



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JUNE 10, 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

DEPUTY CITY
ATTORNEY

Kristi J. Smith

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Intern
Planning Consultant
Planning Commission 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 Commission 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 & 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.

PUBLIC HEARING

1. **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (SAMNS GROUP INC.)**

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. 847, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline the project is Categorically Exempt; and
- 3) Find and determine that the proposed CUP 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
- 4) 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
- 5) Approve CUP 847 subject to the conditions of approval as contained within Resolution No. 265-2024; and

- 6) Adopt Resolution No. 265-2024, 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 – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 970 AND MODIFICATION PERMIT (“MOD”) CASE NO 1358 - TO CONSTRUCT A NEW ± 4,947 SQUARE FEET MASONRY INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 16'-0" ALONG FREEMAN AVENUE. (MARK LOXSOM ON BEHALF OF TALL PROPERTIES, INC.)

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 DPA Case No. 970 and MOD Case No. 1358, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) 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
- 4) 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
- 5) Find that the applicant's MOD request meets the criteria set forth in §155.695 and §155.696 of the City's Zoning Ordinance, for granting of a Modification Permit; and
- 6) Approve the requested DPA Case No. 970 and MOD Case No. 1358, subject to the conditions of approval as contained within Resolution No. 266-2024; and
- 7) Adopt Resolution No. 266-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

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 MAY 08, 2023 REGULAR MEETING**
MINUTES OF THE JUNE 12, 2023 REGULAR MEETING
MINUTES OF THE JUNE 22, 2023 SPECIAL MEETING
MINUTES OF THE JULY 10, 2023 REGULAR MEETING
MINUTES OF THE OCTOBER 09, 2023 SPECIAL MEETING
MINUTES OF THE DECEMBER 18, 2023 ADJOURNED MEETING
MINUTES OF THE MAY 13, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

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 Commission Secretary 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 Commission 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: Jimmy Wong, Associate Planner

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (SAMNS GROUP INC.)**

DATE: June 10, 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. 847, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline the project is Categorically Exempt; and
- 3) Find and determine that the proposed CUP 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
- 4) 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
- 5) Approve CUP Case No. 847, subject to the conditions of approval as contained within Resolution No. 265-2024; and

- 6) Adopt Resolution No. 265-2024, 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 fee collected from the application, there are no on-going fiscal impact.

BACKGROUND:

On March 19, 2024, SAMNS Group Inc. ("Applicant") filed a request for a Conditional Use Permit (CUP Case No, 847) to allow a food processing facility that includes fish and meat at 13181 Flores Street, within the M-2 Zone (Heavy Manufacturing) ("Project Site").

Project/Applicant Information

Project Site:	13181 Flores Street (APN: 8011-014-056)
Project Applicant:	SAMNS Group Inc.
Property Owner:	Won S. Shin
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Electronic parts supplier

Business Background

SAMNS Group Inc. is a newly established business with the aim of setting up a food processing facility. Located at 13181 Flores St., SAMNS Group Inc. will operate this facility to produce food for Moobongri Soondae Restaurants (which boasts 20 locations across the US) and Jjampong Zizon Restaurants (with 4 soon-to-open US locations), in addition to wholesaling processed food to Trader Joe's, Costco, Sam's Wholesale, Hart, and similar grocery stores. Sung Woon Jung, the president of SAMNS Group Inc., has been involved in restaurant operations since 2008 and currently owns multiple restaurants in Los Angeles, CA.

Business Plan

- The food processing plant aims to produce healthy foods for restaurant owners, grocery stores, and online sales in the USA, targeting a daily output of 1,000-3,000 lbs. of ready-to-eat frozen food. The food processing plant prioritizes locally sourced

ingredients, primarily Siouxpreme Pork from Iowa and spices from Nongshim TaeKyung in Rancho Cucamonga, CA.

- The food processing plant will prioritize minimal food waste through precise ingredient calculations to optimize profit and environmental impact. Recycling efforts include sorting paper and plastic packaging materials, while food waste is managed through separate disposal bins.
- The facility will maintain strict safety standards, with no harmful fumes or chemicals used near food processing areas, ensuring that all cleaning agents are safe for food preparation.
- Shipments will arrive daily to maintain freshness, with deliveries made using refrigerated/freezer-equipped trucks.
- The proposed operation involves one full-time shift with 6-12 employees working from 8:00 am to 5:00 pm. The team follows strict Hazard Analysis Critical Control Point (HACCP) procedures supervised by the United States Department of Agriculture (USDA) and on-site managers. Food handling, including ingredient preparation, cooking, and vacuum packaging, adheres to noise-reduced factory machinery and the National Sanitation Foundation (NSF) safety standards.
- Finished products will undergo sterilization and then be stored in refrigeration until shipment, with daily cleaning and sanitation routines in place.

Proposed Food Items Manufactured:

- **Korean Pork Blood Sausage:**

Ingredients: Casing (pork small intestine), glass noodles, pork/beef blood, minced fresh garlic, salt, pepper, other spices.

Process: Wash pork small intestine and clean inside out, mix all ingredients together, using sausage stuffing machine, stuff the casing with the ingredients and knot the ends. Steam the made sausages, rapidly cool, package them, and store them in the freezer to be shipped.

- **Korean Pork Meat Sausage:**

Ingredients: Casing (pork small intestine), pork minced meat, chopped napa cabbage, green onions, onions, minced fresh garlic, salt, pepper, and other spices.

Process: Wash pork small intestine and clean inside out, use a commercial chopper to chop vegetables. Mix all ingredients together, stuff the casing with the ingredients

and knot the ends. Steam the made sausages, rapidly cool, package them, and store them in the freezer to be shipped.

- **Chili Sauce:**

Ingredients: Chili powder, salt, water, and other spices.

Process: Mix all ingredients together, package them, and store them in the refrigerator to be shipped.

- **Steamed Pork Meat:**

Ingredients: Pork Meat (heart, stomach, cheek meat, pork belly, and/or other whole meat part, and salt)

Process: Prepare the meat and clean the debris, steam in a commercial steamer, rapid cool, slice the cooled meat in a commercial slicer, package them, and store them in the freezer to be shipped.

- **Raw Meat:**

Ingredients: Frozen/fresh pork and/or beef from a third party.

Process: Cut, slice, portion meat, package, and store in the freezer to be shipped.

***Items prepped in-house:*

Casings, fresh vegetables, fresh spice ingredients like garlic & ginger.

***Items bought from a third party:*

Minced meat, whole meat, all dry spices, and fish sauce.

*** No use of Vinegar*

Surrounding Land Uses:

Direction	Zone	Land Use
North	M-2	Industrial
South	M-2	Industrial
East	M-2	Industrial
West	M-2	Industrial

ANALYSIS:

The Project Site, located at 13181 Flores St., comprises an 8,523 sq. ft. industrial building with 18 parking spaces including one accessibility parking stall, two grade level roll-up door, and a separate trash enclosure.

Zoning Requirement

The procedures set forth in Section 155.243 (D)(5) of the City's Zoning Ordinance, states Meat or fish products packaging, canning or processing within the M-2, Heavy Manufacturing, Zone shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Use Permit
155.243 (D)(5)	Section 155.246 The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (D)(5) Meat or fish products packaging, canning or processing.

If the CUP is approved, the applicant plans to make several interior improvements to accommodate the proposed food processing plant. The indoor facility will be equipped with ventilation systems to ensure the daily delivery of fresh ingredients while minimizing the need for extensive storage. Storage will primarily consist of freezer and refrigerator units for cooling and shipment preparation. With the proposed interior remodel, the property will be well-suited for food processing purposes.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The proposed food processing facility is surrounded by a variety of industrial uses. Introducing such a facility would offer a diverse range of industrial activities that are not common in the surrounding area, aligning with the goal of fostering diversified businesses across various industries. This initiative would provide employment, commercial, and experiential opportunities.
	Policy LU-2.2: Expanding Industrial Base. Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City,	The proposed Conditional Use Permit will allow SAMNS Group Inc. to expand their food processing operation to the city, enabling them to produce food for restaurants and grocery stores in the region, including Moobongri Soondae Restaurants

PLANNING COMMISSION AGENDA REPORT– MEETING OF JUNE 10, 2024

Conditional Use Permit Case No. 847

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	and when considering proposed expansion of existing industries.	(20 US locations), Jjampong Zizon Restaurants (4 soon-to-open US locations), and to wholesale processed food to Trader Joe's, Costco, Sam's Wholesale, Hmart, and other similar grocery stores.
	Policy LU-2.4: Beneficial Businesses. Discourage establishment of businesses that have limited potential to contribute to the local tax base or create high paying jobs.	The proposed food process use is expected to generate gross sales of about \$4 million annually, with an annual payroll of \$600,000. This will contribute to the creation of more jobs and improved industry standards in the City of Santa Fe Springs, thereby enhancing the local tax base and creating high-paying jobs.

ENVIRONMENTAL:

The City staff has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project within five days after the approval from the Planning Commission.

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 CUP 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 CU P 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 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 April 4, 2024, the Community Development Department provided a project summary and all application materials related to the CUP request to various departments within the City for their respective review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A within Attachment #E. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Attachment #E before the Planning Commission meeting.

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 30, 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 (Los Cerritos Community Newspaper) on May 30, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

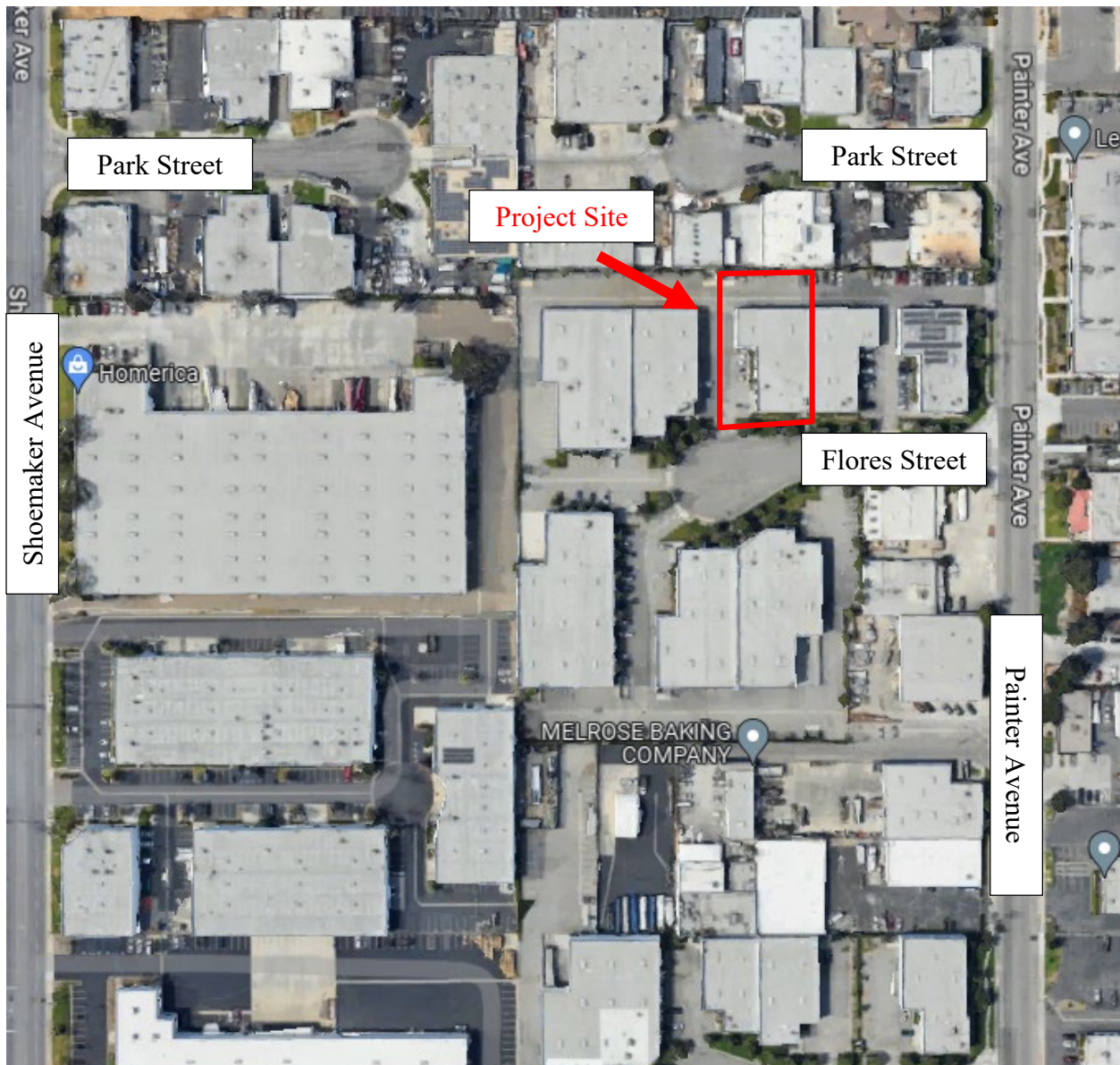
To date, staff has not received any inquiry from the public regarding the subject CUP request.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Radius Map for Public Hearing Notice
- D. Site plan
- E. Resolution No. 265-2024
 - a) Exhibit A – Conditions of Approval

