB 1439: Effective January 1, 2023 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

Public Comment: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Staff. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.org. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. 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 Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

Please Note: Staff reports and supplemental attachments are available for inspection at the office of the Planning Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PRESENTATIONS – NONE****PUBLIC COMMENTS ON NON-AGENDA AND NON-PUBLIC HEARING AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING**

1. **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 572 – A REQUEST TO AMEND CONDITIONAL USE PERMIT CASE NO. 572, WHICH INVOLVES THE MERGER OF CUP 561 AND CUP 572. THE PROPOSED AMENDMENT WILL ENABLE THE SOLE TENANT, SFS TRUCK STORAGE, INC., TO CONSOLIDATE THE PRIVILEGES OF BOTH CUP 561 AND 572 INTO A SINGLE CONDITONAL USE PERMIT.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding CUP Case No. 572, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed CUP 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find that the applicant's CUP request meet the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 4) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and

- 5) Approve the requested Amendment to CUP Case No. 572, subject to the conditions of approval as contained within Resolution No. 226-2024; and
- 6) Adopt Resolution No. 226-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

2. PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88 AND ADOPTION OF RESOLUTION NO. 263-2024: A REQUEST TO ALLOW THE OPERATION AND MAINTENANCE OF THE WAREHOUSING AND DISTRIBUTION OF ALCOHOL BEVERAGES AT 9719 SANTA FE SPRINGS ROAD.

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 88, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Adopt Resolution No. 263-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and
- 5) Approve Alcohol Sales Conditional Use Permit Case No. 88 subject to the conditions of approval as contained within Resolution No. 263-2024.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

- 3. MINUTES OF THE APRIL 10, 2023 MEETING
MINUTES OF THE SEPTEMBER 11, 2023 MEETING
MINUTES OF THE OCTOBER 09, 2023 MEETING
MINUTES OF THE NOVEMBER 13, 2023 MEETING
MINUTES OF THE JANUARY 16, 2024 MEETING
MINUTES OF THE FEBRUARY 28, 2024 MEETING**

MINUTES OF THE MARCH 11, 2024 MEETING
MINUTES OF THE MARCH 18, 2024 SPECIAL MEETING
MINUTES OF THE APRIL 08, 2024 MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

4. A COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 74 – UNIQUE LOGISTICS INTERNATIONAL

RECOMMENDATION: That the Planning Commission:

- 1) Find that the Planning Commission, based on staff's findings provided within this report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 74; and
- 2) Request that this matter be brought back before May 13, 2029, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

5. CONDITIONAL USE PERMIT ("CUP") CASE NO. 559 - 4 – A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A USE INVOLVING THE MANUFACTURING, STORAGE, AND DISTRIBUTION OF SODIUM HYPOCHLOPRITE AT 9028 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (KIK CUSTOM PRODUCTS)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the use involving the manufacturing, storage, and distribution of sodium hypochlorite, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 559 be subject to a compliance review in one (1) year on, or before, May 13, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

6. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 731 - 3 - A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MEAT PROCESSING FACILITY LOCATED AT 13044 PARK STREET, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (QUENTIN MEATS INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the existing meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious and adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan.
- 2) Require that CUP Case No. 731 be subject to a compliance review in five (5) years on, or before, May 13, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Commissioner announcements; requests for future agenda items; conference/meetings reports. Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Esmeralda Elise, Planning Secretary Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City’s website at www.santafesprings.org; 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.



Esmeralda Elise
Planning Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO 572, WHICH INVOLVES THE MERGER OF CUP 561 AND CUP 572 AND ALLOW A SINGLE OWNER, SFS TRUCK STORAGE, INC., TO MERGE THE PRIVILEGES OF CUP 561 AND CUP 572 INTO A SINGLE CUP WITH A SINGLE OWNER. (SFS TRUCK STORAGE, INC.)**

DATE: May 13, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding CUP Case No. 572, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed CUP 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 Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 3) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 4) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 5) Approve the requested Amendment to CUP Case No. 572, subject to the conditions of approval as contained within Resolution No. 226 -2024; and
- 6) Adopt Resolution No. 226-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fees collected for the subject amendment, there is no ongoing fiscal impact”

BACKGROUND/DISCUSSION:

On March 6, 2024, SFS Truck Storage, Inc. ("Applicant") submitted a request to amend CUP Case No. 572. This request seeks to merge and update the existing conditions of approval for CUP 561 and CUP 572 for an existing truck and trailer storage yard located at 12920 Imperial Highway (APNs: 8045-001-0026, 8045-001-0030, 8045-001-033, 8045-001-034), referred to as the "Project Site".

Site History:

The Project Site previously operated as a waste disposal facility during the 1950s-1960s (known as Kalico #2). This facility handled various industrial waste such as solvents, paints, and oils and as a result became contaminated with hazardous substances, leading to its designation as a Superfund site in the 1980s. During the 1970s-1980s the City faced economic challenges due to the declining oil industry, prompting efforts to diversify.

Entitlement History:

In 1999, Simon Trucking, Inc. secured Conditional Use Permit (CUP) Case No. 561 to operate a truck parking facility on a 6.79-acre former landfill site. The northern 1.59-acre section of the property, situated along Imperial Highway and previously occupied by Lincoln Machinery Co., was unaffected by the landfill present in the southern portion. The southern 5.20 acres of the property had been utilized for outdoor storage since the 1960s, with the landfill in this area being covered and closed during the same decade.

Subsequently, SFS Truck Storage, Inc. obtained Conditional Use Permit (CUP) Case No. 572 on February 22, 2000, for an outdoor storage yard, allowing for a truck and trailer parking lot on a 12.43-acre site. Similar to the Simon Trucking use, the property had a historical use either as a landfill or as outdoor storage yards since the 1960s. The former landfill in this area was covered and closed in the late 1960s. In 2005, SFS Truck Storage, Inc. acquired the adjacent 6.79-acre site from Simon Trucking, Inc.

Project/Applicant Information

Project Location: 12920 Imperial Highway

Project Owner: SFS Truck Storage, Inc.

Project Applicant: Stephane Wandel

General Plan Designation: Industrial

Zoning Designation: M-2, Heavy Manufacturing

Existing Use on Project Site: Truck and Trailer Storage Yard

Project Description

As mentioned previously, the Applicant is requesting approval to merge and update the existing conditions of approval for CUP 561 and CUP 572, on an existing truck and trailer storage yard located at 12920 Imperial Highway. The site has and will continue to operate as an outdoor truck and trailer storage yard, no expansion or modification of the existing use is being proposed.

Surrounding Land Uses:

The ±19-acre site is surrounded by commercial and industrial uses to the north, the Atchison Topeka and Santa Fe Railroad to the south, the Norwalk/Santa Fe Springs Transportation Center to the west, and industrial uses to the east.

Direction	Zone	Land Use
North	M-2, Heavy Manufacturing	Industrial and Utility Company
South (City of Norwalk)	Railroad and Metro Tracks	Santa Fe Railroad Neighborhood Norwalk/ Santa Fe Springs Metro Tracks
East	M-2, Heavy Manufacturing	Industrial
West (City Norwalk)	Santa Fe Railroad and Metro Center/Tracks City of Norwalk	Center Metro /Tracks and Santa Fe Railroad City of Norwalk

Additionally, the subject site is within 1,000 feet of a former landfill and within 500 feet of an Oil & Gas well and thus, the site is considered to be within the City's Methane Zone.

Zoning Requirements:

In accordance with Section 155.243(I)(7) of the City's Zoning Ordinance, any trucking, transit, and transportation facilities shall be permitted only after a valid CUP has first been obtained.

Code Section:	Conditional Uses:
§155.243	The following uses shall be permitted in the M-2 Zone only after a valid Conditional Use Permit has first been issued: (7) Truck, truck trailer or truck tractor storage.

ANALYSIS:

Pursuant to Section 155.656(A) of the City's Zoning Ordinance, CUPs shall be granted for trucking facilities located along major or secondary highways or on sites larger than 2 acres. However, subsection (C) of the same section states that the approval of a CUP for a trucking facility may be granted on a landfill site if it cannot be more suitably utilized for other industrial purposes. No new CUP, development, or remediation is being proposed.

As previously mentioned, CUP 561 and CUP 572 were approved by the city in accordance with Section 155.656(a) of the City's Zoning Ordinance, which prohibits the issuance of a CUP for trucking facilities situated along major highways or on sites exceeding 2 acres in size. Nevertheless, subsection (c) of this section allows for the approval of a CUP for trucking facility use on a landfill site if it cannot be more effectively utilized for other industrial purposes. Further, these are ongoing operations with approved CUP's that are merely merging the two CUP's for better oversight. Further, these are ongoing operations with approved CUP's that are merely merging the two CUP's for better oversight.

ENVIRONMENTAL:

The Planning Commission previously determined that CUP 561 and CUP 572 were exempt from further environmental review and documentation under the provisions of the California Environmental Quality Act (CEQA). Both projects were analyzed using the former Consolidated Redevelopment Project's Environmental Impact Report (EIR) and no significant effects or mitigation measures were required. As previously mentioned, the proposed amendment will merge the privileges of two existing CUPs. Staff has determined that the proposed amendment is also exempt from further environmental review under Section 15301, Class 1 (Existing Facilities). The proposed amendment will not construct any new structures and will not intensify the existing operations that occur on the site. If the Planning Commission agrees with staff's recommendations, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California State Clearinghouse, finding the proposed project to be Categorically Exempt.

DISCUSSION:

Authority of the Planning Commission

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant, or deny a conditional use permit based on the evidence submitted and upon its study and knowledge of the circumstances involved, or it may require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

Criteria for Granting a Conditional Use Permit

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Conditional Use Permit (CUP).

- (A) That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely, affect the city in general.
- (B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

SUMMARY

Conditions of Approval

On March 28, 2024, the Community Development Department (CDD) circulated a project summary and all application materials to various city departments for their review, comments, and input on the existing conditions of approval. Alongside the CDD's conditions, the Fire Department provided additional and modified conditions. A detailed list of these conditions is provided in Exhibit A of Attachment #E.

Public Notification

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

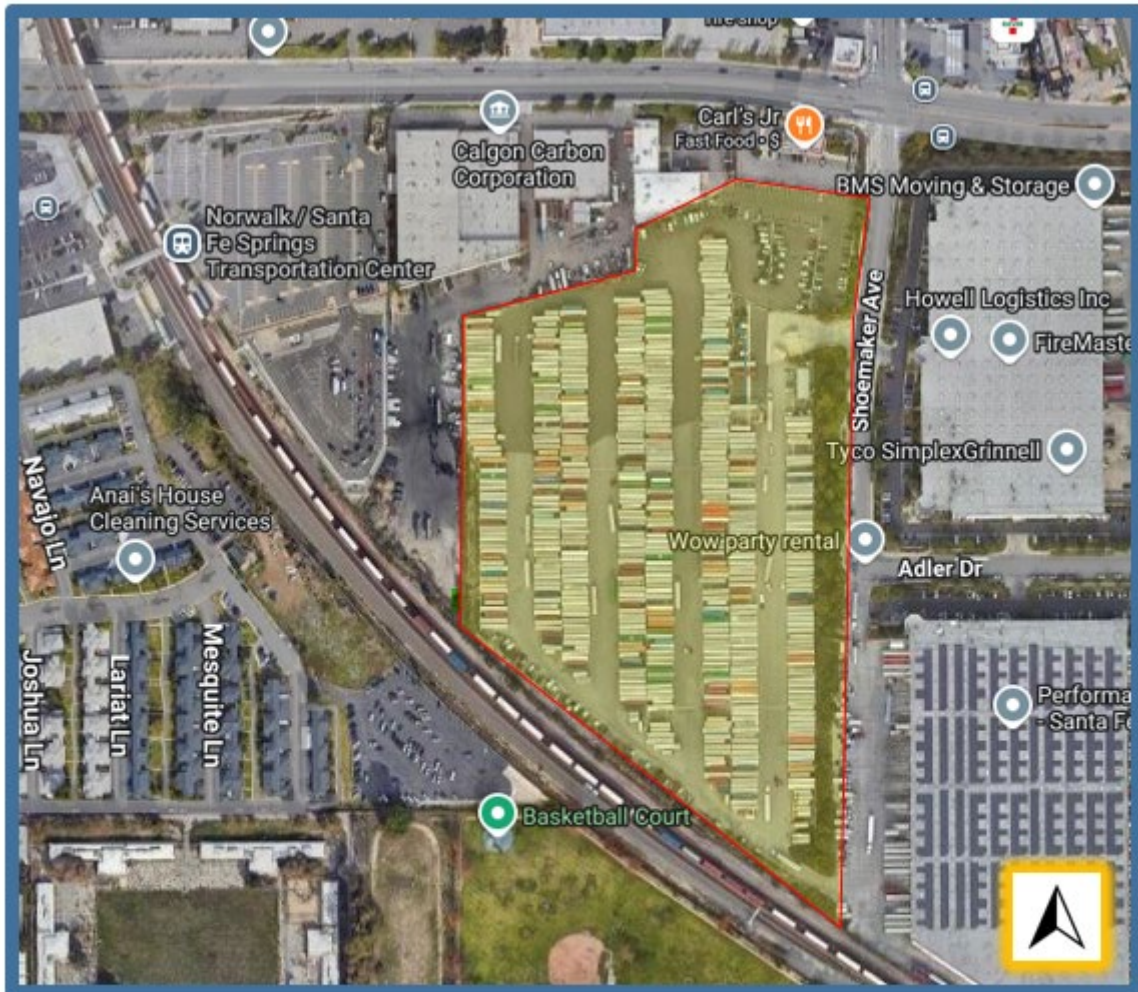
Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 2, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's library, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ATTACHMENT(S):

1. Attachment A - Aerial Photograph
2. Attachment B - Public Hearing Notice
3. Attachment C - Radius Map of Public Hearing
4. Attachment D –Site Plan
5. Attachment E – Resolution 226-2024
 - a. Exhibit A – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 572
12920 Imperial Highway
SFS Truck Storage, Inc. ("applicant")

ATTACHMENT B – PUBLIC HEARING NOTICE



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 572**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 572 – A request to amend Conditional Use Permit Case No 572, which involves the merger of CUP 561 and CUP 572. The proposed amendment will enable the sole tenant, SFS Truck Storage, Inc., to consolidate the privileges of both CUP 561 and 572 into a single conditional use permit.

