CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, AUGUST 12, 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
Isabel Cervantes, Commissioner
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner

DIRECTOR OF COMMUNITY DEVELOPMENT
Cuong Nguyen

DEPUTY CITY ATTORNEY
Kristi J. Smith

CITY STAFF

Senior Planner	**Vince Velasco**
Associate Planner	**Jimmy Wong**
Associate Planner	**Claudia Jimenez**
Assistant Planner	**Alejandro De Loera**
Planning Consultant	**Laurel Reimer**
Planning Commission Secretary	**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

CHANGES TO AGENDA

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.

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.

1. MINUTES OF THE JULY 15, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

1) Approve the minutes as submitted.

2. CONDITIONAL USE PERMIT CASE ("CUP") NO. 480-6 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811 GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (LEE & ASSOCIATES)

RECOMMENDATION: That the Planning Commission:

1) Find that granting a one (1)-year time extension of CUP Case No. 480-6 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 Code and consistent with the goals, policies, and programs of the City's General Plan; and

2) Approve a one (1) year time extension for CUP Case No. 480-6 (until August 12, 2025), subject to the conditions of approval (Attachment C); and

3) Take such additional, related action that may be desirable.

3. CONDITIONAL USE PERMIT CASE ("CUP") NO. 828-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW ±203,532 GROSS SQ. FT., 3-STORY, SELF-STORAGE FACILITY AT 13808 IMPERIAL HIGHWAY, WITHIN THE M-1-PD (LIGHT MANUFACTURING – PLANNED DEVELOPMENT) ZONE. (PUBLIC STORAGE)

RECOMMENDATION: That the Planning Commission:

1) Find that granting a one (1)-year time extension of CUP Case No. 828 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 Code and consistent with the goals, policies, and programs of the City's General Plan; and

2) Approve a one (1) year time extension for CUP Case No. 828 (until October 10, 2025), subject to the conditions of approval (Attachment C); and

3) Take such additional, related action that may be desirable.

4. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT ("CUP") CASE NO. 838-1 INVOLVING AN OUTPATIENT COUNSELING AND SUBSTANCE USE DISORDER (SUD) TREATMENT CENTER AT 9300 SANTA FE SPRINGS ROAD, UNIT B, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (LOS ANGELES CENTER FOR ALCOHOL AND DRUG ABUSE)

RECOMMENDATION: That the Planning Commission:

1) Find that the continued operation and maintenance of the subject outpatient counseling and substance use disorder (SUD) treatment center use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and

2) Require that CUP Case No. 838 be subject to a compliance review in five (5) years on, or before, August 12, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

3) Take such additional, related action that may be desirable.

5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 5 – G&M OIL COMPANY, LLC

RECOMMENDATION: That the Planning Commission:

1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 5; and

2) Request that this matter be brought back before August 12, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

6. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 6 – PESCADO DORADO

RECOMMENDATION: That the Planning Commission:

1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 6; and

2) Request that this matter be brought back before August 12, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

7. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 58 – CHEVRON STATIONS, INC.

RECOMMENDATION: That the Planning Commission:

1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 58; and

2) Request that this matter be brought back before August 12, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

NEW BUSINESS

8. PUBLIC HEARING – DISCUSS CONDITIONAL USE PERMIT CASE NO. 453, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 11a, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 11.

RECOMMENDATION: That the Planning Commission:

1) Take no immediate actions and revisit the CUPs at their next compliance review dates; or

2) Direct staff to perform an in-depth review of the existing CUP, including but not limited to the required conditions and security plan, and thereafter return to the Planning Commission with recommendations to enhance the required conditions and/or security plan; or

3) Direct staff to initiate a revocation of one or all of the CUPs associated with the existing Swap Meet operations; or

4) Take such additional, related action that may be desirable.

PUBLIC HEARING

9. 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.) *(CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING)*

RECOMMENDATION: That the Planning Commission:

1) Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding CUP Case No. 847; 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 Code 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 Code, for the granting of a CUP; 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.

10. PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND PART 4 (R-3, R-4 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) AND PART 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA. *(CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING MEETING)*

RECOMMENDATION: That the Planning Commission:

1) Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Code Amendment; and

2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and

3) Find and determine that the proposed Zone Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and

4) Adopt Resolution No. 270-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and

5) Take such additional, related action that may be desirable.

11. PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

RECOMMENDATION: That the Planning Commission:
1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on September 9, 2024.

12. PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO. 1005 AND MODIFICATION PERMIT ("MOD") CASE NO 1361 - TO CONSTRUCT A NEW ±19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 2'-0" ALONG FREEMAN AVENUE AND TELEGRAPH ROAD. (EPD SOLUTIONS ON BEHALF OF BRIDGELAND RESOURCES, LLC.)

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. 1005 and MOD Case No. 1361, 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 Code 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 Code, for the granting of a DPA; 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 Code, for granting of a MOD; and

6) Approve the requested DPA Case No. 1005 and MOD Case No. 1361, subject to the conditions of approval as contained within Resolution No. 269-2024; and

7) Adopt Resolution No. 269-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and

8) Take such additional, related action that may be desirable.

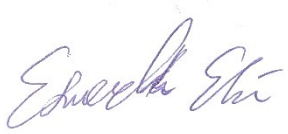
STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

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

ITEM #_1_

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, Executive Assistant

SUBJECT: **MINUTES OF THE JULY 15, 2024 MEETING**

DATE: August 12, 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:

- JULY 15, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE JULY 15, 2024 REGULAR MEETING

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

APPROVED:

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

July 15, 2024

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Staff: Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Laurel Reimer, Planning Consultant
Alejandro De Loera, Assistant Planner
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. 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.

1. MINUTES OF THE JULY 25, 2023 SPECIAL MEETING
   MINUTES OF THE AUGUST 14, 2023 REGULAR MEETING
   MINUTES OF THE JUNE 10, 2024 REGULAR MEETING

2. DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO. 930-4 – A TIME EXTENSION REQUEST TO CONSTRUCT A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)

Chair Ayala and requested a motion and a second for Consent Item Nos 1 and 2.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Consent Item Nos. 1 and 2, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

7. PUBLIC HEARING

Conditional Use Permit Case No. 847 - A request to allow a food processing facility that includes fish and meat at 13181 Flores Street, within the M-2 Zone, and adopt a notice of exemption under CEQA Section 15301 (Existing Facilities). (Samns Group Inc.)

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to give an update on this item.

Senior Planner Vince Velasco recommended to continue this item to the August 12, 2024 Planning Commission Meeting.

Having no questions, Chair Ayala opened the Public Hearing at 6:08 p.m. 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.

Chair Ayala requested a motion. It was moved by Commissioner Flores, seconded by Commissioner Jimenez to continue this item to the August 12, 2024 Planning Commission Meeting, which passed by the following roll call vote:

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

8. PUBLIC HEARING

To consider the proposed Zone Code Amendment to amend Part 4 (R-3, R-4, MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) and Part 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) within Title 15 (LAND USE), Chapter 155 (ZONING) of the Santa Fe Springs Municipal Code.

Recommendation:

Chair Ayala called upon Planning Consultant Laurel Reimer to present Item No. 8.

Planning Consultant Laurel Reimer recommended to open the public hearing but

continue this item to the August 12, 2024 Planning Commission Meeting.

Having no questions, Chair Ayala opened the Public Hearing at 6:10 p.m. Having no one from the audience 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

Chair Ayala requested a motion. It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to continue this item to the August 12, 2024 Planning Commission Meeting, which passed by the following roll call vote:

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

9. PUBLIC HEARING

To consider the proposed Zoning Code Amendment to amend sections 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, and 155.637, and replace sections 155.385 through 155.404 (NONCONFORMING USES) within Title 15 (LAND USE), Chapter 155 (ZONING), of the Santa Fe Springs Municipal Code, and to amend section 157.03 within title 15 (LAND USE), Chapter 157 (WIRELESS TELECOMMUNICATIONS FACILITIES), of the Santa Fe Springs Municipal Code, and determine that the action is exempt under CEQA.

Recommendation:

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

Chair Ayala opened the Public Hearing at 6:29 p.m. Having no one from the audience 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 6:30 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to adopt Resolution No. 264-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

10. PUBLIC HEARING

To consider the proposed Zone Code Amendment to amend sections 155.865 (APPEAL AND EFFECTIVE DATE) and 155.866 (CITY COUNCIL TO HEAR APPEAL) within title 15 (LAND USE), Chapter 155 (ZONING), of the Santa Fe Springs Municipal Code.