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

Attachment A
Aerial Photograph



13181 Flores Street
Conditions Use Permit Case No. 847

Attachment B
Public Hearing Notice

FILE COPY



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05/30/2024 ZIP 90670
043M31222321

US POSTAGE

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 847**

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

CONDITIONAL USE PERMIT CASE NO. 847 – To allow a food processing facility that includes fish and meat within the M-2 Zone (Heavy Manufacturing).

PROJECT LOCATION/APPLICANT: 13181 Flores Street (APN: 8011-014-056) / SAMNS Group 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, June 10, 2024 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project.

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 Community Development Department 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 Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7451

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

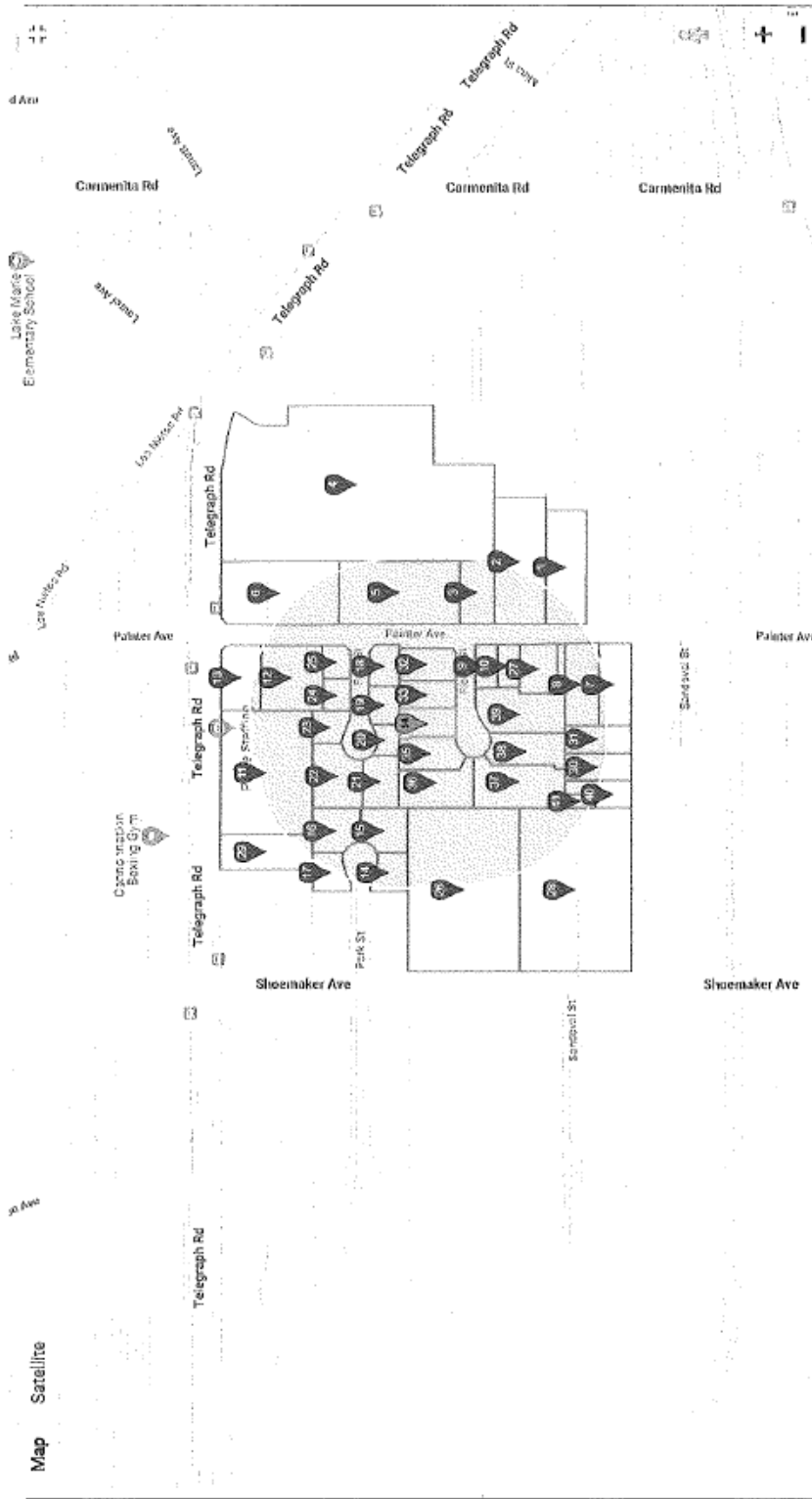
Attachment C
 Radius Map for Public Hearing Notice

RADIUS MAP 500'

SUBJECT PROPERTY
 ADDRESS: 13181 FLORES ST., SANTA FE SPRINGS, CA 90670
 APN: 80111-014-056

Map Date: 4/29/2024

Graphic Data Source
 Los Angeles County Geographic Information System
 Base Parcel Database (Derived from APN Maps)
 Coordinate System: NAD 1983 StatePlane California V FIPS 1405 Feet
 Datum: North American 1983



Latest equalized assessment rolls obtained from the Los Angeles County Assessor's Office through ParcelQuest, a vendor service on 4/29/2024

ORDER NO. 2024-48



www.radiusmaps4less.com | (909) 997-9357

Attachment D
Site Plan



STUDIO
13181 FLORES ST.
SANTA FE SPRINGS, CA 90670
TEL: 562-255-7462
WWW.STUDIO13181.COM

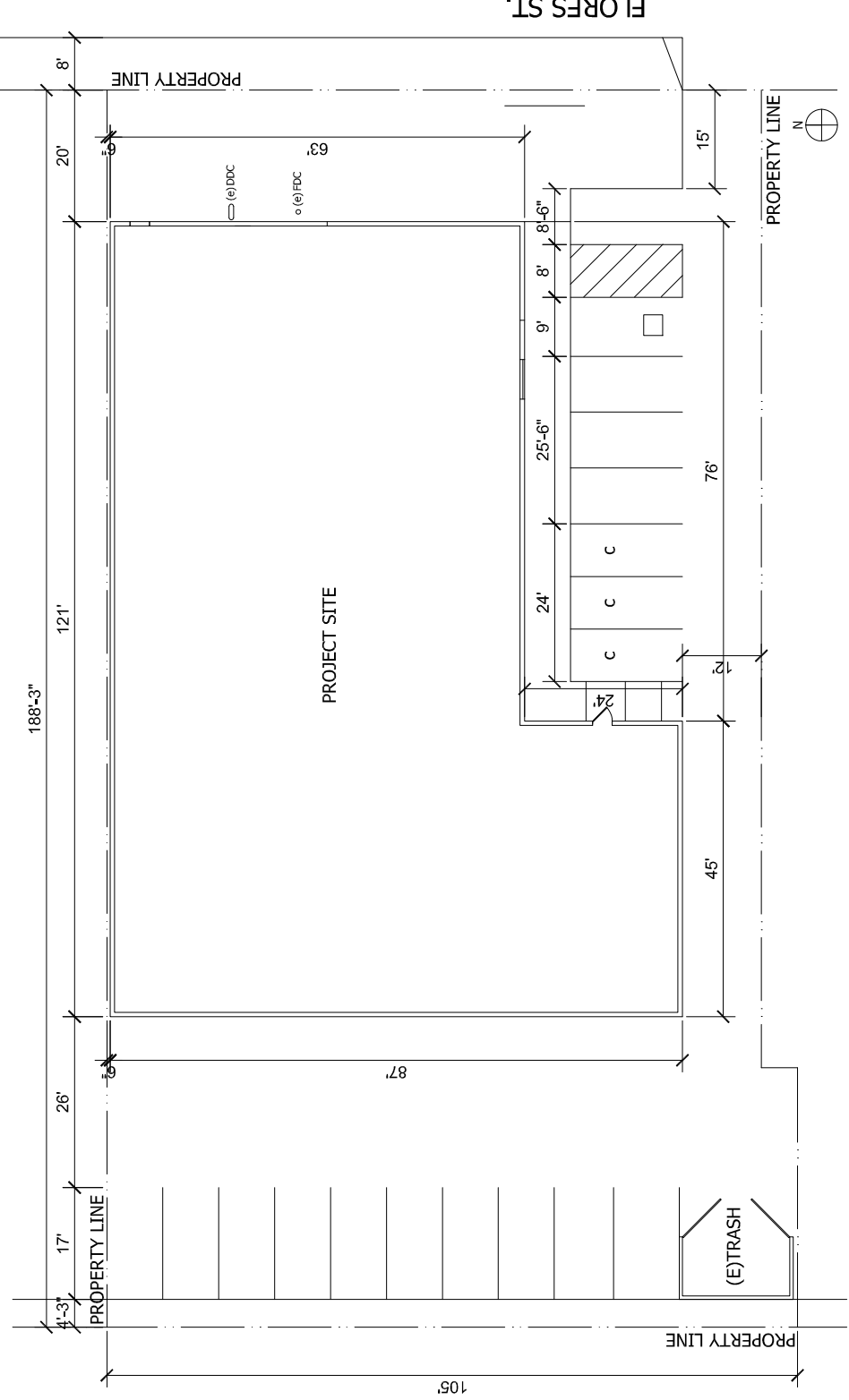
PROJECT DATA
JOB ADDRESS : 13181 Flores St.
Santa Fe Springs, CA 90670
AIN # : 8011-011-0056
LEGAL DESCRIPTION : P M 325-57-62 LOT 3
BUSINESS OWNER : JUNG, SUNG WOON
WORK DESCRIPTION: NEW FOOD PROCESSING AND
STORAGE FACILITY
PROJECT AREA : 8,523 SF.
ZONING : M2 - HEAVY INDUSTRIAL
OCCUPANCY : F-1, B, S-2,
USE : FOOD PROCESSING, PRODUCE
COOLER STORAGE AND FROZEN
FOOD STORAGE
TYPE OF CONSTRUCTION : TYPE I-A (NO CHANGE)
SPRINKLER : SPRINKLER
SEPARATE PERMIT
LOT AREA : 0.434 acres
BUILDING AREA : 8,523 SF.
PARKING ANALYSIS : = 18 (no change)
Total parking required = 18 (no change)
(e) Total parking provided = 18 (no change)
includes 1 accessible parking

SHEET INDEX
A 000 TITLE PROJECT DATA
A 100 PROPOSED FLOOR PLAN
GOVERNING CODES :
2023 L.A. Co Mechanical Code
2023 L.A. Co Plumbing Code
2023 L.A. Co Electrical Code
2023 L.A. Co Building Code
2023 L.A. Co Residential Code
2023 L.A. Co Green Code
2022 California Energy Code

PROJECT NAME
13181 Flores St. Santa Fe Springs, CA 90670

REVISION :
DATE :
SCALE :
AS SHOWN
SHEET TITLE:
SITE PLAN
PROJECT
DATA
SHEET NO.
A-000

SECTION REFERENCE
SECTION NUMBER
DETAIL REFERENCE
DETAIL NUMBER
DOOR NUMBER
WINDOW NUMBER
GRID LINE
KEY NOTE NUMBER
REFERENCE POINT
ELEVATION NUMBER
CEILING HEIGHT
VICINITY MAP



SCALE = 1/8"

SITE PLAN (NO CHANGE)

Attachment E

Resolution No. 265-2024
Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 265-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES).