PROJECT LOCATION/APPLICANT: 12920 Imperial Highway (APN: 8045-001-0026, 8045-001-0030, 8045-001-033, 8045-001-034)/ SFS Trucking Storage, Inc.

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, May 13, 2024, at 6:00 p.m.**

CEQA STATUS: The Planning Commission previously determined that CUP 561 and CUP 572 were exempt from further environmental review and documentation under the provisions of the California Environmental Quality Act (CEQA). Both projects were analyzed using the former Consolidated Redevelopment Project's Environmental Impact Report (EIR) and no significant effects or mitigation measures were required. The proposed amendment does not involve an intensification of the use or the site, therefore, staff is recommending that the project be exempt from further environmental review under Section 15301, Class 1 (Existing Facilities).

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at, or prior to the Public Hearing.

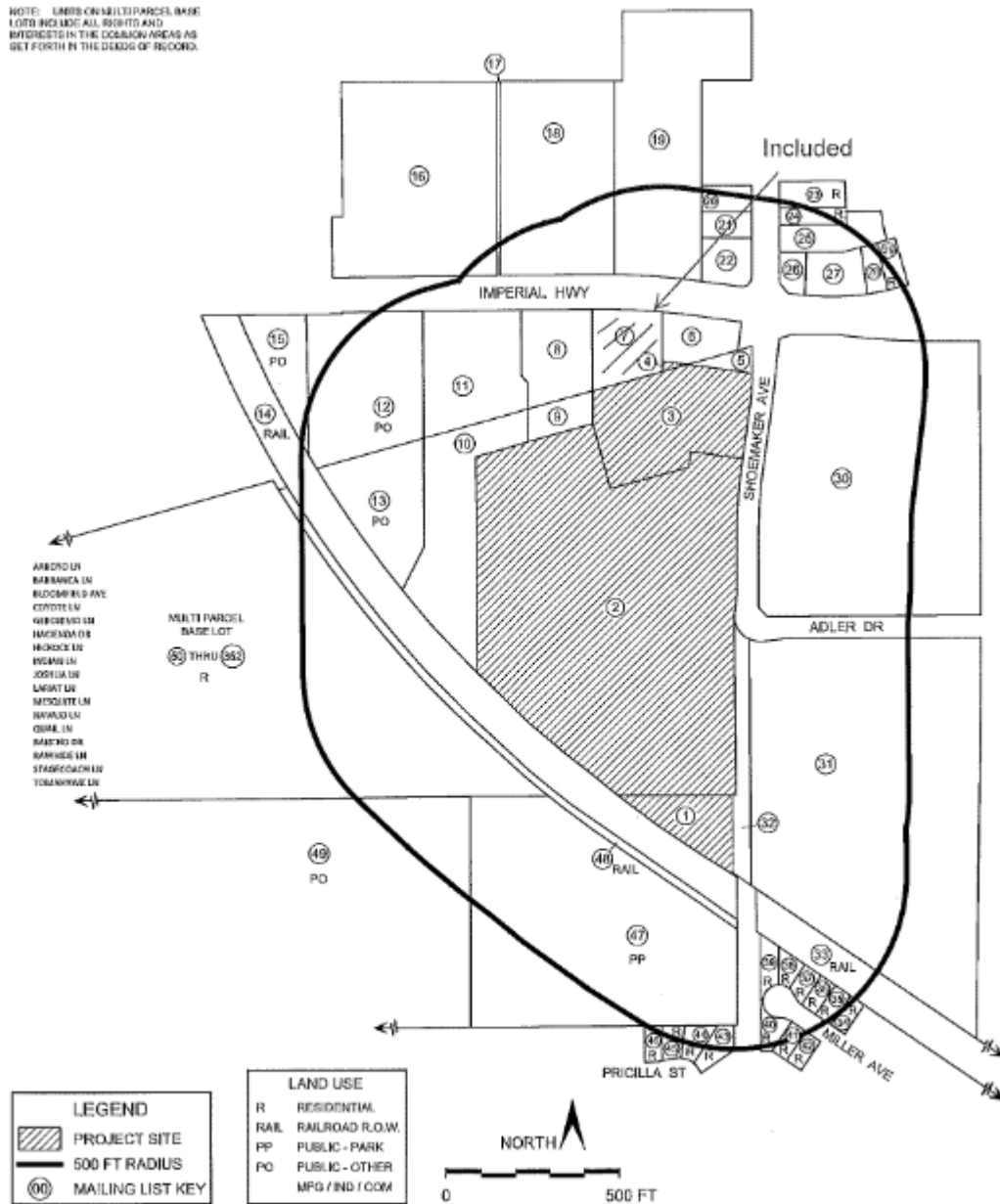
PUBLIC COMMENTS may be submitted in writing to the Department of Planning & Development at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Claudia Jimenez, Associate Planner, via e-mail at: ClaudiaJimenez@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7356.

Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Juanita Martin • Annette Rodriguez • Joe Angel Zamora
City Manager
René Bobadilla, PE, City Manager

ATTACHMENT C - RADIUS MAP OF PUBLIC HEARING

NOTE: LOTS ON MULTI-PARCEL BASE
LOTS INCLUDE ALL RIGHTS AND
INTERESTS IN THE DESIGN AREAS AS
SET FORTH IN THE DEEDS OF RECORD.



RADIUS MAP 500 FT ON ASSESSOR'S PARCEL BASE	PROJECT SITE 12820 IMPERIAL HIGHWAY SANTA FE SPRINGS, CA 90670 APNS 8045-001-026, 030, 033, 034	APPLICANT STEPHANE WANCEL	REQUESTING AGENCY CITY OF SANTA FE SPRINGS	2/22/2024	PREPARED BY CITY RADIUS MAPS ROBERT SIMPSON 818-850-3352 P 24094 Copyright © 2024
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**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 226-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SANTA FE SPRINGS, APPROVING AMENDMENT TO
CONDITIONAL USE PERMIT (CUP) CASE NO 572, WHICH
INVOLVES THE MERGER OF CUP 561 AND 572. AMENDING
CUP 572 WILL ALLOW A SINGLE OWNER, SFS TRUCKING,
INC., TO MERGE THE PRIVILEGES TO CUP 561 AND CUP 572
INTO A SINGLE CUP WITH A SINGLE OWNER**

WHEREAS, an application was filed for an Amendment to Conditional Use Permit (ACUP) Case No. 572, which involves the merger of CUP 561 and 572. Amending CUP 572 will allow a single owner, SFS Trucking, Inc. to merge the privileges to CUP 561 and CUP 572 into a single CUP with a single owner, located at 12920 Imperial Highway, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the south side of Imperial Highway and west of Shoemaker Avenue, with Assessor's Parcel Numbers 8045-001-0026, 0845-001-0030, 8045-001-033, and 8045-001-034, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant and property owner is SFS Truck Storage Inc., Attention: Stephane Wandel, 13116 Imperial Highway, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Amendment to Conditional Use Permit Case No. 572 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided written and oral staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 2, 2024, published a legal notice in the *Whitter 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 May 2, 2024 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, or other materials presented at the Planning

Commission Meeting on May 13, 2024 concerning the environmental findings and determination of the subject Amendment to Conditional Use Permit Case No. 572.

NOW, THEREFORE, the Planning Commission of the City of Santa Fe Springs hereby finds, declares, and resolves as follows:

SECTION I. RECITALS

After considering staff presentations, testimony, and all evidence provided during the public hearing notified for this matter, the Planning Commission affirms that the preceding statements are accurate. The Planning Commission explicitly includes them as substantive findings in this Resolution.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is Categorically Exempt, in that the proposed project consists of an existing use, will not create additional building square footage, and the quantity of truck and trailer storage will remain the same. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

Lastly, 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.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City's Zoning Ordinance, the Commission has made the following findings:

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

The proposed project includes the merger of two existing Conditional Use Permits. In 1999, the Planning Commission approved CUP Case No. 561, to operate and maintain a truck parking facility on a 6.79-acre portion of the Project Site. Subsequently in 2000, the Planning Commission then approved CUP Case No. 572, to operate and maintain a truck and trailer storage yard on the adjacent 12.43-acre portion of the Project Site. In 2005, the Applicant, owning CUP Case No. 572, acquired the adjacent property and CUP Case No. 561.

Since the acquisition in 2005, the Project Site has operated as a truck and trailer storage yard under a single ownership. The proposed merger will recognize the privileges of both permits into a single permit with a consolidated list of conditions. The existing operation will remain unchanged. As a result, the proposed merger of

CUP Case No. 561 and CUP Case No. 572 will not adversely affect the immediate vicinity or the city in general.

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

The Project Site is developed with a truck and trailer storage yard. As previously mentioned, the proposed merger will not expand or modify the existing use. The existing operations is currently screened from public view by a 7-foot high chain-link fence with slats and extensive landscaping along Shoemaker Avenue. As a result, the Planning Commission concludes that the characteristics of the Project Site will remain unaltered, ensuring that the general appearance and welfare of the community will be upheld and preserved.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 226-2024 to find and determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1 (Existing Facilities) and approve amendment to Conditional Use Permit (ACUP) Case No. 572, which involves the merger of CUP 561 and 572. Amending CUP 572 will allow a single owner, SFS Trucking, Inc. to merge the privileges to CUP 561 and CUP 572 into a single CUP with a single owner located at 12920 Imperial Highway (APNs: 8045-001-0026, 8045-001-0030, 8045-001-033, 8045-001-034), of the City's Zoning, within the M-2, Heavy Manufacturing, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of MAY 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Secretary

CONDITIONS OF APPROVAL

SFS TRUCK STORAGE, INC. Truck and Trailer Storage Yard

Amendment to Conditional Use Permit (ACUP) Case No. 572

12920 Imperial Highway

(APNs: 8045-001-0026, 8045-001-003, 8045-001-0034)

**Modifications to existing conditions are identified with a Bold or Strikethrough

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

The following conditions shall only apply if the owner applies for a permit for new construction or development on the property that would require the existing onsite traffic pattern to be revised. These conditions shall not apply to the existing development and/or operation on the property.

1. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. (New)
2. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue. (New)
3. Prior to construction, all traffic calming designs/devices must be approved by the Santa Fe Springs Department of Fire-Rescue. (New)

DEPARTMENT OF FIRE – (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868.0511 x 3812)

4. Permits and approvals. If the applicant conducts an environmental assessment or remediation on the property, the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity. This condition does not require the applicant to conduct environmental assessment or remediation on the property. (New)

5. ~~That all other requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code, and all other applicable regulations shall be complied with. That the owner/developer shall comply with all Federal, State, and local requirements and regulations include, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations.~~
That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. (Revised)

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868.0511 x 7356)

6. ~~That the outdoor storage and related activities of Concrete Formtek Services, Inc. on the subject property shall be terminated no later than July 31, 1999. (Satisfied)~~
7. ~~That the existing illegal nonconforming metal building on the subject property shall be removed no later than September 14, 1999. (Satisfied)~~
8. ~~That the existing freestanding pole sign adjacent to 12920 Imperial Highway shall be removed no later than September 14, 1999. (Satisfied)~~
9. That no outdoor storage of materials, product, etc. shall be allowed unless screened from public view and maintained in a neat and orderly manner at all times. **(Ongoing)**
10. That the specific storage uses shall be subject to prior approval by the City's Director of **Community Development or authorized designee**, except that the current uses shall be deemed previously approved. The following shall not be permitted:
- a) Storage of hazardous or toxic substances
 - b) Storage uses otherwise deemed by the Director to be environmental harmful. **(Revised)**
11. ~~That the applicant shall arrange for access to fire hydrants on the adjacent development to the east as may be required by the Fire Department of the City. (Satisfied)~~
12. ~~That the applicant shall landscape the east facing slope of the property adjacent to Shoemaker Avenue, subject to the satisfaction of the Director of Planning and Development. (Satisfied)~~
13. ~~That conditions numbers 4,8, 9 noted above shall be completed by February 15, 2001. (Satisfied)~~

14. ~~That all employee's vehicles, trucks, tractors, trailers, or similar vehicles or equipment, used in connection with the use shall only parked or stored on the subject property and at no time shall be parked or stored on the adjoining public street. That the applicant shall not park trucks, commercial vehicles, heavy construction vehicles, tractors, or employee vehicles on the public street or other properties not approved by the City. It is the responsibility of the applicant to ensure the customer parking and employee parking shall be provided on the subject site at all times.~~ **It is the responsibility of the Applicant to ensure that vehicles used in connection with the use, including but not limited to truck parking, customer parking, and employee parking shall be maintained on the subject site at all times. The Applicant and/or his/her employees shall not park on the public street or other properties at any time. (Revised)**
15. That the subject property shall be continuously, maintained in a state of good appearance and condition at all times. All trucks, tractors, trailers, and other similar vehicles used in connection with the use shall be parked in a neat and orderly manner. That the subject property shall be continuously maintained in a state of good appearance at all times. **(Ongoing)**
16. **The washing of trucks, containers, and other equipment for vehicles not associated with the existing tenant or operation shall not be permitted at any time. (New)**
17. That no wrecked, salvaged, abandoned or inoperative vehicles of any kind shall be parked or stored on the subject property. **(Ongoing)**
18. That the ~~Developer/owner~~ **Owner/Applicant** shall not sublease any part or portion of the subject property without notifying the City. Any new occupant shall be required to secure a business license, if one is required. **(Revised)**
19. ~~That the applicant shall be responsible for maintaining control of litter on the subject property. The site shall be maintained in a neat and orderly fashion, free of trash junk and debris.~~ **The owner shall be responsible for maintaining control of litter, dirt, and debris on the subject property and any litter, dirt, and debris generated by the subject property along the adjacent public street serving the subject property. (Revised)**
20. That any liquid fuel storage tanks shall be installed underground on the property in accordance with the Fire and Building Codes of the City. **(Ongoing)**
21. ~~That the truck parking area and all access driveways shall be paved with asphalt over a suitable base. Pavement of the 5.2acre truck parking area may be phased over two areas. However, trucks and trailer trailers shall only be parked/stored on paved surfaces; and that the entire 5.2acre truck parking area shall be completely paved by no later than June 14, 2001.~~ **(Satisfied)**

22. ~~That prior to the property being paved with asphalt or concrete materials, a drainage plan and a methane control plan shall be submitted to the City for approval.~~ **(Satisfied)**
23. ~~Until such time as all parking areas are paved, developer/owner shall have available a street sweeper 24 hours a day to sweep up dirt and debris tracked onto Shoemaker Avenue from the driveway to the intersection of Shoemaker Avenue and Imperial Highway.~~ **(Satisfied)**
24. ~~That the driveway and outdoor storage yard areas within the storage yard area shall be covered with gravel as necessary, subject to the reasonable approval by the Director of Planning and Development, to control the emission of dust into the atmosphere and to prevent the track of dirt and debris on to the public streets in the area.~~ **(Satisfied)**
25. ~~That a paved driveway shall be installed beginning from the street access point of the subject property to a depth of 50 feet in accordance with City specifications and the requirements of the City Engineer.~~ **(Satisfied)**
26. **Prior to any new development on the former landfill portion of the property,** soil gas studies shall be conducted on the subject property prior to the issuance of building permits for any building and the appropriate mitigation measures shall be implemented if any as required by the Director of **Community Planning and Development.** **(Ongoing)**
27. That prior to issuance of any new building permit for a new structure, the applicant shall comply with the following conditions to the satisfaction of the Commission:
 - a) Environmental Audit. The applicant has had a licensed environmental consultant perform an environmental audit in order to determine (a) if any hazardous substances or hazardous wastes, as defined in state or federal law, have been released, as that term is defined in 42 U.S.C Section 9601(22), on, under or about the Property, or (b) if any material has been discharged on, under or about the Property that could affect the quality of the ground or surface waters on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq. Applicant has provided the City with copies of the environmental report prepared by the consultant, Lavine-Fricke. The Lavine-Fricke report concluded that the only environmental concerns on the site were the elevated levels of methane. Based on the findings of the environmental consultant no further investigations of the site are warranted at this time. **(Ongoing)**
 - b) Permits and approvals: Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency

having jurisdiction as to the environmental conditions of the Property.
(Ongoing)

c) Covenants:

1. Applicant has previously provided the City a copy of the environmental studies performed by its consultant, except as may be revealed by the environmental audit described above and excepts as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know or have reasonable cause to believe, that (a) any hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S. C. Section 9601 (22), on, under or about the Property that could affect the quality of ground surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq. **(Ongoing)**
2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state, or local agency having jurisdiction concerning the environment conditions of the Property. **(Ongoing)**
3. That applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state, and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Community Development Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards. **(Ongoing)**
4. That applicant understands and agrees that any representations, actions or approvals by the City, Community Development Commission, Planning Commission, or their employees do not indicate any representation that regulatory permits, approvals, or requirements of any other federal, state, or local agency have been obtained or satisfied by the applicant and, therefore, the City, Community Development Commission, Planning Commission or their employees do not

release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state, or other local agency regulatory requirements. Applicant not the City, Community Development Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs, and expenses arising from any failure of the applicant to comply with such regulatory requirements. **(Ongoing)**

28. ~~That all fences, walls, signs and similar improvements for the proposed development shall be subject to the approval of the Director of Planning and Development.~~ **(Satisfied)**
29. ~~That the final plot plan, floor plan, elevations of the proposed development and all other appurtenant improvements shall be subject to the approval of the Director of Planning and Development.~~ **(Satisfied)**
30. ~~That Conditional Use Permit Case No. 561 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Board may deem necessary to impose.~~ **This Amendment to CUP Case No. 572 shall not be valid until it is approved by the Planning Community Development Commission and shall be subject to any other conditions the Commission may deem necessary to impose. (Revised)**
31. ~~That the Conditional Use Permit Case No. 561 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts all the conditions of this approval. This this Permit shall not be valid for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all conditions of the Permit~~ **(Ongoing)**
32. ~~That approval of Conditional Use Permit Case No. 561 shall be valid for a period of two years, until June 14, 2001, at which time, the applicant may apply for an extension of time without necessary of filing a new application. That Reconsideration of Conditional Use Permit Case No. 572 shall be valid for a period of twenty-five (25) years, until February 11, 2028, at which time the applicant may request by letter that the City review the circumstances of the case for an extension of the privileges granted.~~ **Conditional Use Permit (CUP) Case No. 572 shall not expire, however, it shall be subject to a compliance review every ten (10) years, beginning May 13, 2034. Future compliance review timeframe will be contingent upon the continuous compliance with the conditions of approval. (Revised)**
33. ~~It is hereby declared to be the intent that if any provisions of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges hereunder shall lapse.~~ **It is hereby declared to be the**

intent that if this Permit has been or is being exercised contrary to any provisions of this Permit, or in violation of any applicable law, statute or ordinance, the Permit may be subject to revocation proceedings. (Revised)

34. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval. (New)
35. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof. (New)

I understand and hereby agree to comply with the attached Conditions of Approval for ACUP 572.

Andrew I. Sands

(Name of Applicant – Print name)



(Signature of Authorized Agent)

SFS Truck Storage, Inc.

(Name of Company)

CEO

(Title)

Date 5/6/2024



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: Luis Collazo, Code Enforcement Inspector

SUBJECT: **Alcohol Sales Conditional Use Permit Case No. 88 and Adoption of Resolution No. 263-2024: a request to allow the operation and maintenance of the warehousing and distribution of alcohol beverages at 9719 Santa Fe Springs Road.**

DATE: May 13, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 88, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Adopt Resolution No. 263-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and
- 5) Approve Alcohol Sales Conditional Use Permit Case No. 88 subject to the conditions of approval as contained within Resolution No. 263-2024.

BACKGROUND/DISCUSSION:

The Applicant, Insight Logistics, is an independently owned logistics and freight forwarding company serving a broad base of industries. The logistics business warehouses product and ships the pre-ordered merchandise to retail establishments. Insight Logistics is proposing to provide warehousing and shipping services to Korean businesses involved in the manufacturing of alcoholic beverages; mostly Korean rice wine commonly known as Soju. The alcoholic beverages will be warehoused on-site in bulk

Alcohol Sales Conditional Use Permit Case No. 88

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quantities and shipped to large retail establishments when orders are received. On-site sales will not be permitted and are not part of the Applicant's business plan.

On July 20, 2023, Insight Logistic signed a lease to occupy the 2.97 acre parcel which had sat vacant for over a year. The parcel is developed with a 51,776 square foot warehouse located at 9719 Santa Fe Springs, which is generally situated at the northwest corner of Los Nietos Road and Santa Fe Springs Road.

In accordance with SFSMC Section 155.628, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 88 to allow the operation and maintenance of an alcoholic beverage storage use. The Applicant currently has a Type 14 Public Warehouse License from the California Department of Alcoholic Beverage Control ("ABC"). As part of the Conditions of Approval, the Applicant will be required to maintain the ABC license in good standing to avoid the revocation process of this entitlement. Moreover, the Applicant will be subject to an initial one-year compliance review and thereafter, additional compliance reviews every five years.

ANALYSIS AND FINDINGS:

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

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

- a. **Conformance with parking regulations.** *The subject property was built in 2000 under the approval of Development Plan Approval (DPA) Case No. 688. DPA 688 granted the approval to construct a 51,776 square foot warehouse building and its onsite amenities. Accordingly, 87 parking stalls were required pursuant to SFSMC §155.481(4a), which establishes the minimum on-site parking requirements. The developer provided 109 parking on-site stalls; 22 more than what was required.*
- b. **Control of vehicle traffic and circulation.** *Unobstructed on-site vehicular circulation is available on the property. The property has two access driveways: one accessible from Los Nietos Road for regular passenger vehicles, and a second driveway is accessible from Santa Fe Springs Road generally used for commercial trucks.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Friday from 7:00 a.m. to 4:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval.*

- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located approximately .65-mile walking distance to St. Paul High School, a private Catholic school with an active chapel. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in locked areas within the warehouse. Consequently, Staff believes that the proposed alcoholic beverage storage use will not have a negative impact to the sensitive use.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, Staff does not believe that the proposed alcohol beverage activities will have a negative impact and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area. Additionally, the warehouse is located in area developed with other warehouse buildings with the closest retail seller of alcoholic beverages being approximately less than a half-mile away at a 7-Eleven at 13203 Telegraph Road, east of the subject site.*
- g. **Control of noise, including noise mitigation measures.** *The subject use operates a warehouse with all activities conducted inside the building. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has in place maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. **Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval, and pursuant to the City's Public Nuisance Ordinance, the Applicant is required to maintain the property free of trash and debris at all times.*
- i. **Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the property in compliance with the City's Public Nuisance Ordinance. An inspection of the site revealed that the property is well maintained and the landscaping is being cared for on an on-going basis.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review*

Alcohol Sales Conditional Use Permit Case No. 88

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will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the Applicant is unresponsive to address them, Staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.

CEQA FINDINGS

Considering that the building and property in which the Applicant occupies is fully built and will not have any alterations or additions, Staff finds and determines that this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 2, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on May 2, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on May 2, 2024. Staff will report any inquiries received for this matter at the time of the Commission's meeting

ZONING AND LAND USES

Developed in 2000, the property maintains a 51,776 square foot building used for warehousing and distribution with incidental office space. The property as well as the surrounding properties are within the Heavy Manufacturing (M-2) Zone and developed with similar industrial warehouse buildings. The property as a whole currently complies with all General Plan requirements and Zoning Regulations.

SUMMARY/NEXT STEPS

Based on Staff's findings listed within this report and the proposed conditions of approval listed within Resolution 263-2024 as Exhibit-B, Staff recommends that the Planning Commission approve Alcohol Sales Conditional Use Permit Case No. 88 subject to the conditions of approval.

ATTACHMENT(S):

1. Attachment A – Location map
2. Attachment B – Resolution No. 263-2024 with Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A

Location Map



Alcohol Sales Conditional Use Permit Case No. 88

**Insight Logistics
9719 Santa Fe Springs Road
Santa Fe Springs, CA**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 263-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 88 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Insight Logistics, located at 9719 Santa Fe Springs Road, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8168-008-050, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Prologis, LLC, located at 17777 Center Court Drive, Cerritos, CA 90703; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on May 2, 2024, 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 or before May 2, 2024, 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, or other materials presented at the Planning Commission Meeting on May 13, 2024 concerning Alcohol Sales Conditional Use Permit Case No. 88.