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to introduce Item No. 10.

Having no questions, Chair Ayala opened the Public Hearing at 6:32 p.m. Having no one from the audience 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 6:33 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Vice Chair Mora to adopt Resolution No. 267-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

11. NEW BUSINESS

Zone Determination Case No. 2024-01 – To determine that an electronic waste recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed within the m-1 (Light Manufacturing) Zone, and adopting a notice of exemption under CEQA section 15061(B)(3) (COMMON SENSE EXEMPTION).

Recommendation:

Chair Ayala called upon Assistant Planner Alejandro De Loera to present Item No. 11.

The Commissioners asked Assistant Planner Alejandro De Loera some clarification questions.

Chair Ayala opened the floor for public comment at 6:56 p.m.

Dennis Caserian, Whittier resident, spoke in favor of this item.

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

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to adopt Resolution No. 268-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

12. ANNOUCEMENTS

- Staff

  Director of Community Development Cuong Nguyen thanked staff for their work in his absence that day.

  Senior Planner Vince Velasco informed the Commissioners of the Ordinance that Community Development will be bringing to City Council July 16, 2024.

- Commissioners

  The Commissioners thanked Parks and Recreation staff for hosting a great Independence Day Event and Concerts in the Park.

13. ADJOURNMENT

Chair Ayala adjourned the meeting at 7:05 p.m.

_____
Chair Ayala

ATTEST:

_____ _____
Esmeralda Elise Date
Planning Commission Secretary

ITEM # 2

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: **CONSENT CALENDAR – CONDITIONAL USE PERMIT ("CUP") CASE NO. 480-6 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811 GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (LEE & ASSOCIATES)**

DATE: August 12, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

1) Find that granting a one (1) year time extension of CUP Case No. 480-6 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 Code and consistent with the goals, policies, and programs of the City's General Plan; and

2) Approve a one (1) year time extension for CUP Case No. 480-6 (until August 12, 2025), subject to the conditions of approval (Attachment C); and

3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected from the application, there is no on-going fiscal impact related to the associated time extension request.

BACKGROUND:

Project/Applicant Information

Project Site:	11811 Greenstone Avenue
Project Applicant:	Lee & Associates
Property Owner:	Bruce P. Howard, Esq.
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing Zone
Existing Use on Property:	Open Storage/Vacant

History

Respectively, on June 24, 1991 and June 27, 1991, the Planning Commission and Redevelopment Agency approved the original Conditional Use Permit (CUP 480) to allow the operation and maintenance of a mobile office trailer outdoor storage facility and related improvements on the subject 11.69-acre property. The applicant has been granted four (4) CUP time extensions since the original approval. A previous time extension was granted by the Planning Commission on July 11, 2022 for a period of two (2) years. It should be noted that the property owner was completing all necessary maintenance work relating to long-term subsidence and continued landfill gas generation within the last two years. A comprehensive site improvement program has been prepared to ensure the subsidence and landfill gas issues are properly addressed.

The improvements related to the maintenance work will consist of the following:

1. **Landfill Cap Repair/Reconstruction and Drainage Improvements.** This will include grading the site to repair 2-4 feet of subsidence, which causes detrimental ponding on the property. Importation of up to 5 feet of fill and re-contouring the site will be conducted. In addition, surface water drainage will be enhanced to accommodate Low-Impact-Design (LID) development parameters, as required by the City and the County.

2. **Landfill Gas Collection and Treatment System.** A field investigation in 2017 indicated that landfill gas was present at the site. In this regard, the Owner has decided to install a landfill gas system that will control the possible migration of the landfill gas off the site. This system consists of three major components:

    a. *Extraction wells, monitoring probes and underground piping* – The installation of several extraction wells connected to a central collection system via underground piping is proposed. The control of gas will be

monitored using perimeter probes in the ground that initially will be sampled at least monthly.

b. *Landfill gas condensate collection system* – The byproduct of the gas collection is liquid condensate that accumulates in the piping. As this condensate may be contaminated, state regulations require collection and proper disposal of the liquid.
c. *Landfill gas treatment system –* The gas collected in the extraction wells will be transported to a central treatment facility on site. Here the gas will be appropriately treated per SCAQMD and County of LA requirements for discharge. The treatment system will be operating 24/7 and monitored weekly to ensure proper operations.

3. **Paving and Lighting**. Currently, less than half the site is paved. The subject maintenance work, as per the improvement program, includes completely paving the entire site with the understanding that reuse of the site will remain as currently utilized. Paving will help with overall dust control, preventing water from infiltrating into the underlying wastes, and minimizing any erosion/sediment issues. For safety purposes, the site will also have enhanced area lighting throughout the site.

ANALYSIS:

Project Site

After completing all the necessary improvements described above, the property owner is seeking a one (1) year extension to find a suitable tenant for the subject property and CUP. Any new tenant will need to sign an affidavit agreeing to all conditions listed within this CUP. It should be noted that if staff determines the new tenant's operations differ from those described in the subject CUP, the new tenant must apply for a new CUP or amend the existing CUP.

Zoning Requirement

In according with Section 155.243 (J)(18) of City's Zoning Code, open storage yards are required to obtain a Conditional Use Permit prior to commencement of such activities. Section 155.639 further restricts the location of open storage yards to properties that do not front onto a freeway or on a major or secondary highway. Additionally, such uses are limited to an area of one acre in size. However, exception to the location and size limitations is available "on property composed of filled land which cannot be used for other industrial uses." As previously mentioned, the subject property is a former landfill.

ENVIRONMENTAL:

N/A

SUMMARY:

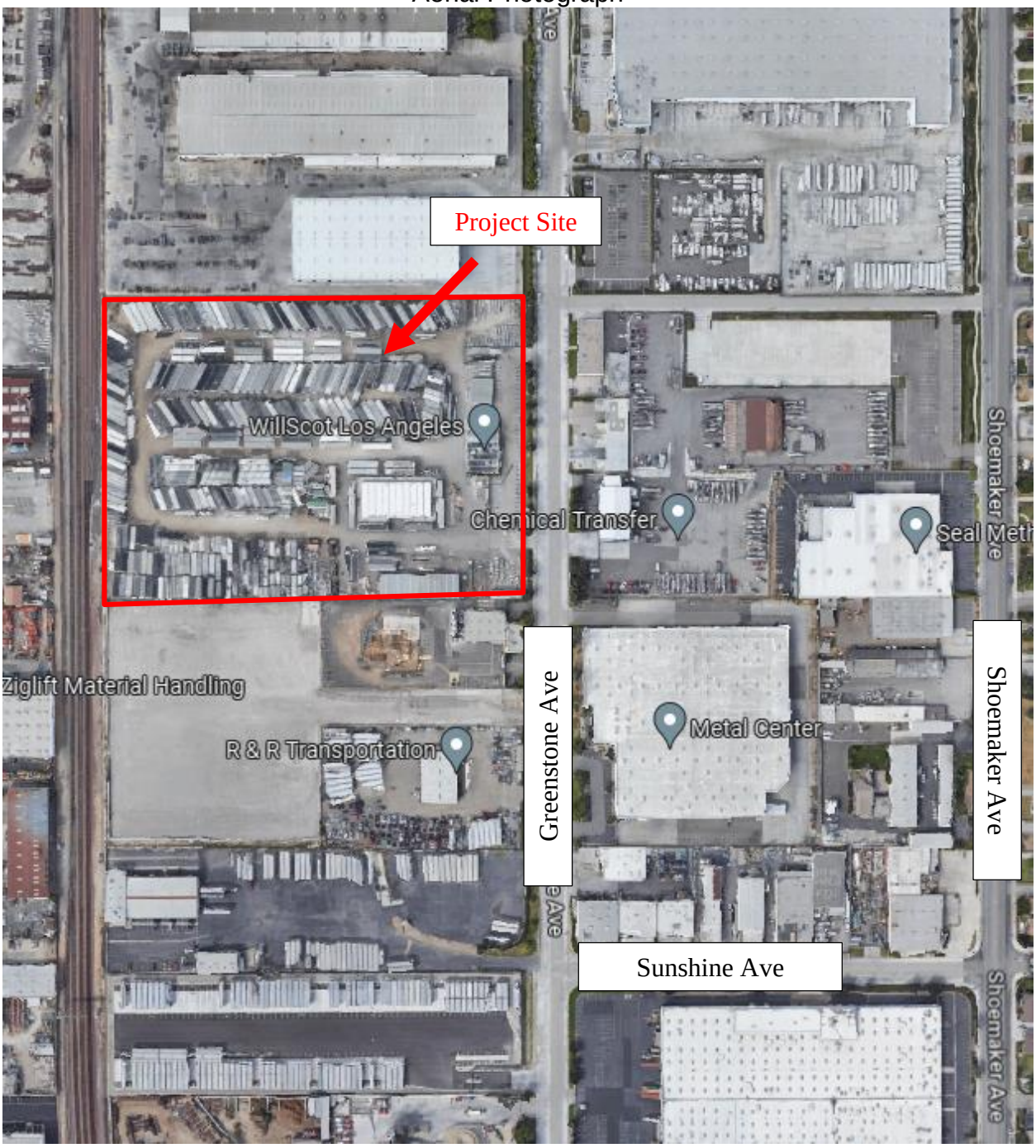
Staff believes the applicant has made admirable progress towards complete the necessary work to address the long-term subsidence and continued landfill gas generation on-site. Extending CUP Case No. 480 will keep the entitlement valid and allow any new tenant with a similar use to continue to utilize the subject property according to CUP 480. Therefore, staff recommends extending CUP Case No. 480 for one (1) year, until August 12, 2025, subject to the conditions of approval (Attachment C).