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 847) to allow a food processing facility that includes fish and meat within the M-2 Zone (Heavy Manufacturing); and

WHEREAS, the subject property is located at 13181 Flores Street, and an Assessor’s Parcel Number of 8011-014-056, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Won S. Shin, 1145 H. Ellie Street, La Habra, CA 90631; and

WHEREAS, the project applicant is SAMNS Group Inc., 13181 Flores Street, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed CUP 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 reports, 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 Community Development Department on May 30, 2024, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on May 30, 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 June 10, 2024, concerning CUP Case No. 847.

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

SECTION I. RECITALS

Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing of this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA, and consequently, it is subject to CEQA review. However, the project qualifies for a Categorical Exemption, pursuant to the CEQA, Section 15301-Class 1 (Existing Facilities).

Section 15301, Class 1: Existing Facilities pertains to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project entails the utilization of the existing industrial building for a food processing facility specializing in meat and fish, with minor interior alterations.

Additionally, the Project Site is not listed within the Los Angeles County's California Office of Historic Preservation Landmarks Listed, and the project is not identified as a local, state, or federally significant cultural resource.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission has made the following findings:

- (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.*

The Project Site is located within the M-2 Zone (Heavy Manufacturing) and has a General Plan land use designation of Industrial. A food processing facility that includes fish and meat, provided that a CUP is granted, is consistent with the current zoning and land use designation.

The primary concerns associated with a food processing facility that handles fish and meat is the proper handling of the food product and the potential for odor. To ensure that the proposed food processing activities do not become an issue, the applicant has specified that their food processing will not involve frying. Additionally, all cooked items will have recipes that involve steaming or cooking in

water only, without ingredients such as soy sauce, spicy chilies, or peppers. Furthermore, all sliced meat will be steamed using clear water.

Lastly, the majority of their food processing will occur in commercial steamers, with ventilation routed through the machine's filter, then through the hood filter, and finally vented out through the roof.

- (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, located at 13181 Flores St, comprises an existing 8,523 sq. ft. industrial building. The proposed project will only involve an interior remodel to accommodate the proposed food processing operations. No exterior change is being proposed as part of this Condition Use Permit. The Planning Commission therefore finds that the characteristics of the Project Site will remain practically unchanged and the general appearance and welfare of the community will continue to be preserved.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 265-2024 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15301-Class 1 (Existing Facilities); and approve CUP Case No. 847 to allow a food processing facility that includes fish and meat at 13181 Flores Street (APN: 8011-014-056), within the M-2 Zone (Heavy Manufacturing), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of June 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Exhibit A
Conditions of Approval
Conditional Use Permit Case No. 847
13181 Flores Street
SAMNS Group Inc.

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 access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
2. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868-0511 x3812)

3. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
4. 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.
5. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:
(Contact: Kristen Haining 562.409-1850 x3302)

6. The Applicant shall comply with all applicable conditions of approval imposed on Development Plan Approval (DPA) Case No. 759 granted by the Planning Commission at their meeting on September 15, 2003.
7. 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 (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 (562-409-1850) for an inspection no later than 30 days from the approval of this Permit by the Planning Commission once the project has been completed and prior to the occupancy permit being issued.

8. Food waste shall be properly disposed of at all times. Trash bins shall be emptied on a regular basis to avoid odors, attraction of flies and/or vermin.
9. 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. Any damage from any such cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.
10. Trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
11. The Applicant and/or his tenant be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

12. 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.
13. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
14. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

15. This approval shall allow the applicant, SAMNS Group Inc., to establish, operate, and maintain a food process use/facility within an existing approximately industrial building located at 13181 Flores Street. Any modification to the hours of operation, increase in odorous products, etc. shall be subject to prior review and approval by the Director of Community Development or his/her designee.
16. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
17. The owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
18. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
19. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Community Development or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
20. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following

day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.

21. 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 Community Development, Director of Police Services and the Fire Marshall.
22. 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.
23. The subject food 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 applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
24. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Flores Street or Painter Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
25. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 - 1) Applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - 2) Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable

cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
- 26. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com>).
 - 27. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
 - 28. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.
 - 29. 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.

30. Conditional Use Permit Case No. 847 shall be subject to a compliance review in 1 year, until **June 10, 2025**. Approximately three (3) months before **June 10, 2025**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval
31. 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.
32. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
33. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
34. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be

transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

35. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 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 adjacent surfaces.
36. The subject food process use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
37. 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 Community Development, Director of Police Services, and Fire Marshall.
38. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development, and Fire-Rescue Department for the proposed improvements.
39. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or has had a substantial adverse impact on public facilities or services, the Director of Community Development may refer Conditional Use Permit Case No. 847 back to the Planning Commission for review. If, upon such review, the Commission finds that any of the aforementioned results have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 847.
40. 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



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: **PUBLIC HEARING - DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 970 AND MODIFICATION PERMIT (“MOD”) CASE NO 1358 - TO CONSTRUCT A NEW ± 4,947 SQUARE FEET MASONRY INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 16’-0” ALONG FREEMAN AVENUE. (MARK LOXSOM ON BEHALF OF TALL PROPERTIES, INC.)**

DATE: June 10, 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 DPA Case No. 970 and MOD Case No. 1358, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) 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
- 4) 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
- 5) Find that the applicant’s MOD request meets the criteria set forth in §155.695 and §155.696 of the City’s Zoning Ordinance, for granting of a Modification Permit; and

- 6) Approve the requested DPA Case No. 970 and MOD Case No. 1358, subject to the conditions of approval as contained within Resolution No. 266-2024; and
- 7) Adopt Resolution No. 266-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

FISCAL IMPACT

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

BACKGROUND/DISCUSSION

On December 18, 2019, Mark Loxsom on behalf of Tall Properties ("Applicant") submitted a request for a Development Plan Approval (DPA Case No. 970) to construct of a new $\pm$ 4,947 square feet. masonry industrial building and for a Modification Permit (MOD Case No. 1358) to reduce the required front yard setback by 16'-0" along Freeman Avenue ("Project") on property located at 10001 Freeman Avenue ("Project Site")

Project/Applicant Information:

Project Site:	10001 Freeman Avenue (APNs: 8011-007-026 & 8011-007-027)
Project Applicant:	Mark Loxsom, on behalf of Tall Properties, Inc.
Property Owner:	Tall Properties, Inc.
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property	Vacant Land

Project Description

The Applicant seeks approval of a DPA (Case No. 970) to construct a new $\pm$ 4,947 square feet masonry industrial building and a MOD (Case No. 1358) to reduce the required front yard setback by 16'-0" along Freeman Avenue. The Project Site is approximately 0.713 acres and is currently undeveloped. The properties to the east and west are also undeveloped, the property to the north is a utility substation, and the property to the south

is developed with a warehouse Therefore, the proposed Project is consistent and compatible with the surrounding uses.

Surrounding Land Uses:

The Project Site is located on the west side of Freeman Avenue. Freeman Avenue is designated as a non-major or secondary arterial highway, within the Circulation Element of the City's General Plan.

Direction	Zone District	General Plan	Land Use
West	M-2 – Heavy Manufacturing, Zone	Industrial	Vacant
East	M-2 – Heavy Manufacturing, Zone	Industrial	Vacant
North	M-2 – Heavy Manufacturing, Zone	Industrial	Utility Substation
South	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse

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.

The Applicant is proposing to prepare the site for redevelopment and construct a new ± 4,947 square feet. masonry industrial building.

ANALYSIS

Development Plan Approval (DPA Case No. 970)

Site Plan

The Project will include the construction of a new ± 4,947 square feet. masonry industrial building and associated improvements on the Project Site. The Project will provide ingress and egress through two (2) driveways along Freeman Avenue. The outdoor rear area will be used for the storing of outdoor equipment, and it will be completely screened from public view. The Project meets the minimum development standards within the M-2 (Heavy Manufacturing) Zone for building height, parking, landscaping, lot depth, lot area, and floor area ratio (FAR). The proposed building will be set back a minimum of 20 feet from the front property line along Freeman Avenue; therefore, the Project requires concurrent approval of a MOD to allow a reduction of the required front yard setback. A completed description of the MOD request is located below.

Floor Plan

The floor plan reveals that the proposed masonry building will have an approximate area of 4,947 square feet, with approximately 433 square feet allocated for the first-floor office area. Additionally, about 797 square feet are designated for the second-floor mezzanine, while approximately 3,717 square feet are designated for warehouse/manufacturing use.

Elevations

The elevations demonstrate that the proposed industrial building will showcase a contemporary design. The entrance to the office area (east elevation) is adorned with extensive glazing, color variations, varying heights, and a unique blend of materials, including faux wood porcelain tile. Similar architectural treatments are applied to the remaining elevations, resulting in a visually appealing structure.

Landscape Requirements

To maximize overall aesthetic value, the majority of the landscaping will be concentrated along the setback areas adjacent to the street (Freeman Avenue). Moreover, in compliance with the Zoning Ordinance, the Applicant will landscape at least 6% of the parking area. The overall landscape requirement for the project is 1,890 square feet, and the Applicant is providing a total of 2,712 square feet of landscaping. The project's landscaping calculation consist of the following:

Area	Calculation	Required (sq. ft.)	Provided (sq. ft.)
Frontage	70 x 25 sq. ft.	1,750	2,222
Parking	2,340 sq. ft. x 6%	140	490

The Project, therefore, exceeds the minimum requirements set forth in the City's Zoning Ordinance.

Parking Requirements

A total of 10 parking spaces will be available for the new masonry industrial building, including 9 standard spaces and 1 van-accessible space. As outlined in the proposal, the Project must provide a total of 10 parking spaces. The project's parking calculation will consist of the following:

Use	Calculation (sq. ft.)	Required	Provided
Industrial	0-20,000 ÷ 500	10 stalls	10 stalls
	20,001-100,00	0 stalls	
	100,001-200,000	0 stalls	
Total		10 stalls	

Therefore, the proposed project meets the minimum parking requirements specified by the City's Zoning Ordinance.