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 request of Alcohol Sales Conditional Use Permit Case No. 88 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an approved warehouse and distribution activity in compliance with the General Plan and the Zoning Regulations, this proposed Alcohol Sales Conditional Use Permit request before the Planning

Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 88 and pursuant to Section 155.716 the Planning Commission finds that the proposed warehousing and distribution of alcoholic beverages within the subject property will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 263-2024 and to approve Alcohol Sales Conditional Use Permit Case No. 88 subject to the attached conditions hereby attached as Exhibit-A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 13th day of May 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That Insight Logistics, while operating from 9719 Santa Fe Springs and if storing alcoholic beverages from the subject facility shall continuously maintain a valid License with the California Department of Alcoholic Beverage Control (ABC) in good standing at all times. Any suspension of the ABC License will cause the process for the revocation of Alcohol Sales Conditional Use Permit Case No. 88 to be initiated.
2. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence weather permitting. Likewise, all vehicles and equipment are to be maintained free of graffiti.
3. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public or in a retail type purchase from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 14 Public Warehouse.
6. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
7. That the Applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
8. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the Applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (B) A description of how the permittee plans to educate employees on their

responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

- (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (D) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
9. That the Applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 10. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 12. That Alcohol Sales Conditional Use Permit Case No. 88 shall be subject to a compliance review within one year, from the date of approval by the Planning Commission, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
 13. That all other applicable requirements of the City Zoning Ordinance, Los Angeles County Building Code, California Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 8, and all other applicable regulations shall be strictly complied with.
 14. That Alcohol Sales Conditional Use Permit Case No. 88 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Planning Commission may deem necessary to impose.
 15. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Administrative Assistant II

SUBJECT: MINUTES OF THE PLANNING COMMISSION MEETINGS

DATE: May 13, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On Staff has prepared minutes for the following meetings:

- APRIL 10, 2023 MEETING
- SEPTEMBER 11, 2023 MEETING
- OCTOBER 09, 2023 MEETING
- NOVEMBER 13, 2023 MEETING
- JANUARY 16, 2024 MEETING
- FEBRUARY 28, 2024 MEETING
- MARCH 11, 2024 MEETING
- MARCH 18, 2024 SPECIAL MEETING
- APRIL 08, 2024 MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE APRIL 10, 2023 MEETING
2. MINUTES OF THE SEPTEMBER 11, 2023 MEETING
3. MINUTES OF THE OCTOBER 09, 2023 MEETING
4. MINUTES OF THE NOVEMBER 13, 2023 MEETING
5. MINUTES OF THE JANUARY 16, 2024 MEETING
6. MINUTES OF THE FEBRUARY 28, 2024 MEETING
7. MINUTES OF THE MARCH 11, 2024 MEETING
8. MINUTES OF THE MARCH 18, 2024 SPECIAL MEETING
9. MINUTES OF THE APRIL 08, 2024 MEETING

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

April 10, 2023

1. **CALL TO ORDER**

Vice Chair Carbajal called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

Vice Chair Carbajal called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present: Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff: Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. **EX PARTE COMMUNICATIONS**

None

5. **PUBLIC COMMENT**

None

6. **PUBLIC HEARING**

(Continued from the March 13, 2023 Planning Commission Meeting)
CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 999

Recommendation:

- Consider the information presented in this report, in combination with the March 13, 2023 staff report, which collectively provide necessary background and context; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence, with mitigations, that the proposed project will have a significant adverse immitigable impacts on the environment; and
- Approve Development Plan Approval Case No. 999, subject to the conditions of approval as contained within Resolution No. 229-2023; and
- Adopt Resolution No. 229-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 6.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal made note that the Public Hearing is open and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Planning Commissioners inquired on the truck route, trash enclosures, and overnight truck parking.

Applicant Representatives Jeff Hamilton and Traffic Engineer Jose Alire addressed the Planning Commissioners inquiries.

Director of Planning Wayne Morrell clarified that truck route enforcement by the Planning Commission is not legally defensible.

A discussion ensued regarding traffic along Florence.

Chair Carbajal inquired if any comments were received. Planning Secretary Teresa Cavallo confirmed that no further comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:22 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner More to approve Resolution 229-2023 for Adoption of Mitigated Negative Declaration and Development Plan Approval (DPA) Case No. 999, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Carbajal, Jimenez, Flores, and Mora
Nays: Ayala
Absent: None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 834

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit Case No. 834, and thereafter, close the Public Hearing; and
- Find and determine that the proposed use 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 Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 834, subject to the conditions of approval as contained within Resolution No. 230-2023; and
- Adopt Resolution No. 230-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Planning Consultant Alejandro DeLoera to present Item No. 7.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Commissioner Mora inquired about the licensed therapist qualification requirements and surprise visits. Planning Consultant Alejandro DeLoera responded that individual licensed therapist are required to renew their licenses yearly and according to Police Services Center the applicant has maintained their licenses and Police Service Center would take the lead on random visits due to a code enforcement.

Commissioner Ayala inquired about any code enforcement violations. Per Police Services Center, the applicant has not had any violations.

Director of Planning Wayne Morrell inquired if Police Services Center was contacted to provide any conditions or concerns. Planning Consultant DeLoera indicated that Police Services Center was contacted and no concerns were expressed.

Chair Carbajal inquired about other tenants in that area being relocated. Asst. Director Cuong Nguyen responded that the City is aware of the Chris n' Pitts site is being

developed; however, we have not been notified which businesses will be relocated within the City.

Commissioner Flores inquired about the lighting conditions and how is the condition enforced. Asst. Director of Planning Cuong Nguyen responded that the existing site will be under code compliance inspections and at that time all conditions will be enforced.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:35 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Applicant's Representative Paul Gonzalez thanked Planning Consultant Alejandro DeLeora for the very thorough report and provided a synopsis of the history of In Step Massage and the success of the business due to the residents of Santa Fe Springs. Commissioner Jimenez thanked the applicant for staying in the Santa Fe Springs Community.

Commissioner Ayala addressed a website that eludes the massage business as providing services other than massages. Applicant's Representative expressed that no such "side business" is being conducted at their business.

A discussion ensued about safety concerns and social media postings.

Chair Carbajal inquired if any comments were received. Planning Secretary Teresa Cavallo confirmed that no further comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:44 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Resolution 230-2023 for Conditional Use Permit (CUP) Case No. 834, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes:	Ayala, Carbajal, Jimenez, Flores, and Mora
Nays:	None
Absent:	None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

8. NEW BUSINESS

Statutorily Exempt - CEQA Guidelines Sections 15378 (b)(5) and 15061(b)(3)
City of Santa Fe Springs Transportation Study Guidelines

Chair Carbajal called upon Assistant Director of Planning Cuong Nguyen to introduce the City's Transportation Consultant Fehr & Peers to present Item No. 8.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal requested a Motion for Item No. 8.

It was moved by Commissioner Mora, seconded by Commissioner Ayala to approve staff's recommendation to adopt Resolution 228-2023 to recommend that the City Council adopt the City of Santa Fe Springs Transportation Study Guidelines and to find that the Guidelines are CEQA Statutorily Exempt, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora

Nays: None

Absent: None

9. CONSENT ITEM

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

A. CONSENT ITEM

Conditional Use Permit Case No. 777-3

Recommendation:

A request for a time extension of Conditional Use Permit (CUP) Case No. 777 which allowed the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-035), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Consent Item No. 9A, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora

Nays: None

Absent: None

10. ANNOUNCEMENTS

- Commissioners

Commissioner Jimenez and Mora announced that the City's EGGstravaganza had a great turn out and it seemed that the pancake line never ended.

Chair Carbajal thanked Commissioners Jimenez and Mora for volunteering as the event's cooks.

The Commissioners invited everyone to the City's upcoming Art Fest.

- Staff

Assistant Director of Planning Cuong Nguyen announced that the City prepares

conflict of interest radius maps for each Commissioner and if the Commissioners can be mindful of projects within their radius maps.

11. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:15 p.m.

ATTEST:

Chair Ayala

Teresa Cavallo
Planning Secretary

Date



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

September 11, 2023

1. CALL TO ORDER

Vice Chair Ayala called the meeting to order at 6:12 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Mora led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Russell I. Miyahira, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Claudia Jimenez, Assistant Planner
Alejandro De Leora, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

Chairperson Carbajal

4. EX PARTE COMMUNICATIONS

None

5. CONSENT ITEM

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

A. CONSENT ITEM

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 11 A – SFS Swap Meet

B. CONSENT ITEM

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 11 – SFS Swap Meet

C. CONSENT ITEM

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 69 – ALDI Food Market

D. CONSENT ITEM

Conditional Use Permit (“CUP”) Case No. 729-4

A Compliance Review of a precious metals foundry facility at 8444 12150 Secura way, within the M-1, Light Manufacturing, Zone. (The Buyers Inc.)

Vice Chair Ayala requested a motion and a second for Consent Item Nos. 5A, 5B, 5C, and 5D.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Consent Item Nos. 5A, 5B, 5C, and 5D., which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

City Attorney Russell I. Miyahira read the City's appeal process.

6. PUBLIC HEARING

Conditional Use Permit (“CUP”) Case No. 838 – To allow an outpatient counseling and substance use disorder (“SUD”) treatment center at 9300 Santa Fe Springs Road, within the M-2. Heavy Manufacturing, Zone and Adopting a notice of exemption under CEQA Section 15301 (Existing Facilities) (LA CADA)

Recommendation:

Vice Chair Ayala called upon Assistant Planner Claudia Jimenez to present Item No. 6.

Vice Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Vice Chair Ayala opened the Public Hearing at 6:24 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no one wishing to address the Planning Commission, Vice Chair Ayala inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Vice Chair Ayala closed the Public Hearing at 6:26 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Resolution 249-2023 for Conditional Use Permit Case No. 838, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora
Nays: None
Absent: Carbajal

City Attorney Russell I. Miyahira read the City's appeal process.

7. PUBLIC HEARING

To determine that a battery energy storage system with direct connection to a public utility grid is a similar and compatible use with other similarly principally permitted uses listed in the M-L, Limited Manufacturing, Zone, and Adopting a Notice of Exemption under CEQA section 15061(B)(3) (Common Sense Exemption). (Gridstor LLC)

Recommendation:

Vice Chair Ayala called upon Planning Consultant Alejandro De Leora to present Item No. 7. Planning Consultant Alejandro De Leora requested to receive public comment today and continue the item to the October 09, 2023 Planning Commission Meeting.

Vice Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Vice Chair Ayala opened the Public Hearing at 6:30 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Jackson McNeill representing Bridgeland Resources spoke in favor of moving the item to the next meeting.

The applicant, Brian Shock, Director of Development for Gridstor spoke in favor of moving the item to the next meeting.

Vice Chair Ayala requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to continue Zone Determination Case No. 2023-01 to the October 09, 2023 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora
Nays: None
Absent: Carbajal

8. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue

Vice Chair Ayala called upon Municipal Services Manager Kevin Periman to present Item No. 8. Applicant Ray Ishii was not available so Kevin Periman requested to continue the item to the October 09, 2023 Planning Commission Meeting.

Vice Chair Ayala asked if any Planning Commissioners had any questions.

Chair Carbajal requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Flores to continue parkway tree removal appeal decision to the October 09, 2023 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora
Nays: None
Absent: Carbajal

9. PUBLIC COMMENT

None

10. ANNOUNCEMENTS

- Commissioners

Commissioner Jimenez and Mora thanked LA CADA for doing great work by helping people get back on their feet.

- Staff

Assistant Director of Planning, Cuong Nguyen spoke about National Community Planning Month in October and that the Planning Department will be hosting a photo contest. Also, a Development Plan Approval was received for Raising Canes and should be presented to the Planning Commission by the end of year.

11. ADJOURNMENT

Vice Chair Ayala adjourned the meeting at 6:44 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

October 9, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Kristi J. Smith, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Claudia Jimenez, Assistant Planner
Alejandro De Leora, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Public Hearing (Continued from September 11, 2023)
Zone Determination ("ZD") Case No. 2023-01

To determine that a battery energy storage system with direct connection to a public utility grid is a similar and compatible use with other similarly principally permitted uses listed in the M-L, Limited Manufacturing, Zone, and Adopting a Notice of Exemption

under CEQA section 15061(B)(3) (Common Sense Exemption). (Gridstor LLC)

Recommendation:

Chair Carbajal called upon Planning Consultant Alejandro De Leora to present Item No. 6.

Planning Consultant Alejandro De Leora requested to receive public comment today and continue the item to the November 13, 2023 Planning Commission Meeting.

Jackson McNeill, Land Use Attorney with Elkin's Call representing Bridgeland Resources spoke in favor of moving the item to the next meeting.

The applicant, Brian Shock, Director of Development for Gridstor, introduced himself to the Commissioners.

Chair Carbajal requested a motion.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to continue Zone Determination Case No. 2023-01 to the November 13, 2023 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: None

7. OLD BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue

Chair Carbajal called upon Director of Public Works James Enriquez to present Item No. 7.

Chair Carbajal asked if any Planning Commissioners had any questions.