ATTACHMENT(S):

A. Aerial Photo
B. Request of Time Extension
C. Conditions of Approval

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Attachment A
Aerial Photograph



11811 Greenstone Avenue
Conditions Use Permit Case No. 480-6

Attachment B
Time Extension Request

Bruce P. Howard, Esq.
PO Box 10665
Beverly Hills, CA 90213-3665
310-273-6757, cell 310-993-3888
howardbp@aol.com

May 28, 2024

Re: CUP Extension for 11811 Greenstone Ave.

City of Santa Fe Springs
Attn: Jimmy Wong

Dear Mr. Wong:

I represent the Owners (the Owners) of the property at 11811 Greenstone Ave. (the Property). Please see the attached CUP extension issued for the Property by the City on July 14, 2022.

The Owners hereby formally request the City to extend the CUP an additional two years. The current CUP extension expires on July 11, 2024. The Owners are currently talking to possible prospective tenants of the Property. The reason for the extension is to allow for continued use of the Property by a future tenant, and by the Owners. We would expect the new tenant to continue the use permitted in the CUP, but if there is any material change in the use desired, we will apply for an amendment to the CUP to enable the City to decide if it wants to allow any such use. The leasing and reuse of the Property is being delayed by market conditions and the landfill mitigation work currently in progress on-site, but we are actively working to locate a new tenant.

We very much appreciate your attention to this request.

Very truly yours,

Bruce Howard

Bruce Howard

Attachment C
Conditions of Approval

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

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868.0511 x 7451)

1. That the Applicant shall continue to maintain the landscaping and automatic irrigation system in proper order and replace any dead or withered foliage with new landscape material in a timely manner.

2. That the subject site shall be maintained in accordance with the site plan on file with this case.

3. That the subject site shall not be used for the parking or storage of any other vehicles or equipment not related with the subject mobile office trailer use.

4. That the parking and storage of mobile office trailers shall be maintained in a neat and orderly manner with sufficient distance to allow emergency personnel to access the site.

5. That the Applicant shall not lease or sub-lease any portion of the yard for any purpose.

6. That the applicant shall be responsible for the clean-up of any tracking of dirt, debris, or trash on Greenstone Avenue as a result of the operation and activities of the use.

7. That trailers, equipment or other related material shall not be stacked where it is visible from the street.

8. That the Applicant shall implement and maintain all systems and methods to prevent storm water pollution and maintain compliance with Chapter 52 of the Santa Fe Springs City Code.

9. That the Applicant and/or his employees shall discourage any stopping or parking of trucks on the street or adjacent streets at all times.

10. That the Applicant shall comply with all Building Codes, Fire Codes, Zoning Code, and all applicable local laws.

11. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that the Applicant is aware of and accepts all the conditions of this Permit.

12. That Conditional Use Permit Case No. 480-6 shall be subject to a compliance review in ~~two (2) years~~ **one (1) year**, on or before ~~July 11, 2024~~ **August 7, 2025**, to ensure that the use is still operating in strict compliance with the attached conditions of approval.

ITEM#_3_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Vince Velasco, Senior Planner

SUBJECT: **CONSENT CALENDAR – CONDITIONAL USE PERMIT ("CUP") CASE NO. 828-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW ±203,532 GROSS SQ. FT., 3-STORY, SELF-STORAGE FACILITY AT 13808 IMPERIAL HIGHWAY, WITHIN THE M-1-PD (LIGHT MANUFACTURING – PLANNED DEVELOPMENT) ZONE. (PUBLIC STORAGE)**

DATE: August 12, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1) Find that granting a one (1)-year time extension of CUP Case No. 828 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 Code and consistent with the goals, policies, and programs of the City's General Plan; and

2) Approve a one (1) year time extension for CUP Case No. 828 (until October 10, 2025), subject to the conditions of approval (Attachment C); and

3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected from the application, there is no ongoing fiscal impact related to the associated time extension request.

BACKGROUND/DISCUSSION:

Project/Applicant Information

Project Location: 13808 Imperial Highway

Project Applicant: Public Storage

Property Owner: Public Storage

General Plan Designation: Industrial

Zoning Designation: M-1-PD (Light Manufacturing – Planned Development)

Existing Use on Property: Self-Storage (under construction)

According to Section 155.721 of the City's Zoning Code, a CUP, which has not been utilized within 12 consecutive months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

Code Section:	Expiration:
§ 155.721	Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also, the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit, and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

ANALYSIS:

On October 10, 2022, the Planning Commission approved Tentative Parcel Map ("TPM") No. 83729 to reconfigure a ±3.46-acre site into two (2) independent parcels, Development Plan Approval ("DPA") Case No. 993 to construct a new ±203,532 gross sq. ft., 3-story, self-storage facility on Parcel 1, DPA Case Nos. 994-995 to construct two (2) multi-tenant industrial buildings on Parcel 2, and CUP Case No. 828 to allow the operation and maintenance of a new self-storage facility.

Since the approval of their entitlements, Public Storage has recorded Parcel Map No. 83729 with the Los Angeles County Office of the Assessor and started construction of the new development. Public Storage is anticipating a partial opening of the facility in December 2024 and a full opening by March 2025. As such, the compliance review scheduled to be completed by October 10, 2024, is not possible for the developer to achieve and they are therefore requesting a time extension to allow the development to

be in full operation well before the compliance review occurs on or before October 10, 2025.

ENVIRONMENTAL:

N/A

SUMMARY:

Staff believes the applicant has diligently worked with the City to finalize their parcel map and also obtain the necessary construction permits. Extending CUP Case No. 828 will keep the entitlement valid and allow the applicant to complete their construction activities and be fully operating well before the compliance review. Therefore, staff recommends extending CUP Case No. 828 for one (1) year, until October 10, 2025, subject to the conditions of approval (Attachment C).

ATTACHMENT(S):

1. Attachment A – Aerial Photo
2. Attachment B – Time Extension Request Letter
3. Attachment C – Conditions of Approval

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Attachment A – Aerial Photo



13808 Imperial Highway
Conditional Use Permit (CUP) Case No. 828

Attachment B - Time Extension Request Letter

July 19, 2024

To: Planning Division
Community Development Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

RE: Compliance Review Time Extension Request
Public Storage Santa Fe Springs
13808 Imperial Hwy
Santa Fe Springs, CA 90670

Dear Mr. Vince Velasco,

I am writing to formally request an extension of timeline for the compliance review of the Public Storage development at 13808 Imperial Hwy. As we progress through the project, we have encountered certain challenges that necessitated additional time to complete construction and will not be able to open the project by October 10th, 2024.