Loading/Roll Up Doors

According to the plan, the proposed building will feature a total of three (3) grade-level loading doors along the west elevation. The proposed loading doors are strategically positioned to avoid direct visibility from Freeman Avenue. Furthermore, the applicant will

install a 10-foot-high wrought iron gate and door with perforated metal to help screen on-site truck activities.

In accordance with the City's Zoning Ordinance, all off-street loading areas shall provide a minimum unobstructed area of 10 feet in width and 25 feet in length to facilitate proper on-site loading. As indicated in the site plan, the proposed design will furnish the necessary unobstructed area in all required locations.

Modification Permit (MOD Case No. 1358)

According to Section 155.248 of the City's Zoning Ordinance, M-2 zoned properties are required to have a front yard setback of 20 feet, unless the property fronts onto a major or secondary highway, in which case a minimum of 30 feet is required. However, if a building on the property exceeds the minimum front yard setback distance, the setback requirement is calculated using one foot for each foot of the building's height, or portion thereof. In this case, based on the proposed building height, the minimum setback along Freeman Avenue should be 36 feet.

Although the project does not meet the standard setback requirements outlined in the City's Zoning Ordinance, it is worth noting that the applicant has designed the project to provide a setback equal to a one-to-one ratio for any portion(s) of the building that exceed the normal setback.

ENVIRONMENTAL

CEQA

After staff review and analysis, staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects). Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15332, Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA). Additionally, there will not result in any significant traffic, noise, air quality, or water quality impacts.

The proposed development 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. The project, however, qualifies as an in-fill development pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), categorical exemption, the proposed project meets the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

Traffic

The City of Santa Fe Springs Transportation Study Guidelines (February 2023) provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed level analysis. Screening criteria are broken down into the following criteria: 1) Project size; 2) Locally serving retail; 3) Project located in a low VMT area; 4) transit proximity; 5) Affordable housing; and 6) Transportation facilities. development projects that meet one or more of the previously mentioned screening thresholds may be presumed to create a less-than-significant impact on transportation and circulation.

On June 5, 2024, the City's Traffic Engineer evaluated the proposed specialty trade contractor project on the vacant lots located on the west side of Freeman Avenue, with Assessor's Parcel Numbers (APNs) 8011-007-026 and 8011-007-027. After reviewing the project details, it was determined that a traffic impact study or a vehicle miles traveled (VMT) analysis would not be required. This decision was based on the estimated trip generation for the project, which would be less than 50 daily trips and fewer than 10 trips during peak hours. Given the relatively low traffic volumes anticipated, the project's impact on traffic was deemed insignificant, thereby eliminating the need for further impact analysis. Furthermore, since the project's daily trip generation would be below 110 trips, it would also be exempt from VMT analysis, as specified in the project size screening category of the City's Transportation Study Guidelines.

DISCUSSION:

Authority of the Planning Commission

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

Criteria for Granting a Development Plan Approval

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- (A) That the proposed development is in conformance with the overall objectives of this chapter.
- (B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- (D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.

Modification Permit

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

Criteria for Granting a Modification Permit

The Commission should note that in accordance with Section 155.695 of the City's Zoning Ordinance, before granting a Modification Permit, the Commission shall give consideration to the following:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.
- (B) That the subject property cannot be used in a reasonable manner under the existing regulations.
- (C) That the hardship involved is due to unusual or unique circumstances.
- (D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

In addition to the considerations identified in Section 155.695 of the City's Zoning Ordinance, the Commission shall also give consideration to the following factors identified in Section 155.696:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.
- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.
- (C) That the alleged difficulties were not created by any person presently having an interest in the property.
- (D) That the conditions involved are not generally applicable to most of the surrounding properties.
- (E) That the requested modification would not diminish property values in the neighborhood.
- (F) That the proposed modification will not increase congestion or endanger the public safety.

SUMMARY

Conditions of Approval

On April 9, 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 #F.

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 30, 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 (Los Cerritos Community Newspaper) on May 30, 2024 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

To date, staff has not received any inquiry from the adjacent property owners.

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 - Rendering
6. Attachment F - Resolution 266-2024
 - a. Exhibit A - Conditions of Approval

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

ATTACHMENT A – AERIAL PHOTOGRAPH



10001 Freeman Avenue

Development Plan Approval (DPA) Case No. 970
Modification (MOD) Case No. 1358

ATTACHMENT B – PUBLIC HEARING NOTICE

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 970
MODIFICATION PERMIT CASE NO. 1358**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 970 – To allow the construction of a new ±4, 947 sq. ft. masonry industrial building within the M-2 Zone (Heavy Manufacturing Zone) and;

MODIFICATION PERMIT CASE NO. 1358 – To allow a 16'-0" reduction of the required front yard setback along Freeman Avenue

PROJECT LOCATION/APPLICANT: 10001 Freeman Avenue (APN: 8011-007-026 and 8011-007-027)/Tall Properties

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, June 10, 2024 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines – Class 32 (In-Fill Development Project). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project.

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.

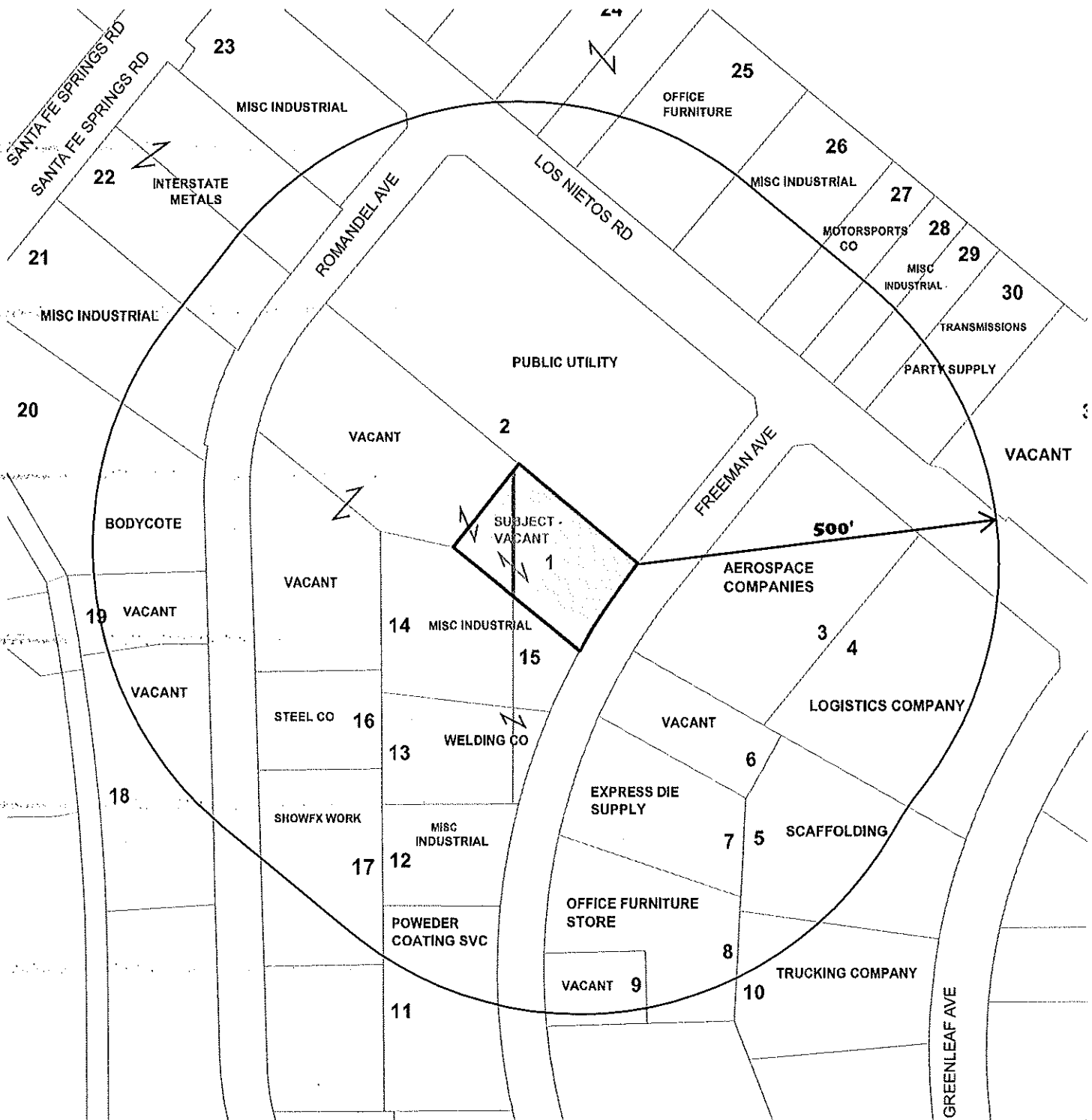
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00 p.m. on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

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

FURTHER INFORMATION on this item may be obtained from Claudia L. 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



SCALE: 1" = 200'

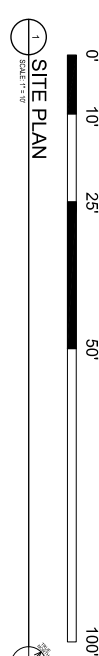
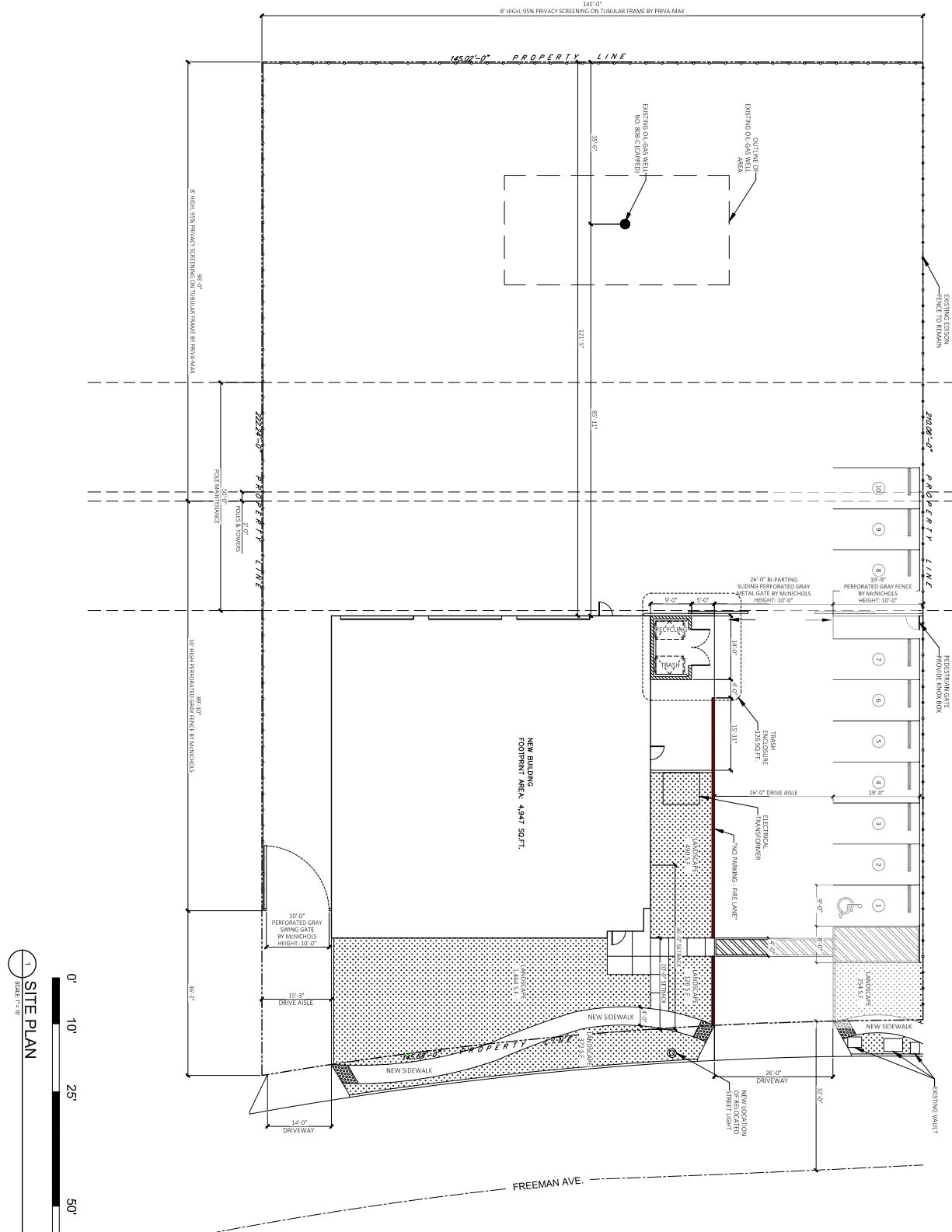
RADIUS / LAND USE MAP
 APN: 8011-007-026, 027
 SANTA FE SPRINGS, CA 90670
 500' RADIUS
 DATE: 05-29-2024