Commissioner Ayala asked if the resident provided three different invoices from three different plumbing companies. Director of Public Works James Enriquez responded that the resident had not.

Commissioner Mora inquired if the debris on the resident's roof was confirmed. Director of Public Works James Enriquez responded that fallen debris is not one of the criteria for tree removal so they did not confirm if the tree was producing debris.

Chair Carbajal asked if the tree was a protected tree. Director of Public Works James Enriquez responded that it was not.

Commissioner Flores wanted to know if we were meeting our goals with the Tree Master Plans. Director of Public Works James Enriquez responded that he did not have that information with him at the moment but he would report back on that.

Chair Carbajal called upon the applicant to speak over zoom. The applicant, Mr. Eshi asked for permission to remove the tree at his own expense.

Chair Carbajal asked when was the last time the tree was trimmed. Director of Public Works James Enriquez responded that he did not have that information with him at the moment.

A discussion ensued regarding a lack of trees if the tree were to be removed.

Chair Carbajal requested a motion.

It was moved by Commissioner Flores, seconded by Commissioner Mora to continue parkway tree removal appeal decision to the November 13, 2023 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

8. CONSENT ITEM

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

A. CONSENT ITEM

Minutes of the March 13, 2023 Regular Planning Commission Meeting

B. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 542-5

A Compliance Review of a church use at 12227 Florence Avenue, within the M-2-PD, Heavy Manufacturing – Planned Development, Zone. (Calvary Chapel Santa Fe Springs) - REMOVED

C. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 775-3

A Compliance Review of a direct transfer facility at 12739 Lakeland Road, within the M-2, Heavy Manufacturing, Zone. (CR & R, INC.) - REMOVED

D. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 778-2

A Compliance Review of a retail location for firearms and ammunition at 12150 Bloomfield Avenue, Unit A, within the M-2, Heavy Manufacturing, Zone. (S BROWNE SUPPLY, LLC)

E. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 792-1

A Compliance Review of a digital billboard at 13060 Firestone Boulevard, within the M-2-Foz, Heavy Manufacturing – Freeway Overlay, Zone. (General Outdoor Advertising)

F. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 797-2

A Compliance Review of an indoor badminton facility at 11323 Shoemaker Avenue, within the M-1-PD, Light Manufacturing – Planned Development, Zone. (SFS Badminton Club) - REMOVED

Chair Carbajal requested a motion and a second for Consent Item Nos. 8A, 8D, 8E. Items 8B, 8C, and 8F were removed from the agenda because they were not routed to other City departments for their consideration and will be brought back at the November 13 meeting.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Consent Item Nos. 8A, 8D, and 8E, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: None

Deputy City Attorney Kristi J Smith read the City's appeal process.

9. ANNOUNCEMENTS

- Commissioners

All of the Commissioners welcomed the new Public Works Director.

Vice Chair Ayala stated that he really likes the fact that we are a not only a business friendly committee but also a resident friendly committee.

Commissioner Mora spoke about Coffee with a Cop.

Chair Carbajal thanked Wayne Morrell for his leadership with Sonic and spoke about possible artists for ArtFest.

- Staff

None

10. ADJOURNMENT

Chair Carbajal adjourned the meeting at 6:40 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

November 13, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff: Kristi J. Smith, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate Planner
Alejandro De Loera, Planning Consultant
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Public Hearing (Continued from September 11, 2023)
Zone Determination ("ZD") Case No. 2023-01

To determine that a battery energy storage system with direct connection to a public

utility grid is a similar and compatible use with other similarly principally permitted uses listed in the M-L, limited manufacturing, zone, and adopting a notice of exemption under CEQA section 15061 (B)(3) (Common sense exemption). (Gridstor LLC)

Recommendation:

Chair Carbajal called upon Planning Consultant Alejandro De Leora to present Item No. 6.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal opened the Public Hearing at 6:14 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Jackson McNeill, Land Use Attorney with Elkin's Call representing Bridgeland Resources spoke against it.

Justin Trujillo, Land Use Attorney with Elkin's Call representing Bridgeland Resources spoke against it.

Ernest Guadiana, Land Use Attorney with Elkin's Call representing Bridgeland Resources as well as the owner of several properties surrounding and in the vicinity of Gridstor's proposed project, spoke against it.

Philip Abish, attorney with the law firm Reed Smith representing Gridstor spoke in favor of the zone determination.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:35 p.m.

It was moved by Commissioner Jimenez, seconded by Chair Carbajal to approve Resolution 250-2023 for Zone Determination Case No. 2023-1, which passed by the following roll call vote:

Ayes: Carbajal, Jimenez, Flores
Nays: Ayala, Mora
Absent: None

Deputy City Attorney Kristi J Smith read the City's appeal process.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 86 and adoption of Resolution No. 251-2023: A request to allow the operation and maintenance of the storage, wholesale sales, and distribution of alcohol beverages.

Recommendation:

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 7.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal opened the Public Hearing at 6:46 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:48 p.m.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Alcohol Conditional Use Permit Case No. 86, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Deputy City Attorney Kristi J Smith read the City's appeal process.

8. PUBLIC HEARING

Zone Text Amendment – Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)- Resolution No. 252-2023

Public hearing to consider the proposed zone test amendments to ensure that the City's Zoning Ordinance is aligned with the State's Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) statutes.

Recommendation:

Chair Carbajal called upon Associate Planner Jimmy Wong to present Item No. 8.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Commissioner Jimenez asked what are the current parking requirement. Associate Planner Jimmy Wong responded that if the resident is within a half a mile distance from a Transit spot, they are not required to place the parking.

Commissioner Flores asked if with the increased square footage of the ADUs would the lot coverage change or stay the same. Associate Planner Jimmy Wong responded that the lot coverage would remain the same.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:58 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Garland Woodsong, the consultant spoke about the ADU program.

Commissioner Mora asked if we would notify anyone with unpermitted ADUs that they have the ability to call and have the City come out and bring everything to code. Garland Woodsong, the consultant responded that we do not know who has unpermitted ADUs, we would just put the word out to the public.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 7:14 p.m.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to adopt Resolution No. 252-2023, and the recommendations regarding this entitlement; and Recommend that the City Council approve and adopt Ordinance No. 1134 to effectuate the proposed amendments to the text of the City's Zoning Ordinance, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, and Mora
Nays: Flores
Absent: None

9. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue

Item was moved to the December Planning Commission meeting.

10. CONSENT ITEM

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

A. CONSENT ITEM

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 57 – Chipotle Grill

B. CONSENT ITEM

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 31 – Fantis Foods California, Inc.

C. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 542-5

A Compliance Review of a church use at 12227 Florence Avenue, within the M-2-PD, Heavy Manufacturing – Planned Development, Zone. (Calvary Chapel Santa Fe Springs)

D. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 730-3

A Compliance Review to allow the continued operation and maintenance of a

residential-treatment facility located at 11121 Bloomfield Avenue, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LA CADA)

E. CONSENT ITEM

Conditional Use Permit (“CUP”) Case No. 775-3

A Compliance Review of a direct transfer facility at 12739 Lakeland Road, within the M-2, Heavy Manufacturing, Zone. (CR & R, INC.)

F. CONSENT ITEM

Conditional Use Permit (“CUP”) Case No. 797-2

A Compliance Review of an indoor badminton facility at 11323 Shoemaker Avenue, within the M-1-PD, Light Manufacturing – Planned Development, Zone. (SFS Badminton Club)

Chair Carbajal requested a motion and a second for Consent Item Nos. 10A, 10B, 10C, 10D, 10E.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Consent Item Nos. 10A, 10B, 10C, 10D, 10E. which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: None

Deputy City Attorney Kristi J Smith read the City's appeal process.

11. ANNOUNCEMENTS

- Commissioners

Vice Chair Ayala wanted to congratulate the Santa Fe High School football team and wish them luck in the playoffs.

Commissioner Mora wanted to wish everyone a Merry Christmas and reminded everyone that the Santa Float will be going out the first week of December.

Commissioner Jimenez would also like to congratulate the Santa Fe High School football team and wish them luck.

Chair Ayala gave a brief summary about the Porto's with the Planners event and wishes to see more social media coverage on this event in the future, and gave feedback about the grant program. She also thanked Director of Planning, Wayne M. Morrell for supporting the Woman's Club. She enjoyed the Fiestas Octubre event and wished everyone a Happy Thanksgiving.

- Staff

Assistant Director of Planning Cuong Nguyen gave a brief summary about the first

annual, Porto's with the Planners event that happened October 30 in honor of National Community Planning Month. He also gave an update on Lakeland and Laurel Housing Development, Koontz Site Development, Greenstone Industrial Development, and the Secure Self-Storage Development.

12. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:30 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

January 16, 2024

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:10 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Kristi J. Smith, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Senior Planner
Rudy Lopez, Planning Intern
Teresa Cavallo, Planning Secretary

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PRESENTATIONS

2023 Department of Planning and Development Accomplishments

Recommendation:

- Receive the presentation from Planning staff and provide feedback as desired.

Chair Carbajal called upon Planning Intern Rudy Lopez to present the 2023 Planning and Development Department Accomplishments presentation.

6. PUBLIC COMMENT

None

7. PUBLIC HEARING

Amendment to Development Plan Approval (“DPA”) Case No. 969 and Amendment to Modification Permit (“MOD”) Case No. 1322 – to allow the replacement of one (1) existing tank at 8 ft. in diameter and 18 ft. in height and three (3) existing tanks at 8 ft. in diameter and 12 ft. in height with four new tanks at 14 ft. in diameter and 30 ft. in height, and to not provide full screening from the four proposed tanks from the public right-of-way (Emmens Way) at 10747 Patterson Place, within the M-2, Heavy Manufacturing, Zone and adopting a notice of exemption under CEQA Section 15301 (Existing Facilities) (Brenntag Pacific, Inc.)

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to DPA Case No. 969, and Amendment to MOD Case No. 1322, and thereafter, close the Public Hearing; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City’s General Plan; and
- Find that the applicant’s DPA request meets the criteria set forth in §155.739 of the City’s Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant’s MOD requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- Approve Amendment to DPA 969 and Amendment to MOD 1322, subject to the conditions of approval as contained within Resolution No. 255-2024; and
- Adopt Resolution No. 255-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- Take such additional, related action that may be desirable

Chair Carbajal called upon Planning Intern Rudy Lopez to present Item No. 7.

Chair Carbajal asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Carbajal opened the Public Hearing and asked if the Applicant wished to speak to please approach the podium or use the raised hand function.

Applicant Mike Griswald with Brenntag addressed the Planning Commissioners and provide a brief history on his business and thanked the Planning Commissioners for their consideration.

Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:34 p.m. and requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Resolution 255-2024 for Amendment to Development Plan Approval ("DPA") Case No. 969, and Amendment to Modification Permit ("MOD") Case No. 1322, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Deputy City Attorney Kristi J. Smith read the City's appeal process.

8. NEW BUSINESS

Election of Commission Officers for 2024

Planning Secretary Teresa Cavallo declared the Office of Planning Commission Chairperson vacant and requested nominations.

Commissioner Jimenez nominated Vice Chair Ayala for Chairperson, having no further nominations the Office of Chair was closed.

Commissioner Jimenez moved to confirm the nomination for Commissioner Ayala, Commissioner Carbajal seconded the nomination, which passed with the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

Planning Secretary Teresa Cavallo declared the Office of Planning Commission Vice Chair vacated and requested nominations.

Commissioner Carbajal nominated Commissioner Mora, having no further nominations the Office for Vice Chair was closed.

Commissioner Carbajal moved to confirm the nomination of Vice Chair Mora, Commissioner Jimenez seconded the nomination, which passed with the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora
Nays: None
Absent: None

9. CONSENT CALENDAR

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

- A. Conditional Use Permit (“CUP”) Case No. 495-7 – A Compliance Review of an existing Dance Studio and Theatrical Arts School, located at 9730 Alburtis Avenue, in the ML, Limited Manufacturing, Zone. (SFS Performing Arts Center by Jason Weiss)
- B. Conditional Use Permit (“CUP”) Case No. 815-1 – A time extension of a Temporary Truck Trailer and Tractor Storage Yard at 11708 Pike Street, within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

Chair Ayala requested a motion and a second for Consent Item Nos. 9A, 9B.

It was moved by Commissioner Carbajal, seconded by Commissioner Flores to approve Consent Item Nos. 9A, 9B, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: None

Deputy City Attorney Kristi J Smith read the City's appeal process.

10. ANNOUNCEMENTS

- Commissioners

Commissioner Jimenez congratulated all of the Commissioners for a great year.

Chair Ayala thanked all of the Commissioners for his new role.

Commissioner Carbajal thanked the Commissioners, Planning Department, and Staff, she also mentioned that the Women’s Club will be having their Quartermania event March 17. She also mentioned that Santa Fe Springs Sister City Committee is restarting their Young Ambassadors Student Exchange this summer for 2024.

Vice Chair Mora thanked Commissioner Carbajal for her time as Chair. He mentioned what a success the Tree Lighting Event was and the Santa Float program.