Background:
On October 10th, 2022, the project received approvals for requested entitlements from Planning Commission subject to Conditions of approval. Condition of Approval No.96 says the Conditional Use Permit (Case No. 828) shall be subject to a compliance review in two years, on or before October 10, 2024 to ensure that the subject self-storage use is still operating in strict compliance with the conditions of approval.

Current Status:
We are currently still constructing the 3-story self-storage building and we anticipate a partial opening by the end of this year, December 2024 and full opening by March 2025. Public Storage has put the flex industrial component of the CUP on hold due to shifting market demand and will revisit construction of this portion at a later date.

Requested Extension Period:
We are requesting an extension of for compliance review to May 31, 2025 following the full completion of the self-storage building.

We are committed to working diligently during this extension period to complete all outstanding compliance tasks. We kindly request your understanding and approval of this timing extension. Please feel free to contact me at 707-595-7149 or cmiao@publicstorage.com.

Sincerely,

Cherry Miao
Development Manager
Public Storage
701 Western Avenue, Glendale, CA 91201

Attachment C – CONDITIONS OF APPROVAL

Tentative Parcel Map No. 83729
Development Plan Approval Case Nos.
993-995 Conditional Use Permit Case No. 828
13808 Imperial Highway
APN: 8044-030-009

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

1. That the applicant shall pay a flat fee of $ 44,798 to reconstruct/resurface the existing street frontage to centerline and City Boundary for Marquardt Avenue and Imperial Highway, respectively.

2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard R-12 and dedicate an easement along the Imperial Highway & Marquardt Avenue street frontages. 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. The applicant shall remove existing driveway approaches along Imperial Highway and Marquardt Avenue. Applicant to replace them with new sidewalk/ curb & gutter per City standard plan R-7 and R-12 (see condition above). The applicant shall remove and replace the two (2) existing driveway approaches that are to be reused per City standard plan R-6.4C on Imperial Highway and Marquardt Avenue.

4. All 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.

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 $1,400 to install (7) new signs.

6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.

CITY UTILITIES

7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Marquardt Avenue and Imperial Highway. Storm drain plans shall be approved by the City Engineer.

8. 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**.**

9. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.

10. All buildings shall be connected to the sanitary sewers.

11. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamped 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.

12. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

13. 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.

PARCEL MAPS

14. Final parcel map checking of $4,970 plus $295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

15. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

16. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

FEES

17. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee of $26,618.98 determined by the City Engineer for off-site transportation improvements.

18. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

19. That the applicant shall pay the water trunkline connection fee of $3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

20. 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.

21. 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.

22. 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.

23. 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).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:
(Contact: Eric Scott 562.868.0511 x 3812

24. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
    a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
    b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
    c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

25. 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.

26. That all abandoned pipelines, tanks and related facilities within the property boundaries shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins. If pipelines, tanks, and related facilities extend beyond the property boundaries immediate notification to the Fire Department is required.

27. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Kevin Yang 562.868.0511 x 3818)

28. 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.

29. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.

30. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.

31. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. Lastly, on-site fire hydrants shall be painted red.

32. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

33. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.

34. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.

35. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo at 562.409.1850 x 3335)

36. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.

37. That 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: Lou Collazo) 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.

38. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

39. That 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 out awaiting loading.

40. That vehicles are not to block traffic at any time. It is the responsibility of the on-site manager to prevent or discourage this activity; drivers are subject to citations.

41. That off-street parking areas shall not be reduced or encroached upon at any time.

42. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisles and/or Fire Lanes shall not be reduced or encroached upon with outdoor storage.

43. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence. Any damage from any cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.

44. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. DO NOT PAINT NUMBERS ON THE BUILDING.

45. That 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. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

46. That 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.

47. That 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 Santa Fe Springs Zoning Ordinance Section 155.424.

48. That 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.

49. That the Edison easement on the east side of the property shall be maintained and kept free of trash, debris and overgrown vegetation at all times.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.868.0511 x7509)

50. 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.

51. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnviornmental at (562) 432-3700.

52. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562.868.0511 x7353)

53. This approval shall allow the applicant to demolish the existing multi-tenant industrial building; subdivide the existing ±3.46-acre parcel into two parcels, measuring ±2.71 acres (Parcel 1) and ±0.75 acres (Parcel 2); construct a new ±203,532 gross sq. ft., 3-story, self-storage facility on Parcel 1; and construct two (2) multi-tenant industrial buildings, measuring ±7,368 sq. ft. and ±4,764 sq. ft., on Parcel 2 of the subject property located at 13808 Imperial Highway (APN: 8044-030-009).

54. The approval of Development Plan Approval Case Nos. 993 – 995 and Conditional Use Permit Case No. 828 is contingent upon the approval of Parcel Map No. 83729.

55. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.

56. The property owner shall ensure that the operator of the self-storage facility complies with the City of Santa Fe Springs Municipal Code Section 155.637.

57. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

58. 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.

59. 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 per the recommendation of the methane study.

60. 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.

61. 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 or complaint (i.e. dust, noise, odor, etc.)

62. 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 Project Planner, 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.

63. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.

64. 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 Ordinance.

65. 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.*

66. 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 Planning 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.

67. The applicant understands and agrees that any existing overhead utilities within the development shall be placed underground.

68. The 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 requirements 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.

69. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.

70. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee *(Calculations are subject to change)*. All outdoor trash enclosures shall provide a solid roof cover. (Please see L.A. County Department Public Works handout).

71. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12'' minimum. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property.

72. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

73. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.

74. The Department of Planning and 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.

75. 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.

76. 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.)

77. 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).*

78. 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.

79. As part of the landscape irrigation plans, 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.

80. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning 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 Planning Department.)

81. 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 Imperial Highway or Marquardt Avenue, use either street as a staging area, or to back-up onto the street from the subject property.

82. All loading and unloading activities shall occur within the designated loading areas only.

83. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Deputy Fire Marshall.

84. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case.

    a. The self-storage facility shall provide and continually maintain a minimum of 21 parking stalls.
    b. Unless the overall office area exceeds 15% of the building area, the multi-tenant industrial buildings shall provide and continually maintain a minimum of 25 parking stalls on-site at all times. Office area above the 15% threshold must provide additional parking at a ratio of 1 parking stall for every 300 square feet.

85. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.

86. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of

the proposed sign. All drawings shall be properly dimensioned and drawn to scale. All signs shall be installed in accordance with the sign standards of the City's Zoning Ordinance and the Sign Guidelines of the City.

87. 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 Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
2. The applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of the 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. The 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 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. 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.

88. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A business license application may be completed online at https://santafesprings.hdlgov.com. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.

89. Prior to occupancy of the property/building, the applicant, and/or their 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/).

90. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations approved by the Planning Commission and on file with the case. Minor modifications shall be subject to the review and approval of the Director of Planning or his/her designee.

91. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation related to the proposed development are in accordance with the approved planting and irrigation plan.

92. 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.

93. 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.

94. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject cases) are required during construction, revised plans shall be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.

95. 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.

96. Conditional Use Permit Case No. 828 shall be subject to a compliance review in ~~two~~ **one** years, on or before October 10, ~~2024~~ **2025** to ensure that the subject self-storage use is still operating in strict compliance with these conditions of approval. Approximately three (3) months before October 10, ~~2024~~ **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. **(Revised)**

97. That Tentative Parcel Map No. 83729 shall expire 24 months after Planning Commission approval, on October 10, 2023, except as provided under the provisions of California Government Code Section 66452.6. During this time period the Final Map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 83729 shall not be effective until such time that a Final Map is recorded.

98. 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.

99. 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.

ITEM # _4_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT ("CUP") CASE NO. 838-1 INVOLVING AN OUTPATIENT COUNSELING AND SUBSTANCE USE DISORDER (SUD) TREATMENT CENTER AT 9300 SANTA FE SPRINGS ROAD, UNIT B, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (LOS ANGELES CENTER FOR ALCOHOL AND DRUG ABUSE)**

DATE: August 12, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1) Find that the continued operation and maintenance of the subject outpatient counseling and substance use disorder (SUD) treatment center use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and

2) Require that CUP Case No. 838 be subject to a compliance review in five (5) years on, or before, August 12, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND/DISCUSSION:

On June 5, 2024, The Los Angeles Center for Alcohol and Drug Abuse (LA CADA) ("Applicant") filed a Compliance Review request for CUP Case No. 838 to continue the operation and maintenance of an outpatient counseling and substance use disorder (SUD) treatment center use at 9300 Santa Fe Springs Road, Unit B. (APN: 8167-037-019) ("Project Site").