Centerpoint
 Radius Maps



ATTACHMENT D – SITE PLAN



1 SITE PLAN
SCALE: 1" = 10'

- LEGEND**
- PROPERTY LINE
 - CENTER LINE
 - EASEMENT LINE
 - LAND UNLESS OTHERWISE NOTED
 - TRASH ENCLOSURE
 - EXISTING VAULT



ARCHITECTURE • ENGINEERING
1000 FREEMAN AVE
SUITE 100
SAN JOSE, CA 95128
PHONE: 408.261.1234
FAX: 408.261.1235
WWW.PEACONSULTING.COM

JOHN G. CATALANO
REGISTERED PROFESSIONAL ENGINEER
No. 10000
EXPIRATION DATE: 12/31/2024

SITE PLAN
Drawing No. 1
Scale: 1" = 10'

A-1.00
SHEET 1 OF 1

ATTACHMENT E - RENDERING



ARCHITECTURE • ENGINEERING

10000 PRESTON AVE.
SANTA FE SPRINGS, CA 90670
TEL: 714.944.1111
WWW.JGCATALANO.COM

PROJECT NAME & SITE ADDRESS:

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ATTACHMENT F – RESOLUTION 266-2024

a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 266-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 970; AND
MODIFICATION PERMIT CASE NO. 1358**

WHEREAS, a request was filed for Development Plan Approval Case No. 970 to construct a new ±4,947 sq. ft. masonry industrial building; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1358 to reduce the required front yard setback by 16'-0" along Freeman Avenue; and

WHEREAS, the subject property is located on the west side of Freeman Avenue, with Assessor Parcel Numbers of 8011-007-026 and 8011-007-027, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Tall Properties. 1820 N. Sunnycrest Drive # 5547, Fullerton, CA 92838; and

WHEREAS, the applicant is Mark Loxsom, on behalf of Tall Properties, Inc.; and

WHEREAS, the proposed development which includes Development Plan Approval Case No. 970 and Modification Permit Case No. 1358 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 staff's assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environment, that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects). Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15332, Class 32 (In-Fill Development) of the California Environmental Quality Act. Additionally, there will not result in any significant noise, air quality, traffic, or water quality impacts; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 31, 2024 published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on May 30, 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 June 10, 2024 concerning Development Plan Approval Case No. 970 and Modification Permit Case No. 1358.

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 proposed development 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. The project, however, qualifies as an in-fill development pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), categorical exemption, the proposed project meets the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

In addition to the Class 32 Categorical Exemption, the City's Traffic Engineer evaluated the proposed project located on the west side of Freeman Avenue, with Assessor's Parcel Numbers (APNs) 8011-007-026 and 8011-007-027. After reviewing the project details, it was determined that a traffic impact study or a vehicle miles traveled (VMT) analysis would not be required. Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

SECTION II: DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 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 Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

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

The proposed project demonstrates consistency with the objectives of the M-2 Zone through the following points:

1. The property's zoning as M-2 (Heavy Manufacturing) and its designation in the General Plan for Industrial use affirm its suitability for industrial activities.
2. By introducing a new masonry industrial building, the project actively upholds the land's intended industrial purpose.
3. Through the construction of an appealing industrial structure on an underutilized site, the project will notably enhance the assessed value of the property. This enhancement will positively impact property values not only for the subject property but also for neighboring properties.
4. The new building offers contemporary features such as increased ceiling height and energy-efficient elements, designed to attract and accommodate local industrial enterprises.

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

As mentioned previously, the Project Site is currently underutilized. The applicant is proposing to construct a new masonry industrial building. The new masonry building has been designed with variation in the provided setback, height, color, and materials used. The result is an attractive project with a contemporary building that is comparable to other high-quality office/industrial projects here in Santa Fe Springs.

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

While the aesthetic appeal leans towards a more utilitarian style, the building's design effectively serves its intended purpose as a contractor's facility. The incorporation of varying exterior finishes and subtle architectural details helps to break up the building's massing, presenting a clean and professional appearance befitting of the business. Overall, the design strikes a balance between practical

functionality tailored to a contractor's needs and visual appeal, aligning with the specific requirements of this particular project.

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

Considerable attention has been devoted to ensuring alignment with the City's Zoning Ordinance throughout the planning of the proposed project. The primary focus of landscaping will be along Freeman Avenue, prioritizing views of the project site from the street. Furthermore, the strategic placement of the three (3) loading doors ensure they remain discreet from public view. Nevertheless, a 10-foot-high screen wall and fence with a perforated metal gate will be erected to obscure activities within the rear yard area. Lastly, careful consideration has been given to the placement of trash enclosures, aiming to minimize their visibility and accessibility to the public while minimizing impact on neighboring properties.

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

As stated previously, the proposed building is contemporary in design. The architect used variations in the mass, materials, and color. The style and architecture of the proposed building is therefore consistent with other high-quality office/industrial projects in the general area.

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

Pursuant to Section 155.736 of the Zoning Ordinance "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building, with the exception of a MOD for setback, the project complies with all developer standards within the M-2, zone. The Planning Commission, therefore, finds that the new contemporary industrial building is well-designed and thus will be an enhancement to the overall area.

- (G) *As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as*

published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The Planning Commission finds that the proposed project is not a residential development; therefore, the requirements pertaining to low-income units do not apply.

SECTION III. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 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 Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

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

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for a reduction to the standard setback requirements.

Previous Setback Modifications

Case No.	Site Address	Request	Date Approved
MOD 1325	13020 Telegraph Rd	Setback Reduction	April 2020
MOD 1301	10135 Geary	Setback Reduction	November 2018
MOD 1293-1296	11718 Burke St	Setback Reduction	October 2018
MOD 1263	9211 Sorensen Ave	Setback Reduction	August 2016

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

Reducing the building height to comply with the provided setback would negatively impact the structure's market appeal. While the applicant could adjust the building height to match the mandated 20-foot setback, this action would compromise the building's functional and aesthetic qualities, resulting in a less desirable and marketable property. Furthermore, an existing easement restriction on the subject property renders it impractical to consider relocating the entire building farther back to accommodate the setback requirements.

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

The unique circumstance associated with the proposed project is the presence of architectural features that extend beyond the front yard setback requirement. These features do not contribute to an increase in the overall square footage of

the building. With an overall building height proposed at 36 feet, the setback along Freeman Avenue should be a continuous 36 feet, maintaining a 1-to-1 ratio with the building height. The applicant provides a setback of 36 feet along a portion of Freeman Avenue, however, the Zoning Ordinance mandates the entire building to adhere to a setback of 36 feet. As previously mentioned, relocating the entire building farther back to comply with the setback requirements is impractical due to an existing easement restriction on the property.

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

Granting the Modification Permit would not impose any negative impacts on neighboring persons or properties in the vicinity. As proposed, the Project provides a step back of 36 feet at the upper portion of the building. While the proposed building does not strictly adhere to the required setback, the applicant did ensure that the building footprint is situated so that any portion of the building that exceeds the standard setback still complies with a one-to-one ratio setback.

In addition, pursuant to Section 155.696 of the City's Zoning Ordinance, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

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

There are unusual or otherwise unique physical circumstances related to the subject property, specifically the presence of above-ground utilities located within an existing easement. However, it's important to consider that while the proposed building height may be reduced to comply with the provided setback, this action will likely compromise its market appeal since buildings with higher ceiling heights are more attractive to potential buyers and lessees. On the other hand, the applicant could lower the building height to match the provided 20-foot setback, however, doing so would compromise its functional and aesthetic appeal, resulting in a less marketable building.

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

As noted earlier, higher ceiling heights are a desirable feature that enhances the appeal of the property for potential buyers and lessees in the industrial market. The proposed increased building height also allows for greater variations in the overall height, contributing to a more visually attractive project design. If the applicant were to eliminate the architectural elements that extend beyond the 20-foot height limit to comply with the City's Zoning Ordinance, the building would lack

height variation. This variation is crucial as it enables different portions of the building to meet the required 1:1 ratio while also creating breaks in the building mass along the primary street façade, preventing an imposing and monotonous appearance.

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

As mentioned previously, the building height for the proposed building could technically be reduced to align with the provided setback, however, doing so would make the building less marketable since higher ceiling heights are attractive. The alternative solution would be to reduce the building height to match the provided 20' setback; however, said reduction would provide a less attractive building since the elements of the building that extend beyond 20' are simply architectural features used to enhance the building's design and curb appeal.

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

Most of the properties within the adjacent vicinity are fully developed and therefore, this modification is either not applicable or needed for those sites. If any other property were to propose a similar design, the Planning Commission would individually evaluate the specific site characteristics and proposed building design and consider if a similar Modification Permit is warranted.

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

If approved, the requested modification will permit the incorporation of various height variations into the proposed building, while preserving a desirable and marketable ceiling height. Moreover, the applicant has demonstrated a significant commitment to maximizing landscaping throughout the site. The front yard setback area is fully landscaped, and the applicant has maximized landscaping within parking areas by exceeding the minimum 6% requirement. Consequently, minor deviations from setback regulations would not diminish property values in the neighborhood. As proposed, the project will be an enhancement to both the subject site and the overall area.

- F) *That the requested modification will not increase congestion or endanger the public safety.*

While the setback modification will permit a slight increase in the overall building size, the additional square footage gained from this reduction is deemed

insignificant and will not contribute to congestion or jeopardize public safety. The proposed project is not anticipated to increase traffic in the surrounding area, the estimated trip generation for the project, which would be less than 50 daily trips and fewer than 10 trips during peak hours. Given the relatively low traffic volumes anticipated, the project's impact on traffic was deemed insignificant, thereby eliminating the need for further impact analysis. Furthermore, since the project's daily trip generation would be below 110 trips, it would also be exempt from VMT analysis, as specified in the project size screening category of the City's Transportation Study Guidelines.