- Staff

Planning Secretary Teresa Cavallo mentioned the upcoming Monday holiday that would impact the February meeting.

11. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:49 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

February 28, 2024

1. CALL TO ORDER

Chair Ayala called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ayala called upon Vice Chairperson Mora to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ayala
Vice Chairperson Mora
Commissioner Flores
Commissioner Jimenez

Staff: Kristi J. Smith, City Attorney
Cuong Nguyen, Acting Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Members absent: Commissioner Carbajal

4. EX PARTE COMMUNICATIONS

None

5. PRESENTATIONS

None

6. PUBLIC COMMENT

None

7. PUBLIC HEARING

Amendment to Conditional Use Permit ("CUP") Case No. 641 and Amendment to Zone Variance ("ZV") Case No. 68

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to CUP Case No. 641, and

- Amendment to ZV Case No. 68, and thereafter, close the Public Hearing; and
- Adopt an Addendum to the existing Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impact on the environment; and
 - Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
 - Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
 - Find that the applicant's ZV request meet the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
 - Approve Amendment to CUP 641 and Amendment to ZV 68, subject to the conditions of approval as contained within Resolution No. 256-2024; and
 - Adopt Resolution No. 256-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and

Chair Ayala called upon Acting Director of Planning Cuong Nguyen to present Item No. 7.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Vice Chair Mora asked if the site would be open 24 hours and if it would have portable lighting.

Chair Ayala opened the Public Hearing at 6:32 p.m. and asked if the Applicant would like to address the Planning Commission.

Applicant Raffi Minasian addressed the Planning Commissioners and provide a brief summary of his project and thanked the Planning Commissioners for their consideration.

Jack Thompson with Stadium Properties who manages the property on the North of the Site spoke for it.

Having no further questions or comments, Chair Ayala closed the Public Hearing at 6:45 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Resolution 256-2024 for Amendment to Conditional Use Permit ("CUP") Case No. 641, and Amendment to Zone Variance ("ZV") Case No.68, which passed by the following roll call vote:

Ayes:	Ayala, Flores, Jimenez, and Mora
Nays:	None
Absent:	Carbajal

Chair Ayala read the City's appeal process.

8. PUBLIC HEARING

Zone Text Amendment ("ZTA") to Amend Chapter 154 (Subdivisions) for an Urban Lot Split and Chapter 155 (Zoning) for the Creation of Two (2) Residential Units per lot, of the Santa Fe Springs Municipal Code, all pursuant to Senate Bill 9 and Determination that the action is exempt under CEQA.

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter, close the Public Hearing; and
- Find and determine that the proposed zone text amendments are consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that the proposed zone text amendments are consistent with the State's Senate Bill 9; and
- Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- Adopt Resolution No. 258-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and

Chair Ayala called upon Associate Planner Jimmy Wong to present Item No. 8.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 6:55 p.m. and asked if anyone in the audience wished to speak.

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:56 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Vice Chair Mora to approve Resolution No. 258-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and Recommend that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code., which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

Chair Ayala read the City's appeal process.

9. PUBLIC HEARING

Proposed Zone Text Amendment to add sections 155.005 and 155.006, and amend sections 155.620, 155.628, 155.640, 155.715, 155.865, and 155.866 within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code.

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendment; and
- Find and determine that the proposed zone text amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- Adopt Resolution No. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and

Chair Ayala called upon Planning Consultant Laurel Reimer to present Item No. 9.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 7:03 p.m. and asked if the Applicant would like to address the Planning Commission.

Having no questions or comments, Chair Ayala closed the Public Hearing at 7:03 p.m. and requested a motion.

It was moved by Vice Chair Mora, seconded by Commissioner Flores to approve Resolution No. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and Recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Zoning Ordinance, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

10. NEW BUSINESS

General Plan Conformity ("GPC") Case Nos. 2024-1 and 2024-2

A resolution determining that the disposition of the eight parcels, commonly referred to as MC&C III, within the MU, Mixed-Use, Zone, located at the Southeast Corner of Bloomfield avenue and Telegraph road; and the disposition of the twenty-eight parcels, commonly referred to as MC&C IV, within the M-2, HEAVY MANUFACTURING, ZONE, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, in the City of Santa Fe Springs, conforms to the City of Santa Fe Springs General Plan, Pursuant to government code section 65402 and that the action is exempt from CEQA Pursuant to

CEQA Guidelines §15061(B) (3) (GENERAL RULE COMMON SENSE EXEMPTION).

Chair Ayala called upon Associate Planner Jimmy Wong to present Item No. 10.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Commissioner Flores asked what is the standard depth of extraction for oil mitigation.

Having no further questions, Chair Ayala asked if anyone in the audience wished to speak.

Ernest Guadiana, the attorney for Bridgeland Resources spoke for it.

Having no further questions or comments, Chair Ayala requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Resolution No. 257-2024, which incorporates the Planning Commission's findings and actions regarding this matter and recommend that the City Council concur with the findings of the Planning Commission, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

Chair Ayala read the City's appeal process.

11. CONSENT CALENDAR

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

A. Street Vacation – Portion of Charlesworth Road West of Alburdis Avenue

B. Street Vacation – Koontz Avenue South of Florence Avenue

Chair Ayala requested a motion and a second for Consent Item Nos. 9A, 9B.

It was moved by Vice Chair Mora, seconded by Commissioner Flores to approve Consent Item Nos. 9A, 9B, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

Chair Ayala read the City's appeal process.

12. ANNOUNCEMENTS

- Commissioners

None

- Staff

Planning Secretary Teresa Cavallo mentioned the upcoming Monday holiday that would impact the February meeting.

13. ADJOURNMENT

Chair Ayala adjourned the meeting at 7:16 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

March 11, 2024

1. CALL TO ORDER

Vice Chair Mora called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Mora called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Vice Chairperson Mora
Commissioner Carbajal
Commissioner Jimenez

Staff: Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Acting Director of Planning
Vince Velasco, Senior Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Members absent: Chairperson Ayala
Commissioner Flores

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

None

7. CONSENT CALENDAR

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

A. CONSENT ITEM

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 81 –
SCC DISTRIBUTION NETWORK, LLC

Vice Chair Mora and requested a motion and a second for Consent Item Nos. 7A.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Consent Item No. 7A, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Carbajal, Jimenez, and Mora
Nays: None
Absent: Ayala, Flores

Vice Chair Mora read the City's appeal process.

8. ANNOUNCEMENTS

- Commissioners
None
- Staff
Acting Director of Planning Cuong Nguyen congratulated Teresa Cavallo on her promotion.

9. ADJOURNMENT

Vice Chair Mora adjourned the meeting at 6:23 p.m.

ATTEST:

Esmeralda Elise
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE SPECIAL MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

March 18, 2024

1. CALL TO ORDER

Chair Ayala called the meeting to order at 6:27 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ayala called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ayala
Vice Chairperson Mora
Commissioner Carbajal
Commissioner Flores
Commissioner Jimenez

Staff: Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Acting Director of Planning
Vince Velasco, Senior Planner
Jimmy Wong, Associate Planner
Alejandro De Leora, Assistant Planner
Teresa Cavallo, Planning Secretary

Members absent: None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

None

7. PRESENTATIONS

Deputy City Attorney Kristi J. Smith presented the Brown Act and Conflict of Interest Training.

8. ADJOURNMENT

Chair Ayala adjourned the meeting at 7:10 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

April 08, 2024

1. CALL TO ORDER

Chair Ayala called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ayala called upon Vice Chair Mora to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ayala
Vice Chairperson Mora
Commissioner Carbajal
Commissioner Flores
Commissioner Jimenez

Staff: Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Acting Director of Planning
Vince Velasco, Senior Planner
Teresa Cavallo, Building Services Manager
Esmeralda Elise, Planning Secretary

Members absent: None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

A Zone Text Amendment (ZTA) to add Section 155.656.1 (Truck, Trailer, Chassis or Container Storage, Temporary) and modify Section 155.003 (Definitions) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code

Recommendation:

Chair Ayala called upon Acting Planning Director Cuong Nguyen to present Item No. 6.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 6:16 p.m. and asked

if the Applicant wished to speak to please approach the podium.

Having no one wishing to address the Planning Commission, Chair Ayala inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez requested a motion.

It was moved by Vice Chair Mora, seconded by Commissioner Flores to adopt Resolution 260-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, Flores, and Mora
Nays: None
Absent: Carbajal

Chair Ayala read the City's appeal process.

7. NEW BUSINESS

Adoption of local guidelines for implementing the California Environmental Quality Act (CEQA).

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to present Item No. 7.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions and no one in the public to comment on it, Chair Ayala requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to adopt Resolution No. 261-2024 to recommend that the City Council approve and adopt the City of Santa Fe Springs Local Guidelines Implement CEQA, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora
Nays: None
Absent: None

Chair Ayala read the City's appeal process.

8. CONSENT ITEM

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

A. CONSENT ITEM

Conditional Use Permit Case No. 614-4

A request for a time extension of a bleach production and chlorine repackaging facility

at 11600 Pike Street, within the M-2, Heavy Manufacturing, Zone. (Olin Chlor Alkali Products)

B. CONSENT ITEM

Conditional Use Permit Case No. 718-2

A compliance review to allow the continued operation and maintenance of an auto parts recycling facility at 13039 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone. (RC Metals)

Chair Ayala and requested a motion and a second for Consent Item Nos. 8A and 8B.

It was moved by Commissioner Carbajal, seconded by Vice Chair Mora to approve Consent Item Nos. 8A and 8B, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora

Nays: None

Absent: None

Chair Ayala read the City's appeal process.

9. ANNOUNCEMENTS

- Commissioners

Commissioner Carbajal spoke about the upcoming ArtFest Event happening April 25 and 26 at Heritage Park. She was asking about the 99 Cents Store and what will be of that building after they leave and if Commissioners can receive name badges.

Commissioner Flores is requesting to receive emails about the upcoming City events and activities.

Commissioner Mora commented on the Easter Eggstravagnza event that happened at the Activity Center and the huge success it was despite the rain.

- Staff

Acting Director of Planning Cuong Nguyen introduced the new Planning Secretary.

Deputy City Attorney Kristi J. Smith informed the Commissioners that she will be absent from the May Planning Commission meeting.

10. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:27 p.m.

ATTEST:

Esmeralda Elise
Planning Secretary

Chair Ayala

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: Luis Collazo, Code Enforcement Inspector

SUBJECT: **Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 74 – Unique Logistics International**

DATE: May 13, 2024

RECOMMENDATION(S):

1. That the Planning Commission, based on staff's findings provided within this report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 74; and
2. Request that this matter be brought back before May 13, 2029, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Unique Logistics International ("ULI") is a logistics and freight forwarding company serving a broad base of industries. They provide shipping services to manufacturers and distributors of toys, housewares, apparel, and other consumer goods including automobiles. In addition to the listed products, Unique Logistics International also provides shipping services to alcohol beverage companies from their 110,791 square foot warehouse located at 10810 Painter Avenue.

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 74 was originally granted to Tatum Logistics. On July 2019, ULI purchased the company and all of its holdings. The lease on the property was also transferred to ULI as well as the privileges granted under ASCUP Case No. 74.

ASCUP Case No. 74 was granted by the Planning Commission and the City Council at their respective meetings of December 11, 2017, and January 11, 2018. The Permit has had one scheduled compliance review since its original approval. This matter is before the Planning Commission because another compliance report is currently due.

ULI maintains a Type 14 License (Public Warehouse) with the California Department of Alcoholic Beverage Control (ABC).

DISCUSSION

As part of the permit compliance review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with all regulatory ordinances, the City codes, and the conditions of approval enacted for the approval of this Permit. The warehouse stores very little quantities of alcoholic beverages (see pictures as Attachment C) on the site due mostly to low customer demands for their transport.

Staff has not received any complaints stemming from the storage or distribution of alcoholic beverages. Moreover, the business maintains the property in full compliance with the City's Municipal Codes as they pertain to maintenance of the property. Moreover, the business operates the facility in harmony with the surrounding businesses with similar warehousing activities.

It should be noted that the subject property maintains two industrial warehouses. ULI occupies the northern building while the southern building sat vacant during the inspection. ULI is in negotiations to occupy the southern building and may be successful if the property owner agrees to the leasing terms. No additional action would be required if they co-occupy both buildings on the same parcel.

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there has not been any incident or undesirable activities to require further investigation.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 74 in five years, before May 13, 2029.

SUMMARY/NEXT STEPS

Receive and file this compliance review report and request Staff to perform and provide another compliance review on or before May 13, 2029.

ATTACHMENT(S):

- A. Attachment A – Location Aerial
- B. Attachment B – Conditions of Approval
- C. Attachment C – Interior Photos

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

LOCATION AERIAL



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 74

Unique Logistic International
10810 Painter Avenue
Santa Fe Springs

ATTACHMENT B

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 11 pertaining to the next compliance review report (shown in bold font).