Project/Applicant Information

Project Location:	9300 Santa Fe Springs Road, Unit B
Project Applicant:	LA CADA
Property Owner:	Santa Fe Properties, LP
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Project Site:	Outpatient Counseling and SUD Treatment Center

In accordance with Section 155.243(L) of the City's Zoning Code, public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses:
155.243	The following uses are permitted in the M-2 Zone only after a valid Conditional Use Permit has been issued: (L) Public, private, or quasi-public uses of an educational or recreational nature.

The project site, located at 9300 Santa Fe Springs Road, Unit B, is a 14,240 square-foot tenant space within a 64,581 square-foot multi-tenant industrial building (APN: 8167-037-019) on a parcel measuring approximately 1.49 acres and is located on the northeast corner of Santa Fe Springs Road and Ann Street. LA CADA is a licensed and certified substance use and behavior treatment provider who offers client-centered, trauma-informed, and recovery-oriented services to individuals with addiction and behavioral problems. Their licensed and certified professionals offer intensive outpatient and residential programs. LA CADA is currently operating an 18,000 square-foot tenant space for a substance use treatment outpatient facility, located at 11015 Bloomfield Avenue. LA CADA applied for CUP 838 to expand its business operations, which included various Substance Use Disorder (SUD) treatment programs.

On September 11, 2023, the Planning Commission initially granted CUP 838 to LA CADA to establish, operate, and maintain an outpatient counseling and SUD treatment center. The original approval was for a period of one (1) year and this will be the first compliance review that the subject CUP undergoes. Since leasing the facility and obtaining CUP 838,

LA CADA has been preparing to provide SUD services. By the end of the current year, LA CADA plans to offer comprehensive SUD treatment to support its community members. If the Planning Commission agrees, the next compliance review of CUP 838 will be conducted in five (5) years.

ANALYSIS:

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

Staff conducted a walk-through inspection on June 20, 2024, and found the outpatient counseling and substance use disorder (SUD) treatment center use was in violation of several conditions of approval. During the inspection, staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Restore the landscaping abutting the front of the building back to good condition.
- Repaint portions of the building that had discoloring.
- Permit the newly refaced wall sign near the front entrance.

The applicant has diligently addressed and resolved the issue related to the subject site since the initial inspection. A follow-up inspection on July 22, 2024 confirmed that the applicant is now fully compliant with the conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

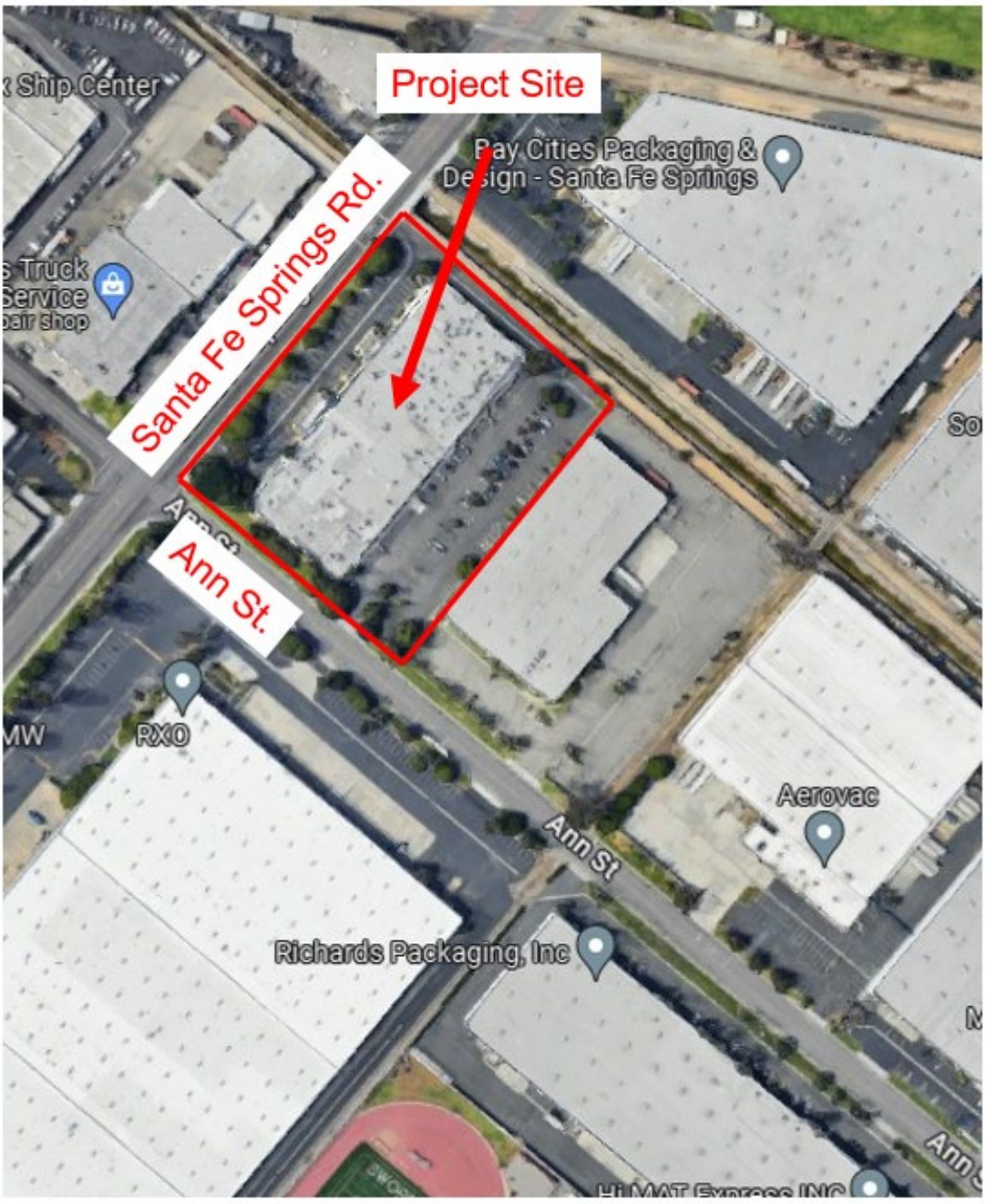
SUMMARY/NEXT STEPS:

Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 838 be subject to a compliance review in five (5) years, on or before, August 12, 2029, to ensure the outpatient counseling and substance use disorder (SUD) treatment center use is still operating in strict compliance with the conditions of approval (see Attachment E).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Photographs of Project Site (June 20, 2024)
3. Attachment C – Correction Photographs (July 22, 2024))
4. Attachment D – Time Extension Request Letter
5. Attachment E – Conditions of Approval

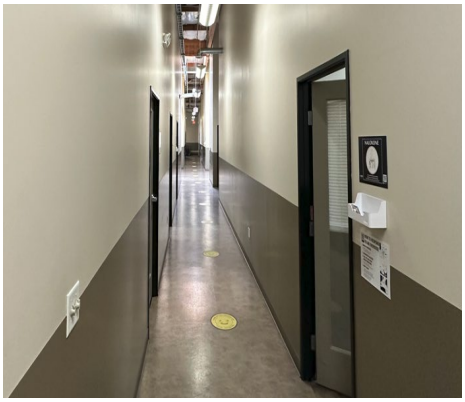
ATTACHMENT A – AERIAL PHOTOGRAPH



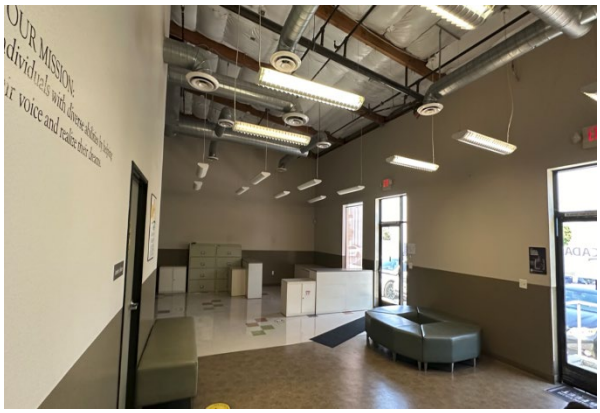
9300 Santa Fe Springs Road
Conditional Use Permit (CUP) Case No. 838

ATTACHMENT B – PHOTOGRAPHS OF PROJECT SITE (June 20, 2024)















ATTACHMENT C: CORRECTION PHOTOGRAPHS (July 22, 2024)







ATTACHMENT D – TIME EXTENSION REQUEST LETTER

L.A. CADA
A Path to Recovery and Healthy Living

HEADQUARTERS and ADMINISTRATIVE OFFICES
12070 Telegraph Road
Suite 207
Santa Fe Springs, CA 90670
Admin: 562.777.7500
HR: 562.777.7503
Finance: 562.777.7512
Fax: 562.777.7510
www.lacada.com

May 22, 2024

Claudia Jimenez, Assistant Planner
City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

RE: Conditional Use Permit Case No. 838 Review for Compliance Request Los Angeles Centers for Alcohol and Drug Abuse

Dear Ms. Jimenez,

On behalf of Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) I would like to request a review of the compliance of our permit 838 for the facility located at 9300 Santa Fe Springs Rd., Santa Fe Springs.