It is important to highlight that the project will fully adhere to all parking requirements and will feature well-designed circulation pathways that ensure adequate access for the fire department throughout the site. This commitment to safety measures will safeguard the well-being of future visitors and employees at the site.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 266-2024 to find and determine that the proposed project is Categorical Exempt pursuant to the California Environmental Quality Act, Section 15332 – Class 32 (Infill Development Projects) and approve Development Plan Approval Case No. 970 to construct a new ±4, 947 sq. ft. masonry industrial building and Modification Permit Case No. 1358 reduce the required d on property located at 10001 Freeman Avenue, within the M-2 (Heavy Manufacturing) Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of June 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Exhibit A – Conditions of Approval

CONDITIONS OF APPROVAL

Development Plan Approval (DPA) Case No. 970 &

Modification Permit (MOD) Case No. 1358

Freeman Avenue

APN: 8011-007-026 and 8011-007-027

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562-868-0511 x7507)

STREETS

1. That the applicant shall pay a flat fee of \$9,086 to reconstruct/resurface the existing street frontage to centerline for Freeman Ave.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City stand plan R-12 and dedicate an easement along the Freeman Ave street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans
3. Street improvements shall be constructed to City Standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. The applicant shall construct two (2) new driveway approaches per City standard plan R-6.4C on Freeman Ave. Any curb and gutter replacement shall be per City standard plan R-7.
4. All abandoned oil wells, pipelines, tanks and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer. The oil easement and active pipeline that crosses Freeman Ave shall remain and be protected in place.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$600 to install (3) new signs.
6. The applicant shall pay for and install, replace or modify of any street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.

7. That the applicant shall pay to the City \$15,000 for the actual cost of the design, engineering, installation and inspection of the relocation of one (1) street light. The City will design and cause construction of said street light.
8. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc. The proposed northern driveway shall be constructed after the relocation of the existing street light.
9. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding new overhead utility services into the property along Freeman Ave. All existing overhead utility infrastructure along the property frontage shall remain in place."

CITY UTILITIES

10. Any Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Freeman Ave. Storm drain plans shall be approved by the City Engineer.
11. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
12. That sanitary sewers shall be constructed in accordance with LA County specifications to serve the subject development. The plans for sanitary sewers shall be approved by LA County and/or the City of Santa Fe Springs.
13. All buildings shall be connected to the sanitary sewers.
14. If a fire sprinkler system is required, that the fire sprinkler plans which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results."

Todd Goldsmith

15. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
16. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

FEES

17. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
18. That the applicant shall pay the water trunk line connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

19. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
20. That a hydrology study shall be submitted to the City and reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer in the State of California.
21. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.
22. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

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DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:

(Contact: Kevin Yang 562.868.0511 x 3818)

23. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x3302)

24. 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 (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 (562-409-1850) for an inspection prior to the request for an occupancy permit.
25. All tenants occupying the proposed industrial buildings are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left outside of the building awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times unless an entitlement has been granted by the Planning Commission.
26. 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.
27. Trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
28. Signs shall be posted outside of the perimeter of the premises stating "No Trespassing".
29. The Applicant and/or his tenant shall be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such

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vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways.

30. Parking facilities, including parking lot, parking stalls, and driveways shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar wear and the Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear or deterioration. All parking markings (parking striping, directional arrows, handicap indicators, and signs, etc.) shall be legible at all time. Should any marking become illegible, Applicant shall re-paint and/or repair accordingly.
31. All parking stalls and/or designated parking areas shall be continuously available to all employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking
32. Wrecked, salvaged, abandoned or inoperative vehicles or trailers, or parts thereof, shall not be stored on the property.
33. The property owner and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by SFSMC §155.424.
34. For the exception of emergency repairs, all other truck repairs and/or trailer repairs shall not be done on the site.
35. A permanent building address number shall be placed at the entry way on Freeman Avenue. The building address number can be incorporated into any business identification monument sign.
36. The applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Kristen Haining) 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. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
37. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Portable toilets shall not be visible from the public street and maintained on a regular

basis. All construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

38. During the construction phase, the site shall be kept free of graffiti at all times. The project supervisor shall check all screen fencing, equipment, containers and other items to make certain they have not been vandalized with graffiti and immediately remove it.
39. During the construction phase, the project supervisor shall be held responsible to make certain that all construction related to the project commence and end in compliance with SFSMC §155.425.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409.7569)

40. 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.
41. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
42. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868.0511 x7356)

43. This approval shall allow the applicant to construct, operate, and maintain a new ±4,947 sq. ft. masonry industrial building on the subject property (APN: 8011-007-026 and 8011-007-027)
44. Approval of the subject Development Plan Approval (DPA) Case No. 970 is still contingent upon the approval of Modification Permit (MOD) Case No. 1358, to allow the a 16'-0" reduction of the required front yard setback along Freeman Avenue.
45. That the applicant shall submit a \$75 check made out to "LA County Registrar- Recorder/County Clerk", to the Community Development

Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission Approval.

46. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
47. The subject property is located within the "Methane Zone". As a result, the applicant shall therefore indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPS that are submitted to the County. Said indication shall be clearly printed with a minimum front size of 20 point.
48. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
49. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
50. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
51. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
52. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for

Plan Check without the conditions of approval incorporated into the construction drawings.

53. If there will be roof mounted equipment, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Community Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.
54. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground, per Section 155.462 of the City's Zoning Ordinance, except in the existing electrical overhead easement controlled by Edison.
55. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to the subject property. The applicant is responsible for complying with this requirement and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.
56. All fences, walls, gates, and similar improvements for the proposed development shall be subject to the prior approval of the Building Department, the Fire Department, and the Community Development Department.

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57. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of Community Development or designee (*Calculations are subject to change*). All outdoor trash enclosures shall provide a solid roof cover.
58. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
59. The proposed development must be constructed using the quality materials specified in the approved elevation plans. Any materials that become deteriorated, warped, discolored, or rusted must be promptly replaced.
60. If a double-check detector assembly is provided, the Department of Community Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground
61. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure Standard W-20.
62. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

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

63. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
64. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
65. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
66. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Community Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three-foot clearance on sides and back of the equipment, and eight-foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Community Development Department.)
67. The applicant or future owner shall be responsible for continually ensuring that future tenants do not allow commercial vehicles, trucks and/or truck tractors to queue on Freeman Avenue, use Freeman Avenue as a staging area, or to back-up onto the street from the subject property.
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68. No portion of the required off – street parking and driveways areas shall be used for outdoor storage of any type, unless prior written approval is obtained from the Director of Community Development and the Fire Marshall.
69. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with the case. The development shall continuously provide the required amount of parking stalls, at a minimum of 10 parking stalls shall be provided
70. All parking stalls shall be legible marked on the pavement. Additionally, all compact spaces shall be further identified by having the words “Compact” or comparable wording legible written on pavement, wheel stop or on a clearly visible sign.
71. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.
72. The Community Development Department shall first review and approve all sign proposals for the development. The sign plan includes a site plan, building elevations on which the sign will be located, size, style, and color of the proposed sign. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
73. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. The applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of

ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000. Et seq.

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation, or other requirements of any federal, state, or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. The applicant understands and agrees that any representation, actions, or approval by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state, or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state, or other local agency regulatory requirements. The applicant, not the City Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements
74. That the owner/applicant shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or subcontractor that fails to obtain a Business License.
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75. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com>).
76. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modifications shall be subject to the review and approval of the Director of Community Development or his/her designee.
77. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development.
78. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
79. The applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or conditional contained herein.
80. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
81. 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.

82. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
83. 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.

I understand and hereby agree to comply with the attached Conditions of Approval for DPA 970, & MOD 1358.

Todd Goldsmith

(Name of Applicant – Print name)

Todd Goldsmith

(Signature of Authorized Agent)

TALL Properties LLC

(Name of Company)

Managing Member

(Title)

Date 6-5-2024



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: June 10, 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:

- MAY 08, 2023 REGULAR MEETING
- JUNE 12, 2023 REGULAR MEETING
- JUNE 22, 2023 SPECIAL MEETING
- JULY 10, 2023 REGULAR MEETING
- OCTOBER 09, 2023 SPECIAL MEETING
- DECEMBER 18, 2023 ADJOURNED MEETING
- MAY 13, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE MAY 08, 2023 REGULAR MEETING
2. MINUTES OF THE JUNE 12, 2023 REGULAR MEETING
3. MINUTES OF THE JUNE 22, 2023 SPECIAL MEETING
4. MINUTES OF THE JULY 10, 2023 REGULAR MEETING
5. MINUTES OF THE OCTOBER 09, 2023 SPECIAL MEETING
6. MINUTES OF THE DECEMBER 18, 2023 ADJOURNED MEETING
7. MINUTES OF THE MAY 13, 2024 REGULAR MEETING

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



APPROVED:

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

May 8, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:00 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
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff: Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary
Yvette Kirrin, Interim Director of Public Works

Council: None

Members absent: Vice Chairperson Ayala

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

Eva spoke via Zoom against the Item Nos. 7 & 8.

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 836

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding CUP Case No. 836, and thereafter, close the Public Hearing; and

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or 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. 836, subject to the conditions of approval as contained within Resolution No. 232-2023; and
- Adopt Resolution No. 232-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Associate Planner Jimmy Wong to present Item No. 7.

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

Commissioner Mora asked the Applicant if the business is up and running.

Chair Carbajal opened the Public Hearing at 6:40 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

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 6:44 p.m. and requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Resolution 232-2023 for Conditional Use Permit (CUP) Case No. 836, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Environmental Document - Categorical Exemption Section 15315, Class 15
Tentative Tract Map No. 83297

And

8. PUBLIC HEARING

Environmental Document - Initial Study/Mitigated Negative Declaration
Development Plan Approval Case No. 977
Conditional Use Permits Case No. 827

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding CUP Case No. 836, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or 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, Class1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 836, subject to the conditions of approval as contained within Resolution No. 232-2023; and
- Adopt Resolution No. 232-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Director of Planning Wayne Morrell to present Item No. 7 and 8 together.

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

Commissioner Mora asked if we would be enforcing residents to park in their garage, Director of Planning Wayne Morrell although it might be a little difficult, they will be enforcing.

Commissioner Jimenez asked how many parking spots are included in this project. Director of Planning Wayne Morrell let him know there is 36 parking spots for the 18 units.

Chair Carbajal opened the Public Hearing at 7:13 p.m.

Local Resident Joe Perez spoke in favor of the project; his only issue was parking.

A discussion ensued about the red no parking zone in this area.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 7:19 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution 231-2023 for Environmental Document- Initial Study/Mitigated Negative Declaration, Development Plan Approval Case No. 977, Conditional Use Permits Case No. 827 and Resolution No. 233-2023 for Tentative Tract Map No. 83297, and the

recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

9. NEW BUSINESS

Parkway Tree Removal Appeal Decision – Resident Request for Removal of Parkway Tree at 10408 Gridley Road

Chair Carbajal called upon Interim Director of Public Works Yvette Kirrin to present Item No. 7.

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

Commissioner Flores asked how do they inspected the sewer lateral. Interim Director of Public Works Yvette Kirrin let him know that the City does not inspect sewer laterals.

Commissioner Mora asked what is a root destroyer and would it affect the tree. Interim Director of Public Works Yvette Kirrin let him know that she did not have that answer at the moment.

The Applicant Eduardo Perry, III, spoke against the Director's decision to deny the removal request.

The Commissioners had questions for the Arborist, which was not available for this meeting.

It was moved by Commissioner Flores, seconded by Commissioner Jimenez to continue Item No. 9 to the June Planning Commission Meeting, which passed by the following roll call vote:

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

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

Alcohol Sales Conditional Use Permit Case No. 78

Compliance Request Report for Alcohol Sales Conditional Use Permit Case No. 78 to allow the continued operation and maintenance of an alcoholic beverage use involving

the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

Chair Carbajal read the Consent Item Titles and requested a motion and a second for Consent Item No. 10A.