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall continue to maintain, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 567-9240). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall continue to be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. That upon the request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purpose of minimizing risks to the public's health, welfare and safety:

- A. A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol beverages in storage;
 - B. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - C. A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - D. A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - E. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety
- 8. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if an unauthorized building breach occurs.
 - 9. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 - 10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 11. **That ASCUP Case No. 74 shall be subject to a compliance review in five (5) years, no later than May 13, 2029, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
 - 12. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

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

ATTACHMENT C





CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia Jimenez, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 559-4 INVOLVING THE MANUFACTURING, STORAGE, AND DISTRIBUTION OF SODIUM HYPOCHLOPRITE AT 9028 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (KIK CUSTOM PRODUCTS)**

DATE: May 13, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the use involving the manufacturing, storage, and distribution of sodium hypochlorite, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 559 be subject to a compliance review in one (1) year on, or before, May 13, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fees collected for the subject compliance review, there is no ongoing fiscal impact.

Conditional Use Permit Case No. 559-4

Page 2 of 12

BACKGROUND/DISCUSSION:

On March 26, 2024, KIK Custom Products (“Applicant”) filed a Compliance Review request for CUP Case No. 559 to allow the continued operation and maintenance of the use involving the manufacturing, storage, and distribution of sodium hypochlorite at 9028 Dice Road (APN: 8168-007-029) (“Project Site”).

Project/Applicant Information

Project Location:	9028 Dice Road
Project Applicant:	KIK Custom Products
Property Owner:	Same as applicant
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Project Site:	Manufacturing, storage, and distribution of sodium hypochlorite

In accordance with Section 155.243 (A) (30) of the City’s Zoning Ordinance, the manufacturing of sodium hypochlorite shall be permitted only after a valid CUP has first been obtained.

Code Section:	Conditional Uses:
§155.243	The following uses shall be permitted in the M-2 Zone only after a valid Conditional Use Permit has first been issued: (A) Manufacturing of: (30) Sodium hypochlorite.

KIK Custom Products has been one of the leading manufacturers of cleaning products in the United States. KIK produces laundry, household cleaners, pharmaceuticals, and beauty care products using sodium hypochlorite, a pale greenish liquid commonly referred to as “soda bleach” or “liquid bleach.” KIK initially obtained a Conditional Use Permit (CUP 559) to operate and maintain the subject use involving the manufacturing, storage, and distribution of sodium hypochlorite in November of 2001. The use was subsequently reconsidered by the Planning Commission in April of 2003, May of 2009, and August of 2014.

ANALYSIS:

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

Conditional Use Permit Case No. 559-4

Page 3 of 12

An initial inspection of the property conducted on June 22, 2020, revealed that the business was operating in violation of several City Municipal and Fire Codes. During the inspection, staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Remove all unpermitted outdoor storage.
- Move staged trucks from impeding on required parking.
- Permit or remove outdoor storage racks.
- Permit or remove the outdoor security shed.
- Permit the chain link and wrought iron fence off Dice Road.
- Provide a parking plan demonstrating how the property can meet the required number of parking stalls, including those required by the Americans with Disabilities Act (ADA).

The applicant has been continuously working to rectify and correct all issues concerning the subject site since the COVID-19 pandemic. Multiple inspections have been carried out, including on October 2, 2019, September 17, 2020, and during a follow-up inspection on March 28, 2024, which confirmed that the applicant is now fully compliant with the conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the subject use continues to operate in compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending that CUP 559 be subject to a compliance review in one (1) year, on or before, May 13, 2025, to ensure that the use is still operating in compliance with the conditions of approval (see Attachment E).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – March 28, 2024 Inspection Photos
3. Attachment C – Compliance Letter Request
4. Attachment D – Conditions of Approval

ATTACHMENT A – AERIAL PHOTOGRAPH

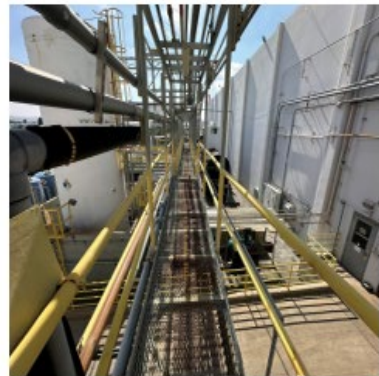
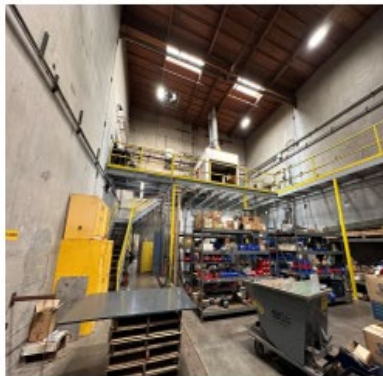
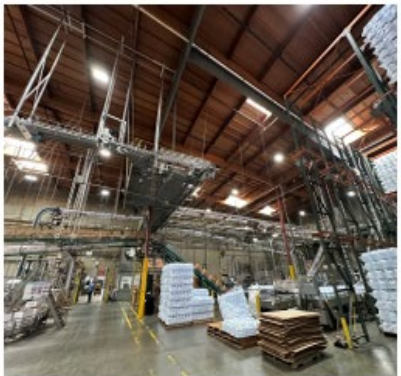
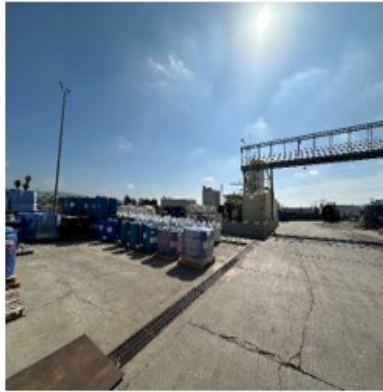


ATTACHMENT B – MARCH 28, 2024 INSPECTION PHOTOS

BEFORE



AFTER



ATTACHMENT C – COMPLIANCE REQUEST LETTER



9028 DICE ROAD
SANTA FE SPRINGS
CA 90670

PHONE: 562-946-6427
FAX: 562-321-9727

March 26, 2024

Department of Planning and Development

Attn: Claudia Jimenez

11710 Telegraph Road

Santa Fe Springs

RE: Conditional Use Permit (CUP) Case No. 559-4

To Whom it May Concern:

We here at KIK Consumer Products are requesting a review for compliance of the permit. Since the last visit from the city planner back on June 22, 2020, there have been many improvements. The parking lot area has since been upgraded with new parking stalls per city code and is no longer impeded. A plan has been submitted to the city to include required parking spots along ADA spots per code. All trucks with finished products have been staged at our East parking lot. All outdoor storage racks are no longer in place, all have been dismantled and recycled. We have also obtained drawings and specs for the security shed and are ready for approval and permit. Portable sheds have been removed from the property.

Sincerely,

A handwritten signature in black ink, appearing to read "George Castillo", is written over the word "Sincerely,".

George Castillo

General Manager

ATTACHMENT D – CONDITIONS OF APPROVAL

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

1. That the loading and unloading of tank cars shall comply with the requirements of Uniform Fire Code (UFC) 7904.5, including the installation of foam/water sprinkler protection systems. **(Ongoing)**
2. That the Applicant shall maintain the manual and automatic fire suppression systems for structures that provide coverage for all tank cars that contain Class I flammable or Class II combustible liquids, flammable gasses, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A, and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off-loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals shall also be provided with an approved fire suppression system. In certain instances, manually activated monitor nozzles connected to the underground water supply may be provided in lieu of an automatic fire suppression system for rail siding protection. An adequate number of nozzles shall be provided such that all tank cars that are connected for the unloading shall be protected. Nozzles shall be capable of remote activation from a safe location. Automatic fire protection for the tank cars is not required provided that tank cars are not loaded on-site and that unloading is only conducted from the top of the tank car using suction methods. The chlorine unloading operation at KIK Custom Products shall be exempted from this requirement provided the unloading is performed within the railcar containment housing. **(Ongoing)**
3. That the Applicant shall not load or unload tanks cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless automatic and manual shut-off valves and secondary containment are provided. **(Ongoing)**
4. That the Applicant shall use seismically activated automatic shut-off valves for all in-use tank cars plumbed for off-loading and/or filling. **(Ongoing)**
5. That the Applicant shall provide and maintain secondary containment for all in-use tank cars (rail cars), piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. Flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to an approved location. **(Ongoing)**

6. That the Applicant ensures that all non-emergency vents from tank cars shall be connected into an approved scrubber or vapor recovery system. Such systems shall be provided with ORP, pH, combustible or other appropriate sensors and those sensors shall be connected into an alarm system where applicable. Where a scrubber or vapor recovery system is not required by Code, the Applicant may perform an engineering analysis to show that the operation of tank cars will not produce vapors, mists or fumes that exceed the short term exposure limit (STEL) for any in-use or stored materials. With this documentation, the requirement for a scrubber or vapor recovery system may be waived provided all vents from tank cars are fitted with normally closed vent devices. **(Ongoing)**
7. That the Applicant shall ensure that any connections for rail car chlorine transfer are made in an exhausted enclosure that is connected to an emergency scrubber engineered to handle a release of the entire contents of the railcar. **(Ongoing)**
8. That loading and unloading of tank vehicles shall comply with the requirements of UFC 7904.5 including the installation of foam/water sprinkler protection systems. **(Ongoing)**
9. That the Applicant shall provide manual and automatic fire suppression systems for structures that provide coverage for all tank vehicles (trucks) that contain Class I flammable or Class II combustible liquids; flammable gases; toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR Part 355 Appendix A; and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals be provided with an approved fire suppression system. Ammonium hydroxide unloading by KIK Custom Products shall be exempted from this requirement provided that the facility has the capability to expeditiously remove the spilled material from the site drainage system and into holding tanks. **(Ongoing)**
10. That tank vehicles shall be loaded and unloaded only in approved locations. **(Ongoing)**
11. That the Applicant shall provide secondary containment for all in-use tank vehicles, piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be route to an approved location. **(Ongoing)**
12. That the Applicant ensures that all non-emergency vents from tank vehicles shall be connected into an approved scrubber or vapor recovery system. Such systems shall be provided with ORP, pH, combustible or other appropriate sensors and such sensors shall be connected to an alarm system where applicable. Where a scrubber or vapor recovery system is not required by Code, the Applicant may perform an

engineering analysis to show the operation of tank vehicles will not produce vapors, mists or fumes that exceed the short term exposure limit (STEL) for any in-use or stored materials. With this documentation, the requirement for a scrubber or vapor recovery system may be waived provided all vents from tank vehicles are fitted with normally closed vent devices. **(Ongoing)**

13. That the Applicant shall ensure that any connections for tank vehicle chlorine transfer are made in an exhausted enclosure connected to an emergency scrubber sized to handle a release of the entire contents of the tank vehicle. **(Ongoing)**
14. That the Applicant shall install manual and automatic fire suppression systems for structures that provide coverage for all tanks that contain Class I flammable or Class II combustible liquids, flammable gasses, toxic or highly toxic liquids or gases, extremely hazardous substances as defined by 40 CFR, Part 355, Appendix A, and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off-loading and/or filling. Areas that are covered by weather protection structures used for processing the above listed chemicals shall also be provided with a fire suppression system. **(Ongoing)**
15. That the applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to an approved location. **(Ongoing)**
16. That the Applicant shall ensure that all non-emergency vents from stationary tanks and other related vents shall be connected into an approved scrubber or vapor recovery system. Such systems shall be provided with ORP, pH, combustible or other appropriate sensors and that such sensors or vapor recovery system where applicable. Where a scrubber or vapor recovery system is not required by Code, the Applicant may perform an engineering analysis to show the operation of stationary tanks and other related vessels will not produce vapors, mists or fumes that exceed the short term exposure limit (STEL) for any in-use or stored materials. With the documentation, a scrubber or vapor recovery system will not be required provided all vents from stationary tanks are fitted with normally closed vents devices. **(Ongoing)**
17. That the Applicant shall complete a Spill Prevention Control and Countermeasure (SPCC) Plan within six-months of facility operation if the quantity of petroleum containing products in above ground tanks on site exceeds 1,320 gallons. **(Ongoing)**
18. That the Applicant shall obtain approved plans for any Underground Storage Tank installation prior to tanks being brought on-site. **(Ongoing)**

19. That the Applicant shall provide high level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity. **(Ongoing)**
20. That all tanks shall be seismically anchored in accordance with the Uniform Building Code. **(Ongoing)**
21. That the Applicant shall provide an in-house emergency response system that includes the following:
 - a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
 - b. Liquid level limit alarms on stationary tanks.
 - c. Automatic shut-off valves on stationary tanks.
 - d. Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - e. Adequately trained manpower and equipment.
 - f. Ammonia detectors at the ammonium hydroxide tank on the fence line and at the other approved locations.
 - g. A chlorine and at the outlet of the chlorine scrubber system and at other approved locations.
 - h. Remote cameras (when applicable) at approved locations.
 - i. A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to KIK Custom Products, and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire Department. **(Ongoing)**
22. That the Applicant install and maintain windsocks and placards as required. **(Ongoing)**
23. The Applicant shall submit an industrial wastewater discharge permit; said permit shall include plans showing all proposed modifications to the wastewater pretreatment system. **(Ongoing)**
24. The Applicant shall obtain permits for any current and/or future proposed facility modifications and for the storage and use of materials that have physical and/or health hazards as defined in the Uniform Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current Uniform Fire and Uniform Building Codes. **(Ongoing)**
25. That the Applicant shall ensure that all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored. **(Ongoing)**