Since leasing the facility in April 2023, we have been preparing to provide substance use disorder (SUD) services. By the end of this year, our facility will offer comprehensive SUD treatment to support our community.

We can confirm that there have been no significant changes or alterations to our use of the facility since the last review of our permit.

Thank you for your attention to this matter. If you have any questions or require further information, please do not hesitate to contact me at (562) 777-7500.

Best Regards,

Juan Navarro
Chief Executive Officer

ATTACHMENT E – CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – 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. ***(Ongoing)***

2. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric power gates shall be provided with Knox key switches for access by emergency personnel. Where manually operated gates are permitted, they shall be provided with a Knox box or Knox padlock. ***(Ongoing)***

FIRE DEPARTMENT – 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. ***(Ongoing)***

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

POLICE SERVICES DEPARTMENT:
(Contact: Kristen Haining 562.409.1850 x3302)

5. 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 contains the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center

for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. ***(Ongoing)***

6. The buildings, lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely as possible, the color of the existing and/or adjacent surfaces. ***(Ongoing)***

7. All parking stalls and/or designated parking areas shall be constantly available to all employees and visitors during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. ***(Ongoing)***

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.868.0511 x7569)

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

9. 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. ***(Ongoing)***

10. 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 ***(Ongoing)***

COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION:
(Contact: Claudia L. Jimenez 562.868.0511 x7356)

11. This approval allows the applicant, LA CADA, to establish, operate and maintain an outpatient counseling and substance use disorder (SUD) treatment center, located at 9300 Santa Fe Springs Road, Unit B. (APN: 8167-037-019). ***(Ongoing)***

12. That this approval shall not house patients or staff, nor provide any beds on site. ***(Ongoing)***

13. The applicant shall ensure that all appropriate licenses and/or permits that are required to operate an outpatient counseling and substance abuse recovery treatment center be obtained and kept valid while the said use remains in operation. ***(Ongoing)***

14. In the event noise levels inside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with the planning staff to come up with a solution to immediately mitigate noise issues. ***(Ongoing)***

15. Outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall not be used. ***(Ongoing)***

16. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the ~~Director of Planning and Development~~ **Director of Community Development**, Director of Police Services, and the Fire ~~Marshall~~ **Chief** or their respective designee. ***(Revised – Ongoing)***

17. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. ***(Ongoing)***

18. The hours of operation shall be between 7:00 am and 8:30 pm on Monday through Friday, and Saturday, between 8:00 am to 5:00 pm. Any modification to the hours of operation shall be subject to review and approval of the Director of ~~Planning~~ **Community Development** or his/her designee. ***(Revised – Ongoing)***

19. All instruction, training, and practices shall be conducted completely indoors at all times. ***(Ongoing)***

20. 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. ***(Ongoing)***

21. All parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. ***(Satisfied – Ongoing)***

22. The subject property and uses shall continuously be maintained in a neat and orderly manner. ***(Ongoing)***

23. The applicant shall obtain all necessary Building Permits and related approvals from the Building **Division**, Planning **Division**, and Fire-Rescue Department for the proposed improvements. ***(Revised – Satisfied)***

24. All fences, walls, gates, and similar improvements for the subject property shall be subject to the *prior* approval of the Department of Fire-Rescue and the ~~Department of Planning and Development~~ **Community Development Department**. ***(Revised – Ongoing)***

25. The ~~Department of Planning and Development~~ **Community Development Department** shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, the building elevation on which the sign will be located, size, style, and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper **or provided digitally**. All signs shall be installed in accordance with the sign standards of the Zoning ~~Ordinance~~ **Code** and the Sign Guidelines of the City. ***(Revised – Ongoing)***

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). ***(Satisfied – Ongoing)***

27. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative. A business license application can also be downloaded at https://santafesprings.hdlgov.com. ***(Ongoing)***

28. The subject property shall not be subleased, sold, or otherwise assigned for use by any other entity other than the applicant on file without prior written approval by the Director of ~~Planning~~ **Community Development**. ***(Ongoing)***

29. All other requirements of the City's Zoning ~~Ordinance~~ **Code**, 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. ***(Revised – Ongoing)***

30. CUP Case No. 838 shall be subject to a compliance review after ~~one (1) year~~ **five (5) years**, on or before ~~September 11, 2024~~ **August 12, 2029**. Approximately three (3)

months before ~~September 11, 2024~~ **August 12, 2029**, 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 the conditions of approval as stated within the staff report. ***(Revised – Ongoing)***

31. 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. ***(Satisfied)***

32. 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. ***(Ongoing)***

33. It is hereby declared that if any provision of this Approval is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. ***(Ongoing)***

34. 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. ***(Ongoing)***

35. 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. ***(Ongoing)***

36. The applicant understands that, 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 planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments. ***(Ongoing)***

ITEM #_5_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: **Kristen Haining, Code Enforcement Supervisor**

SUBJECT: **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 5 – G&M OIL COMPANY, LLC**

DATE: August 12, 2024

RECOMMENDATION(S):

1. That the Planning Commission, based on Staff's findings provided within this report, find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 5; and

2. Request that this matter be brought back before August 12, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

G&M Oil Company, LLC operates and maintains a Chevron gas station and mini-mart at the southwest corner of Washington Boulevard and Sorensen Avenue. The gas station and mini-mart (commonly known as ExtraMile) are both corporately owned and operated by G&M Oil Company, LLC.

In accordance with Section 155.628, G&M Oil Company, LLC applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 5 by the Planning Commission and the City Council at their respective meetings on September 28, 1998, and October 8, 1998, to allow the operation and maintenance of an alcohol beverage sales use for off-site consumption.

G&M Oil Company, LLC maintains a Type 20 License (Off-sale beer and wine) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

As part of the permit compliance review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with all regulatory ordinances, City codes, and the Conditions of Approval enacted for the approval of this Permit. Staff has not received any complaints stemming from the on-site sale of alcoholic beverages.

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

Based on Staff's findings, and the fact that the Applicant has complied with all of the initial Conditions of Approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 5 in five years, before August 12, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 12, 2029.

ATTACHMENT(S):

A. Attachment A – Location Aerial
B. Attachment B – Conditions of Approval

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 5

G&M OIL COMPANY, LLC
11770 E. Washington Blvd.
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.

2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.

3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.

4. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.

5. That the applicant and/or his employees shall not all any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licenses premises as set forth in Section 25602(a) of the State Business and Professions Code.

6. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.

9. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the Police Department and shall post signs, approved by the Department of Police Services, prohibiting loitering.

10. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to

the public's health, welfare and safety:

A. A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;

B. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

C. A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

D. A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

12. That donation bins, vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible form the street or adjacent properties.

13. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless written authorization is granted by the Director of Community Development.

14. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.

15. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

17. That this Permit shall be subject to a compliance review in five (5) years, no later than August 12, 2029, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At

which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 10 and all other applicable regulations shall be strictly complied with.

19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

ITEM #_6_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: **Kristen Haining, Code Enforcement Supervisor**

SUBJECT: **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 6 – PESCADO DORADO**

DATE: August 12, 2024

RECOMMENDATION(S):

1. That the Planning Commission, based on Staff's findings provided within this report, find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 6; and

2. Request that this matter be brought back before August 12, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Pescado Dorado is a seafood-themed restaurant serving Sinaloa-style seafood dishes and fish stews. The family restaurant has operated within the Santa Fe Springs Promenade since 1998. The restaurant provides on-site seating and take-out services. The restaurant also provides alcoholic beverages for on-site consumption.