It was moved by Commissioner Mora, seconded by Commissioner Flores to approve Consent Item No. 10A and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Carbajal, Flores, Jimenez, and Mora

Nays: None

Absent: Ayala

11. ANNOUNCEMENTS

- Commissioners

Chair Carbajal wanted to wish everyone a Happy Memorial Day.

Commissioner Mora wished everyone a Happy Mother's Day and thanked Sister City for hosting the volunteers.

- Staff

Senior Planner Cuong Nguyen informed the Planning Commissioners about a workshop happening Thursday in regards to the Objective Development Standards.

12. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:25 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

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

June 12, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:02 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:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Alejandro De Leora, Planning Consultant
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 707-1

A request for a ten-year permit extension, network co-location, and the ongoing

operation and maintenance of an existing 72'-0" ft. high (mono-pine) wireless telecommunications facility and related unmanned equipment room located at 10853 Painter Avenue, within the M-2, Heavy Manufacturing, Zone.
(Virtual Site Walk on behalf of SBA Steel, LLC)

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.

Commissioner Mora asked what businesses are located near the area. Assistant Planner Claudia Jimenez answered that it is all industrial and there is no residential in that area.

Having no questions, Chair Carbajal opened the Public Hearing at 6:10 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, 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 6:11 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution 234-2023 for Conditional Use Permit Case No. 707-1, 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.

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15332, Class 32
Conditional Use Permit (CUP) Case No. 835

A request for approval to establish, operate, and maintain a truck trailer storage parking lot, measuring approximately 64,534 sq. ft. (1.48 acres), located at 11720 Burke Street, within the M-2, Heavy Manufacturing, Zone. (Burke St., LLC)

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 7.

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

Commissioner Mora asked if the company was going to have regular trailers or just

container storage. Associate Planner Vince Velasco answered that it would very and subject to what their agreement would entail.

Commissioner Jimenez asked how long they would be staying in the facility and if there was a limit of how many trailers would be there. Associate Planner Vince Velasco answered that according to the applicant, no leases have been obtained, as for the amount of trailers, it subject to the number of parking stalls that are approved on the site plan.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:20 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, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:21 p.m. and requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Flores to approve Resolution 235-2023 for Conditional Use Permit Case No. 835, 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. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 839

A request for the ongoing operation and maintenance and network colocation of an existing 49'-6" ft. high (monopole) wireless telecommunications facility and related unmanned equipment room located at 12717 Ann Street, within the M-2, Heavy Manufacturing, Zone. (DISH Wireless LLC)

Chair Carbajal called upon Planning Consultant Alejandro De Leora to present Item No. 8.

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

Commissioner Mora asked if it was for a 10-year extension. Planning Consultant Alejandro De Leora answered that it's considered a new conditional use permit they didn't have that requirement at the time of their approval.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:27 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, 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 6:28 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Resolution 236-2023 for Conditional Use Permit Case No. 839, 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.

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32
Lot Line Adjustment (LLA) No. 2023-01
Development Plan Approval (DPA) Case No. 1003

LLA No. 2023-01: A request for approval to consolidate the two (2) existing parcels that make up the subject property, measuring ± 2.11 acres and ± 1 -acre, into a single parcel, measuring ± 3.11 acres; and

DPA Case No. 1003: A request for approval to allow the construction of a new $\pm 57,489$ sq. ft. concrete tilt-up industrial building.

The subject site is located at 13007 Telegraph Road (APN: 8011-005-013) & 10330 Greenleaf Avenue (APN: 8011-005-034), within the M-2 (Heavy Manufacturing), Zone. (Greenleaf XC, LLC)

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 9.

Deputy City Attorney Russell I. Miyahira asked Commissioner Mora to step out of the meeting for this item because his business being in this area would provide a conflict of interest.

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

Chair Carbajal asked if they would be putting in artwork in the landscaping. Associate Planner Vince Velasco let her know that the Applicant can better answer that question but currently there is no artwork being proposed.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:42 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Scott DeCaeser representing Xebec Realty, spoke for the project and thanked the Planning Commissioner for their consideration.

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

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

It was moved by Vice Chair Ayala, seconded by Commissioner Flores to approve Resolution 237-2023 for Lot Line Adjustment (LLA) No. 2023-1 and Development Plan Approval (DPA) Case No. 1003, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

10. NEW BUSINESS

Park Tree Removal Appeal Decision – Resident Request for Removal of Parkway Tree at 10408 Gridley Road (Continued from the May 8th, 2023 Planning Commission Meeting)

Deputy City Attorney Russell I. Miyahira asked Commissioner Flores recuse himself from this item because of a conflict of interest.

Chair Carbajal called upon Interim Director of Public Works Yvette Kirrin to present Item No. 10.

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

Commissioner Jimenez asked if the tree was protected. Interim Director of Public Works Yvette Kirrin stated that it was not.

Commissioner Mora asked if the 1-time root destroyer is administered, is there a possibility for the roots to grow back and continue causing issues. Interim Director of Public Works Yvette Kirrin stated that absolutely that is a possibility.

Having no further questions, Chair Carbajal asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Eddie Perry, the resident, gave more information about his reasoning for the appeal and thanked the Planning Commissioner for their consideration.

Having no questions or comments, Chair Carbajal requested a motion for Item No. 10.

It was moved by Commissioner Jimenez, seconded by Commissioner Ayala, to have the tree removed at the Resident's expense which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez
Nays: Mora
Recused: Flores

11. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15305, Class 5
Lot Line Adjustment (LLA) No. 2023-02

A request for approval to consolidate the three (3) existing parcels into a single parcel, measuring approximately 8.72 acres, for the property located at 12300 Lakeland Road within the M-2-BP (Heavy Manufacturing-Buffer Parking, Zone) (Walden & Associates)

Chair Carbajal called upon Associate Planner Jimmy Wong to present Item No. 11.

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

Having no questions or comments, Chair Carbajal requested a motion to take action on Item No. 11.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala, which passed by the following roll call vote:

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

12. 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. 782-2

A compliance review to allow the continued maintenance and operation of a mini-warehouse facility use at 13461 Rosecrans Avenue within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

Chair Carbajal requested a motion and a second for Consent Item Nos. 12A.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Consent Item Nos. 12A, which passed by the following roll call vote:

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

Nays: None

Absent: None

13. ANNOUNCEMENTS

- Commissioners

Commissioner Mora invited everyone to the Parks and Rec celebration at Los Nietos Park, July 22, and wished them all a happy Fourth of July.

Vice Chair Ayala wished everyone a happy Early Fourth of July as well. She asked for an update on the Chick-Fil-A project.

Chair Carbajal thanked the Planning Commission for having KFC open. She also asked for badges for Commissioners.

- Staff

Assistant Planner Jimmy Wong introduced the two new Planning Interns.

Senior Planner Cuong Nguyen gave a quick summary of the special meeting on June 22nd.

Assistant Planner Claudia Jimenez wanted to wish all of the fathers a Happy Father's day.

14. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:27 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

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

June 22, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:03 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: Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PRESENTATION

Categorical Objective Development Standards (ODS) Toolkit: A final presentation by the consulting firm AECOM on the completed ODS toolkit.

Recommendation:

- That the Planning Commission receive the final project presentation from AECOM, provide feedback as desired and thereafter file the report.

Assistant Director of Planning Cuong Nguyen gave a brief introduction of Item No. 6.

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

Commissioner Flores asked if we had restrictions on outdoor dining. Assistant Director of Planning Cuong Nguyen answered that we do allow for outdoor dining but on a limited basis but we would add it into the code.

Commissioner Jimenez asked if there would be restrictions or standards on how the patios should be maintained. Assistant Director of Planning Cuong Nguyen answered that the City has a Property Maintenance Ordinance that can be used to uphold standards.

7. STUDY SESSION

Targeted Zoning Ordinance Update: A presentation by the consulting firm MIG on revising specific sections of the City's Zoning Ordinance for consistency with State Law and the recently adopted General Plan, and on creating new high density and mixed-use land uses and development standards.

Assistant Director of Planning Cuong Nguyen gave a brief introduction of Item No. 7 and then had Speaker Jose Rodriguez with MIG give the presentation.

Chair Carbajal asked if this Item would be a joint Public Hearing with City Council; Assistant Director of Planning Cuong Nguyen let her know that they anticipated presenting this Item before the City Council in August for the first reading and then the first meeting in September for the second reading.

Commissioner Flores asked if there would be any reduction in Open Green Space with the Housing initiatives. Speaker Jose Rodriguez with MIG answered that there is no anticipated reduction.

8. ANNOUNCEMENTS

- Commissioners

Chair Carbajal invited the Commissioners to the City's Independence Day event July 3rd.

Commissioner Mora spoke about the Police Service Center Block Party June 24th and the Parks and Recreation BBQ, July 22 at Los Nietos Park.

Commissioner Flores hopes to see Santa Fe Springs back on the Los Angeles County Housing Development Block Grant list.

- Staff

Assistant Director of Planning Cuong Nguyen gave an update on the Chris and Pitt site and mentioned that the City will get it's 3rd La Michoacana in the Promenade and will have a soft opening mid-July.

9. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:12 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

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

July 10, 2023

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Mora 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
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Alejandro De Leora, Planning Consultant
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Alcohol Sales Conditional Use Permit Case No. 82

Request for approval of Alcohol Sales Conditional Use Permit Case No. 82 to allow an

alcohol beverage sales use for on-site consumption in association with an existing Japanese restaurant operating under the name of Crazy Tokyo located at 11532 Telegraph Road, within the Community Commercial-Planned Development (C-4-PD), Zone and within the Consolidated Redevelopment Project Area, and the Telegraph Corridor. (Alina Chung Rhie for Crazy Tokyo)

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 6.

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

Commissioner Mora asked if customers were allowed to purchase alcohol without purchasing food. Code Enforcement Officer Luis Collazo answered that the ABC license does not restrict that.

Having no other questions, Chair Carbajal opened the Public Hearing at 6:12 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Steve Kim representing the Owner thanked Luis Collazo and expressed how happy they are to be a new business in the City.

Having no one wishing to address the Planning Commission, 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 6:12 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Mora to approve Resolution 239-2023 for Alcohol Sales Conditional Use Permit Case No. 82, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Alcohol Sales Conditional Use Permit Case No. 83

A request for approval of Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group, Inc. located at 9526 Ann Street, within the Heavy Manufacturing (M-2). (BWS Group)

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 6:20 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, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:21 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Ayala to approve Resolution 240-2023 for Alcohol Sales Conditional Use Permit Case No. 83, 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 Kristi J. Smith read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Alcohol Sales Conditional Use Permit Case No. 84

A request for approval of Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of alcoholic beverages at 21st Century Spirits, LLC, located at 12145 Mora Drive, within the Heavy Manufacturing (M-2). (21st Century Spirits, LLC)

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 8.

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

Commissioner Jimenez asked if we would be receiving the sales tax from sales. Code Enforcement Officer Luis Collazo informed him that the business will not be selling alcohol only storing it.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:25 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, 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 6:26 p.m. and requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Resolution 241-2023 for Alcohol Sales Conditional Use Permit Case No. 84, 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 Kristi J. Smith read the City's appeal process.

9. PUBLIC HEARING

CEQA - Analyzed in the adopted Program EIR of the 2040 General Plan
Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

Chair Carbajal called upon Assistant Director of Planning Cuong Nguyen to present Item No. 9.

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

Having no questions, Chair Carbajal opened the Public Hearing at 6:28 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Owner of Angelus Direct spoke against the project.

Stephen Wendell representing Golden Springs Development spoke in favor of the project.