26. That the Applicant label piping conveying hazardous materials noting their contents and direction of flow. **(Ongoing)**
27. That the Applicant retain the services of an approved consultant to obtain a fire department permit for high pile combustible storage per the 1994 Uniform Fire Code. **(Ongoing)**
28. That the Applicant shall obtain a permit for the storage of liquefied petroleum gas (LPG). **(Ongoing)**
29. That the Applicant shall maintain the services of an approved consultant to review the adequacy and coverage of the existing fire sprinkler system. **(Ongoing)**
30. That the Applicant shall have a licensed contractor perform a five-year sprinkler certification per Title 19 of the California Code of Regulations. **(Ongoing)**
31. That no portion of the required off-street parking area shall be used for any purpose other than vehicle parking and circulation, unless such alternate use is granted prior written approval by the Director of Planning and Development. **(Ongoing)**
32. That the subject property and use shall continuously be maintained in a neat and orderly manner. **(Ongoing)**
33. That Conditional Use Permit Case No. 559 shall be valid for a period of ~~five (5) years~~ **one (1) year**, until ~~August 11, 2019~~ **May 13, 2025**. Thirty days prior to the expiration date, the applicant may request in writing that the Planning Commission review the circumstances of this case to determine whether an extension of the privileges granted under this permit are warranted. **(Revised – Ongoing)**
34. That Conditional Use Permit Case No. 559 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts the conditions of this approval. **(Ongoing)**
35. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and the determination of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with. **(Ongoing)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 731-3 INVOLVING A MEAT PROCESSING FACILITY LOCATED AT 13044 PARK STREET, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (QUENTIN MEATS INC.)**

DATE: May 13, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the existing meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious and adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 731 be subject to a compliance review in five (5) years on, or before, May 13, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

Aside from the processing fees collected for the subject compliance review, there is no ongoing fiscal impact

BACKGROUND/DISCUSSION:

Conditional Use Permit Case No. 731-3

Page 2 of 11

The subject property at 13044 Park Street (APN: 8011-014-031) is situated within the M-2 (Heavy Manufacturing) Zone and features an 11,000 sq. ft. concrete tilt-up building erected in 1978. Quentin Meats, Inc., established by Kit Young in 1949, initially operated as a neighborhood meat market renowned for its delivery of fresh, quality meats. In the early 1980s, a group of investors purchased Quentin Meats and transformed it into a USDA meat processing plant. In 2000, Quentin Meats was acquired by the Hyun Mi Lim Corporation, and in 2011, it relocated from Pico Rivera to Santa Fe Springs.

On September 09, 2013, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 731, allowing Quentin Meats Inc. ("Applicant") to establish, operate, and maintain a meat processing facility. Quentin Meats has operated on the subject property for nearly eleven (11) years since the original CUP approval.

On January 11, 2024, the Applicant submitted a Compliance Review request for CUP Case No. 731 to continue operating and maintaining a meat processing facility at 13044 Park Street ("Project Site").

Project/Applicant Information

Project Location:	13044 Park Street
Project Applicant:	Quentin Meats, Inc.
Property Owner:	Same as applicant
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Meat processing facility

In accordance with Section 155.243 (D) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required for a meat processing facility within the M-2 (Heavy Manufacturing) Zone:

Code Section:	Conditional Uses:
§ 155.243	The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (D) Animal, food or beverage processing of the following kinds: meat or fish products packaging, canning, or processing.

ANALYSIS:

As a standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on February 01, 2024, and found the meat processing facility was operating in full compliance with the conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY:

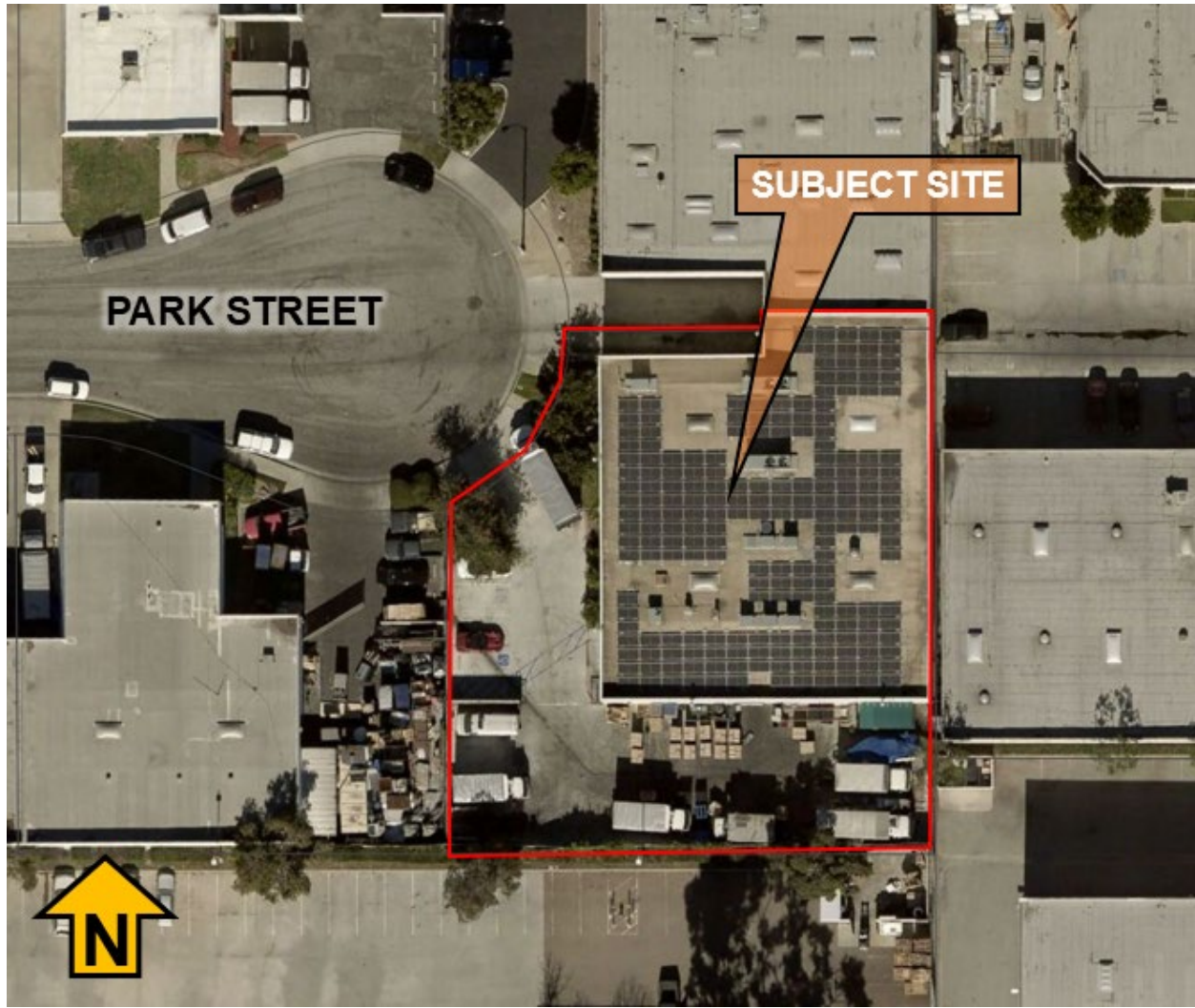
Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending that CUP 731 be subject to a compliance review in five (5) years, on or before, May 13, 2029, to ensure that the subject meat processing facility is still operating in compliance with the conditions of approval (see attachment D).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Site Inspection Photos
3. Attachment C – Time Extension Request Letter
4. Attachment D – Conditions of Approval

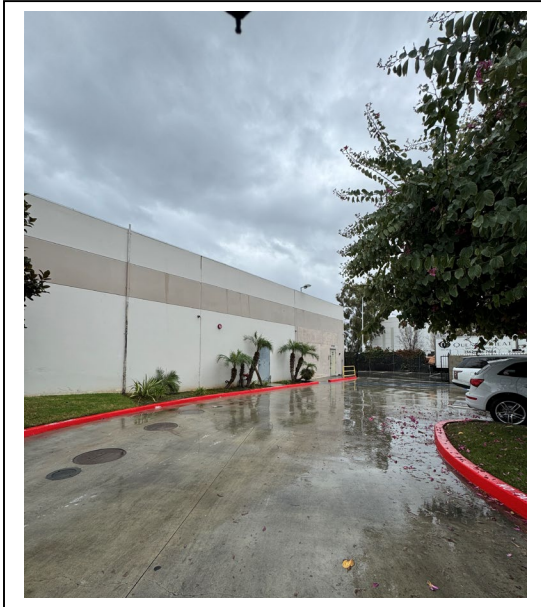
ATTACHMENT A – AERIAL PHOTOGRAPH

QUENTIN MEATS INC.



13044 PARK STREET

ATTACHMENT B – SITE INSPECTION PHOTOS



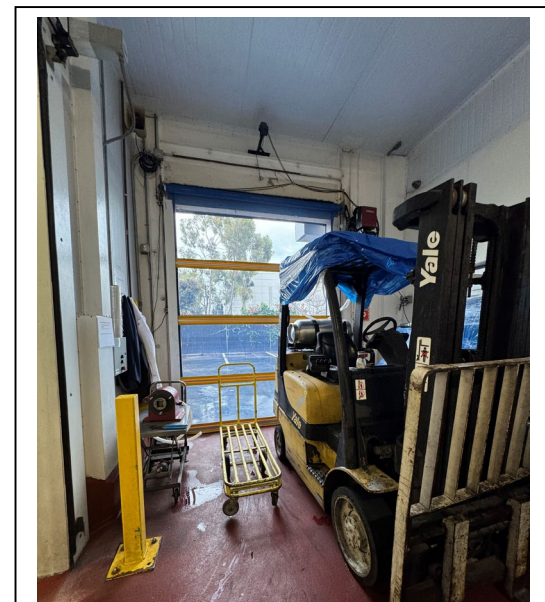
Entrance/ driveway



Parking spaces located in rear



Meat processing room



Roll up door + forklift

ATTACHMENT C – TIME EXTENSION REQUEST LETTER

QUENTIN MEATS, INC. Est. M4178/P4178

13044 Park Street, Santa Fe Springs, Ca 90670

Tel 562) 946-7604 Fax 562) 944-1407 Email Quentinmeats@outlook.com

January 11, 2024

Regarding: CUP Case No. 731-3

13044 Park Street, Santa Fe Springs, Ca 90670

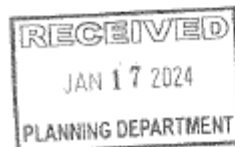
Dear City of SFS Department of Planning and Development

I am writing to request a review for compliance of the subject permit. The facility is currently an active USDA meat processing facility grinding and distributing meat products. There are no particular changes or alterations to the use since the last review of the subject permit.

Thank you

Teresa Nguyen

President



ATTACHMENT D– CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Ongoing)**
2. That if one-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. **(Ongoing)**
3. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(Ongoing)**
4. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. **(Ongoing)**
5. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways. **(Ongoing)**

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868-0511 x3812)

6. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to

beginning work related to the permitted activity. **(Ongoing)**

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

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining at 562.409-1850 x3302)

8. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Ongoing)**
9. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Ongoing)**
10. That the existing building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409.7569)

11. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868-0511 x7356)

12. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(Ongoing)**
13. ~~That the owner shall have 90 days from the date of Planning Commission approval to re-stripe the existing parking stalls on-site. **(Satisfied)**~~
14. ~~That the owner shall have 90 days from the date of Planning Commission approval to submit fully dimension plans to Building and Safety to legalize the location of the existing ADA parking stall. **(Satisfied)**~~
15. That the Department of Planning and Development shall first review and approve all sign proposals for the non-profit trade school use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, and the City's Sign Guidelines. **(Ongoing)**
16. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(Ongoing)**
17. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**

18. That the meat processing use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
19. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Park Street, use street(s) as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
20. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
21. This approval allows the applicant, Quentin Meats, Inc. to establish, operate and maintain an 11,000 sq. ft. meat processing facility. **(Ongoing)**
22. That Conditional Use Permit Case No. 731 shall be subject to a compliance review in ~~three-five (3)~~ **(5)** years from the date the last compliance review was required, on or before ~~January 8, 2024~~ **May 13, 2029** to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report. Approximately three (3) months before ~~January 8, 2024~~ **May 13, 2029** the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised - Ongoing)**
23. That the applicant, Quentin Meats, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards Concerning CUP Case No. 731, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

24. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP. **(Ongoing)**

25. 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. **(Ongoing)**