In accordance with Section 155.628, Pescado Dorado applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 6 by the Planning Commission and the City Council at their respective meetings on March 8, 1999, and March 11, 1999, to allow the operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for on-site customer consumption.

Pescado Dorado maintains a Type 41 License (On-sale beer and wine) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

As part of the permit compliance review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with all regulatory ordinances, City codes, and the Conditions of Approval enacted for the approval of this Permit. Staff has not received any complaints stemming from the on-site sale of alcoholic beverages.

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

Based on Staff's findings, and the fact that the Applicant has complied with all of the initial Conditions of Approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 6 in five years, before August 12, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 12, 2029.

ATTACHMENT(S):

A. Attachment A – Location Aerial
B. Attachment B – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 6

PESCADO DORADO
11530 Telegraph Road
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the sale of alcoholic beverages shall not be permitted between the hours of 10:00 p.m. and 9:00 a.m., or as required by the Alcohol Beverage Code.

2. That the ABC Type 41 allowing on-site sale of beer and wine in connection with a public eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.

3. That the consumption of alcoholic beverages is only permitted inside the restaurant and is prohibited outside in the parking lot or the adjacent outdoor eating area. It shall be the responsibility of the owner and/or his employees to monitor these areas and immediately notify the Whittier Police Department of any violators. Signs shall be placed within the said areas notifying customers that the consumption of alcoholic beverages outside of the restaurant is prohibited.

4. That the owner and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.

5. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours, who will be responsible for activities and business operations. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an ABC Manager's Permit.

6. That the owner and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously intoxicated person as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the owner and/or his employees shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the owner and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658(a) of the State Business and Professions Code.

9. That the owner and/or applicant shall not permit any person under 21 years of age to sell alcoholic beverages.

10. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.

11. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.

12. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department and shall post signs, as approved by the Department of Police Services, prohibiting loitering.

13. That all buildings, structures, walls, fences and similar appurtenances shall be maintained in good appearance and condition at all times.

14. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Community Development.

15. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.

16. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials and law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

17. That the applicant shall continue to maintain video surveillance cameras overlooking the perimeter of the parking lot. Video surveillance cameras shall be high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained at all times and replaced as needed by the owner. The on-duty manager and owner/operator shall be proficient in the use of such video surveillance equipment.

18. That the owner/management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.

19. That this Permit shall be subject to a compliance review in five years, no later than August 12, 2029, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted

herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

20. That the Applicant and/or his employees shall control that alcoholic beverages be consumed within the dining area only, and shall not be permit the alcoholic beverages from being taken out of the premises. Moreover, alcoholic beverages shall not be sold for take-out or delivery services (i.e. Grubhub, Doordash, etc.).

21. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.

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

ITEM #_7_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: **Kristen Haining, Code Enforcement Supervisor**

SUBJECT: **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 58 – CHEVRON STATIONS, INC.**

DATE: August 12, 2024

RECOMMENDATION(S):

1. That the Planning Commission, based on Staff's findings provided within this report, find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 58; and

2. Request that this matter be brought back before August 12, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Chevron Stations, Inc. operates and maintains a Chevron gas station and mini-mart at the southwest corner of Telegraph Road and Orr and Day Road. The gas station and mini-mart (commonly known as ExtraMile) are both corporately owned and operated by Chevron Stations, Inc.

In accordance with Section 155.628, Chevron Stations, Inc. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 58 by the Planning Commission and the City Council at their respective meetings on July 9, 2012, and July 31, 2012, to allow the operation and maintenance of an alcohol beverage sales use for off-site consumption.

Chevron Stations, Inc. maintains a Type 21 License (Off-sale General) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

As part of the permit compliance review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with all regulatory ordinances, City codes, and the Conditions of Approval enacted for the approval of this Permit. Staff has not received any complaints stemming from the on-site sale of alcoholic beverages.

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

Based on Staff's findings, and the fact that the Applicant has complied with all of the initial Conditions of Approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 58 in five years, before August 12, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 12, 2029.

ATTACHMENT(S):

A. Attachment A – Location Aerial
B. Attachment B – Conditions of Approval

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 58

CHEVRON STATIONS, INC.
11426 Telegraph Road
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.

2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.

3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.

4. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.

5. That the applicant and/or his employees shall not all any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licenses premises as set forth in Section 25602(a) of the State Business and Professions Code.

6. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.

9. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the Police Department and shall post signs, approved by the Department of Police Services, prohibiting loitering.

10. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to

the public's health, welfare and safety:

A. A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;

B. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

C. A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

D. A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

12. That donation bins, vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible form the street or adjacent properties.

13. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless written authorization is granted by the Director of Community Development.

14. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.

15. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

17. That this Permit shall be subject to a compliance review in five (5) years, no later than August 12, 2029, to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At

which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 10 and all other applicable regulations shall be strictly complied with.

19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

ITEM #_8_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cuong Nguyen, Director of Community Development

SUBJECT: **NEW BUSINESS – DISCUSS CONDITIONAL USE PERMIT CASE NO. 453, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 11a, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 11.**

DATE: August 12, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission, after presentation and discussion, take one of the following actions:

1) Take no immediate actions and revisit the CUPs at their next compliance review dates; or

2) Direct staff to perform an in-depth review of the existing CUP, including but not limited to the required conditions and security plan, and thereafter return to the Planning Commission with recommendations to enhance the required conditions and/or security plan; or

3) Direct staff to initiate a revocation of one or all of the CUPs associated with the existing Swap Meet operations; or

4) Take such additional, related action that may be desirable.

FISCAL IMPACT

There is no direct fiscal impact related to a discussion of the existing Conditional Use Permits for the Santa Fe Springs Swap Meet, only staff time to prepare the staff report.

BACKGROUND

In response to a recent incident that occurred in a parking lot near the Santa Fe Springs Swap Meet on the evening of Sunday, July 21, 2024, where security personnel were

involved in the fatal shooting of an armed individual, City staff have initiated a thorough review of the existing entitlements and safety protocols associated with the swap meet. The City is deeply committed to addressing such incidents with the highest level of diligence. This review is part of our ongoing efforts to ensure the safety and security of all community members and visitors. Our objective is to prevent any future incidents and to reinforce the safety measures in place, thereby safeguarding the well-being of all patrons.

Evolution of the Santa Fe Springs Swap Meet

The Santa Fe Springs Swap Meet originated in 1953 as the La Mirada Drive-In, one of the largest drive-in movie theatres in Los Angeles County with a capacity to hold more than 1,000 cars. By 1965, the drive-in theatre expanded its operation to include the La Mirada Swap Meet. The name “La Mirada” was originally selected due to the City of Santa Fe Springs not being incorporated until 1957. The name was changed to “Santa Fe Springs” during the early 1990s.

Over the years, it has undergone significant transformation since its inception, evolving from a drive-in theater into a combined drive-in theater and swap meet operation. Over the years, it has adapted to changing consumer preferences by expanding its offerings to include a diverse array of foods, entertainment options, and services. Today, the swap meet features a traditional drive-in movie theater experience several times a year, a swap meet with both new and used goods, a wide selection of packaged and prepared food, and a broad array of entertainment, including performances by bands across various genres.

Conditional Use Permit (CUP) Case No. 453 (Swap Meet)

The operation of the Santa Fe Springs Swap Meet was initially authorized under Zone Variance (ZV) Case No. 39. However, a state law enacted in 1974 precluded the granting of variances for uses not permitted within specific zoning classifications. Consequently, in February 1989, Conditional Use Permit (CUP) Case No. 453 was issued to permit the continued operation of both the drive-in theater and swap meet within the M-2 FOZ, Heavy Manufacturing– Freeway Overlay Zone. Since its approval in 1989, the CUP has undergone five reviews: the first review in October 2006, the second in February 2010, the third in April 2013, the fourth in August 2018, and the most recent review in October 2023.