Assistant Director of Planning Cuong Nguyen addressed questions and comments that were received through mail.

Having no other questions or comments, Chair Carbajal requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Ayala to continue the Targeted Zoning Ordinance to the next Special Planning Commission Meeting scheduled for Tuesday, July 25, 2023, which passed by the following roll call vote:

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

10. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 1002

A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on property located at 13711 Freeway Drive, within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (EPD Solutions, Inc.)

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

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

Having no questions, Chair Carbajal opened the Public Hearing at 6:53 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Steve Massura, Director of Entitlements for Rexford Industrial Realty gave a quick introduction to Rexford.

Jason Baez spoke in favor of the project.

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

It was moved by Commissioner Mora, seconded by Vice Chair to approve Resolution 243-2023 for Adoption of Mitigated Negative Declaration and Development Plan Approval (DPA) Case No. 1002, 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.

11. PRESENTATION

2023 Planning and Development Department Mid-Year Update

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 11.

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

12. 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. MINUTES

Approval of the minutes of the March 13, 2023 Planning Commission Meeting

B. CONSENT ITEM

Conditional Use Permit Case No. 629-5

A compliance review to allow the continued operation and maintenance of a public training school involving platform diving instructions for U.S. Olympic athletes at 15064 Shoemaker Avenue, in the M-2, Heavy Manufacturing, Zone.

(Amy and Andy Kwan for Pacific Diving Academy)

C. CONSENT ITEM

Conditional Use Permit Case No. 629-5

A compliance review to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within an existing 6,408 square feet unit (unit 2); at 11947 Florence Avenue (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing, Buffer Parking, Zone. (Spirit Gymnastics)

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 60

A compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Koya Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Chris Bin Xu for Koya Sushi)

Chair Carbajal requested a motion and a second for Consent Item Nos. 12A, 12B, 12C, and 12D.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Consent Item Nos. 12A, 12B, 12C, and 12D, which passed by the following roll call vote:

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

Nays: None

Absent: None

13. ANNOUNCEMENTS

- Commissioners

Vice Chair Ayala requested an update on the Dave's Hot Chicken location for a future agenda item.

Chair Carbajal spoke about the Santa Fe Spring's Women's Club having their annual 19th Scholarship Foundation Fashion Show.

- Staff

None.

14. ADJOURNMENT

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

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

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

October 9, 2023

1. CALL TO ORDER

Vice Chair Ayala called the meeting to order at 5:07 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: 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
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent: Chairperson Carbajal

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

Stefan Wandel with the Orden Company spoke about his concern with the proposed language on the Study Session Item.

Mr. Malarski spoke against Item No. 6.

Elizabeth Watson representing GM Properties expressed concern over the language in Item No. 6.

6. STUDY SESSION

Targeted Zoning Ordinance Update: Nonconforming Situations Presentation

Recommendation:

That the Planning Commission receive the presentation and provide feedback for incorporation into the final draft Nonconforming Situations Ordinance, anticipated to be presented to the Planning Commission at the next regularly scheduled meeting on Monday, November 13, 2023.

Vice Chair Ayala called upon Planning Consultant Laurel Reimer to present Item No. 6.

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

Commissioner Flores asked what were the most controversial comments received and how are we addressing them. Planning Consultant Laurel Reimer let him know that most of the comments received were listed and answered on a page of their packet.

Commissioner Mora wanted to thank the Planning Staff for their work on this Ordinance.

Elizabeth Watson representing GM Properties thanked the City for revamping the provisions.

Stefan Wandel with the Orden Company appreciated the update on this item.

7. ADJOURNMENT

Vice Chair Ayala adjourned the meeting at 5:47 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

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

December 18, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:09 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:

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

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PRESENTATION

Citywide Photo Contest – Planning Commission Selections

Recommendation:

- Review all photo entries; and
- Select the top photo entry from each of the three categories based on originality and how well each image, within their respective category, captures the vibrancy, vitality, and livability of the City.

Chair Carbajal called upon Associate Planner Jimmy Wong to provide a presentation regarding Item No. 5.

After the Planning Commissioners votes were tallied, Associate Planner Jimmy Wong announced the top three winners.

6. PUBLIC COMMENT

None

7. PUBLIC HEARING

Public Hearing for Alcohol Sales Conditional Use Permit Case No. 87 and adoption for Resolution No. 253-2023: A request to allow the operation and maintenance for the storage, whole sales, and distribution of alcohol beverages.

Recommendation:

Chair Carbajal called upon Assistant Director of Police Services Michelle Norwood to present Item No. 7.

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

Commissioner Mora asked to confirm that alcohol sales would be to retailers and not open to the public. Assistant Director of Police Services Michelle Norwood confirmed it would not be open to the public.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:20 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 6:21 p.m.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Resolution 253-2023 for Alcohol Sales Conditional Use Permit Case No. 87, which passed by the following roll call vote:

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

7. PUBLIC HEARING

Lot Line Adjustment (“LLA”) NO. 2023-02, DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1004, AND CONDITIONAL USE PERMIT (“CUP”) CASE NO. 841 – TO ALLOW THE CONSOLIDATION OF THE TWO (2) EXISTING PARCELS THAT MAKE UP THE SUBJECT PROPERTY, MEASURING ±1.43 ACRES AND ±0.74 ACRES, INTO A SINGLE PARCEL, MEASURING ±2.17 ACRES, TO ALLOW THE CONSTRUCTION OF A NEW ±2,899 SQ. FT. DRIVE-THROUGH RESTAURANT

AND ASSOCIATED IMPROVEMENTS, AND TO ALLOW FOR THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A NEW ±2,899 SQ. FT. DRIVE-THROUGH RESTAURANT USE AT 12607 AND 12623 IMPERIAL HIGHWAY, WITHIN THE MU-TOD, MIXED-USE – TRANSIT-ORIENTED DEVELOPMENT, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15302 (REPLACEMENT OR RECONSTRUCTION) (JAY HIGGINS ON BEHALF OF RAISING CANE'S)

Recommendation:

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

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

A discussion ensued regarding the No Left Turn signals that would be proposed.

Commissioner Flores asked to see an illustration of how the drive thru lanes would look.

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.

Jay Higgins, on Behalf of Raising Canes, introduced himself to the Planning Commissioners and thanked them for their time. He addressed parking lot concerns.

The following people spoke in favor of the project.

- John Ramirez
- Lisa Salas
- Jeanie Corrato
- Tony Corrato
- Katrina Weston
- Oscar Weston
- Lava Bavermen, spoke in favor of the project.
- Whittier resident, Jeff
- Joe Leyva
- Commissioner Mora

Vice Chair Ayala asked how they would affect and work with the community. Jay Higgins, on Behalf of Raising Canes let him know that each Cane's has their own budget to spend on a whatever community projects come their way; that being youth sports and pet welfare.

Having no other questions or comments, Chair Carbajal closed the Public Hearing at 7:04 p.m.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Resolution No. 254-2023 for Lot Line Adjustment No. 2023-02, Development Plan

Approval Case No. 1004, and Conditional Use Permit Case No.841, and the proposed conditions, which passed by the following roll call vote:

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

Deputy City Attorney Russell I. Miyahira 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

MINUTES OF THE APRIL 10, 2023 REGULAR PLANNING COMMISSION MEETING

B. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 194-11 - A COMPLIANCE REVIEW OF A CONTRACTOR'S STORAGE YARD OF VACUUM TRUCKS FOR A SEPTIC TANK CLEANING BUSINESS AT 14018 CARMENITA ROAD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE. (ROBERTS LIQUID DISPOSAL)

C. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 497-6 - A COMPLIANCE REVIEW OF A METAL RECLAMATION AND PRODUCT MANUFACTURING USE AT 15611 RESIN PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (HERAEUS PRECIOUS METALS NORTH AMERICA, LLC)

D. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 803-2 - A COMPLIANCE REVIEW OF A GYMNASTICS STUDIO AT 10829 SHOEMAKER AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (MAJESTIC GYMNASTICS)

Chair Carbajal requested a motion and a second for Consent Item Nos. 8A, 8B, 8C, and 8D.

It was moved by Commissioner Flores, seconded by Commissioner Mora to approve Consent Item Nos. 8A, 8B, 8C, and 8D. 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 wished everyone a Merry Christmas and Happy New Year.

- Staff

Associate Planner Jimmy Wong wished everyone a Happy Holiday.

Senior Planner Vince Velasco announced that the Chick Fil A is now open and also wished everyone a Happy New Year.

Director of Planning Wayne Morrell thanked Senior Planner Vince Velasco on the amazing work he did on his presentation.

10. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:18 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Ayala

Date



APPROVED:

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

May 13, 2024

1. CALL TO ORDER

Chair Ayala called the meeting to order at 6:01 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: Rosemary Koo, Deputy City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Claudia Jimenez, Associate Planner
Esmeralda Elise, Planning Secretary

Members absent: None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. 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 Conditional Use Permit.

Recommendation:

Chair Ayala called upon Associate Planner Claudia Jimenez 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 6:12 p.m. and asked if the Applicant wished to speak to please approach the podium.

Vice Chair Mora asked if this would include an extension. Associate Planner Claudia Jimenez let him know that it would be the same area, no extension.

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

Having no further questions or comments, Chair Ayala closed Public hearing at 6:13 p.m. and requested a motion.

It was moved by Vice Chair Mora, seconded by Commissioner Carbajal to adopt Resolution 262-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 88 and adoption of Resolution 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:

Chair Ayala called upon Code Enforcement Inspector Luis Collazo 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 opened the Public Hearing at 6:18 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 Esmeralda Elise responded no comments were received.

Having no questions or comments, Chair Ayala Closed the Public Hearing at 6:19 p.m. and requested a motion.

It was moved by Commissioner Carbajal, seconded by Commissioner Flores to adopt Resolution No. 263-2024, which incorporates the Planning Commission's findings and

actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Flores, Jimenez, 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. MINUTES OF THE APRIL 10, 2023 MEETING
MINUTES OF THE SEPTEMBER 11, 2023 MEETING
MINUTES OF THE OCTOBER 9, 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 MEETING
MINUTES OF THE APRIL 8, 2024 MEETING
- B. CONSENT ITEM
A Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 74-Unique Logistics International
- C. CONSENT ITEM
Conditional Use Permit 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 hypochlorite at 9028 Dice road, within the M-2, Heavy Manufacturing, Zone. (Kik Custom Products)
- D. CONSENT ITEM
Conditional Use Permit Case No. 731-3
A compliance review to allow the continued operation and maintenance of a meat processing facility located at 13044 Park Street, in the M-2, Heavy Manufacturing, Zone. (Quentin Meats Inc.)

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

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

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

Chair Ayala read the City's appeal process.

9. ANNOUNCEMENTS

- Commissioners

Chair Ayala spoke about the La Michoacana Ribbon cutting and how great it is to have an ice cream parlor in the City.

Commissioner Carbajal spoke about ArtFest Event, she commented that it was a great event with a fabulous car show.

Commissioner Jimenez wanted to thank staff for doing a great job at ArtFest.

- Staff

Director of Community Development Cuong Nguyen gave an update on the old Party City which will become Five Below, the City is in the process of reviewing a development plan for Parcel 5, the Planning Department rebranded to Community Development, and he is now officially the Director of Community Development.

Planning Secretary Esmeralda Elise spoke about the City's Memorial Day Event May 27th, provided up update on the name badges for Planning Commissioners, and brought up the possibility that the City Council will go dark in July and with the July Planning Commission meeting scheduled for the Monday after a holiday weekend, they are wanting to move the July PC meeting to July 15th.

10. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:30 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Ayala

Date