Entertainment Conditional Use Permit (CUP) Case No. 11 (Entertainment Activities)

In 1998, the Santa Fe Springs Swap Meet management experienced a decline in the swap meet attendance. As part of the marketing effort to attract customers, management decided to provide live entertainment and dancing. This strategy has proven to be successful in increasing customer attendance.

The entertainment activities are divided into three distinct categories to address security, parking and safety. The category descriptions and permitted activities are as follows:

Category 1: Entertainment is free to paying customers of the swap meet and incidental to the regular on-going swap meet functions. Category 1 is restricted to disc jockeys, talent contests, mimes, jugglers, karaoke, patron dancing, and live bands or individual performers without big name recognition and without recording contracts. No other type of entertainment is permitted under Category 1.

Category 2: Entertainment is free to paying customers of the swap meet and incidental to the regular on-ongoing swap meet functions. This includes all forms of entertainment activities contained in Category 1, but Category 2 entertainment also includes entertainment (bands, performers, etc.) with significant regional name recognition and/or recording contracts. No other type of entertainment is permitted under Category 2.

Category 3: Entertainment for patrons who attend the grounds specifically for the entertainment; swap meet services may be closed during this event. Special events held from time to time as opportunities present themselves and held outside regular swap meet hours of operation, with a seating plan and admission structure solely based on the event. This form of entertainment could be in conjunction with a smaller-scale swap meet function.

Alcohol Sales Conditional Use Permit (CUP) Case No. 11a (On-site sale and consumption of alcoholic beverages)
In March 1994, the City's Planning Commission and City Council approved Conditional Use Permit (CUP) Case No. 11, authorizing the sale and on-site consumption of alcoholic beverages at the Santa Fe Springs Swap Meet. The Swap Meet also obtained a Type 40 (On-Site Consumption) license from the California Department of Alcoholic Beverage Control (ABC).

The operating restrictions for this permit are detailed in the ABC permit information (Attachment F). Key restrictions include:

- Sales, service, and consumption of alcoholic beverages are only permitted between 7:00 a.m. and 10:30 p.m.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- A maximum of two containers of alcoholic beverages may be sold to a patron per transaction.
- A minimum 7" x 11" sign must be posted at all exits, stating: "No open containers of alcoholic beverages beyond this point."
- Alcoholic beverages may only be dispensed, sold and served in containers with a capacity of no more than 32 ounces.
- All personnel involved in serving or dispensing alcoholic beverages must be at least 21 years old.

DISCUSSION

2024 Event Calendar

According to the events calendar provided by the Swap Meet, the 2024 calendar year will include a total of 127 days of entertainment that include bands across several different genres. A full list of 2024 events may be found in Attachment G.

Items that could use improvements

- Update and enhance the existing security plan
- Update the required versus available parking for each activity or event
- Review and ensure that all ADA requirements are met
- Define the maximum occupancy levels for each type of event
- Ensure that adequate medical personnel is readily available
- Thorough review and updating of the traffic control plan

Call for service – Financial impact

Police Calls

In the last three fiscal years (FY 2021-24), there were over 700 police calls for service, including swap meet related police calls for service in the surrounding areas. The financial impact of these calls amount to approximately $500,000, covering the costs associated with Police Officers, Public Safety Officers, and Code Enforcement Inspectors.

Fire Calls

In the last three fiscal years (FY 2021-24), there were over 100 calls for fire-rescue services. The financial impact of these calls totaled approximately $150,000, which was required to cover the expenses related to Fire Department personnel.

Despite the positive community and economic contributions of the Swap Meet, the current revenues and economic impact from their operations fall short of covering the costs incurred from police and fire services calls. On a purely financial basis, the costs associated with maintaining public safety generally exceeds the benefits derived from the Swap Meet.

ENVIRONMENTAL

There is no CEQA action since this item only requests direction to staff. .

SUMMARY

The purpose of this agenda item is to obtain input and direction from the Planning Commission regarding the current entitlements and regulations governing the operations of the Santa Fe Springs Swap Meet. Staff recommends that the Planning Commission review the information presented in the staff report and accompanying presentation during the meeting, and subsequently provide direction on the matter.

ATTACHMENT(S):

A. Aerial Photograph
B. Overall Site Plan
C. Enlarged Site Plan
D. Recent Staff Reports (CUP 453, ECUP 11, ASCUP 11a)
E. Existing Security Plan
F. ABC Permit Information
G. SFS Swap Meet 2024 Event Calendar

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A:
Aerial Photograph

CITY OF SANTA FE SPRINGS
AERIAL PHOTOGRAPH

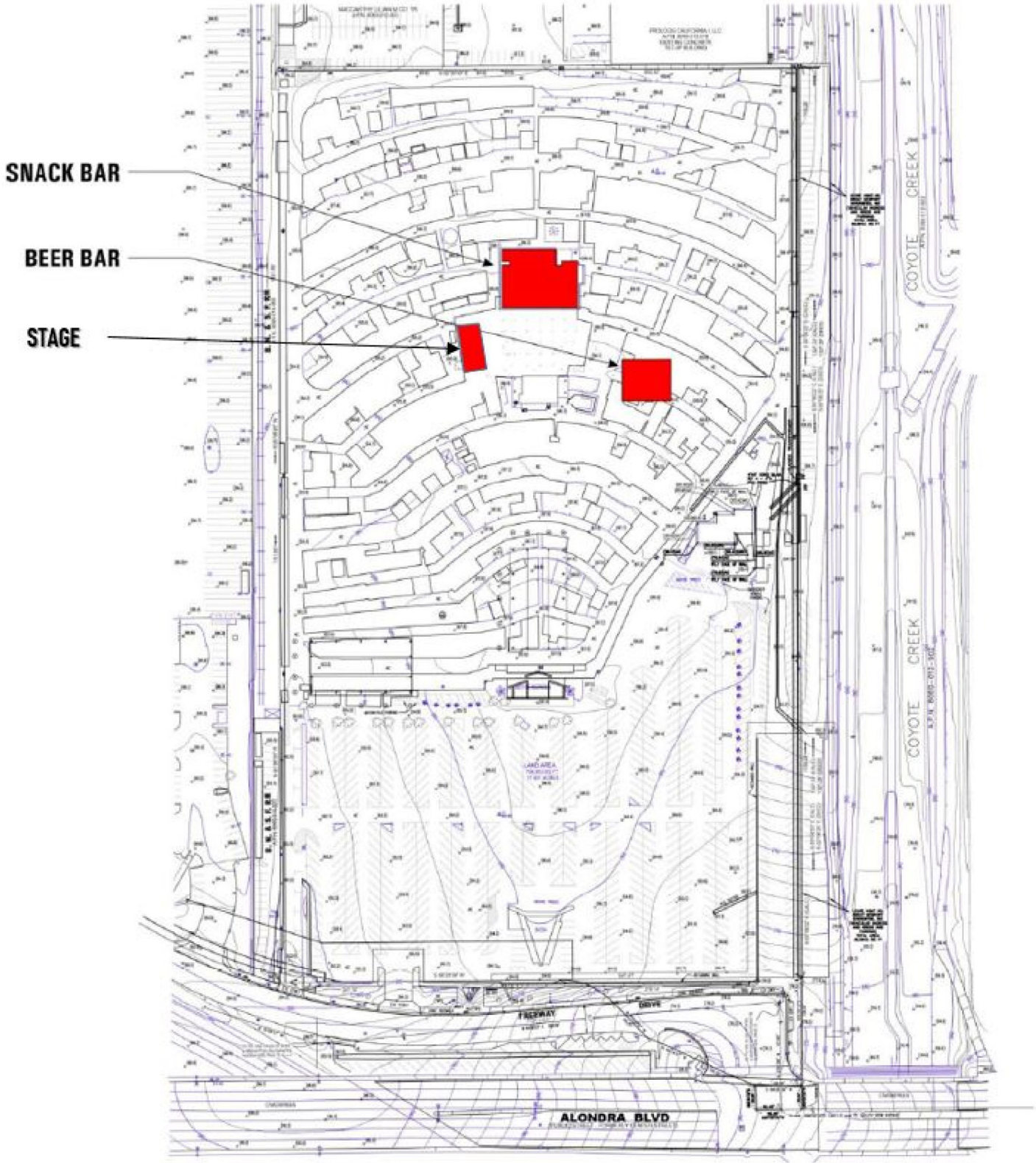


13963 Alondra Blvd (APN: 8069-014-004)

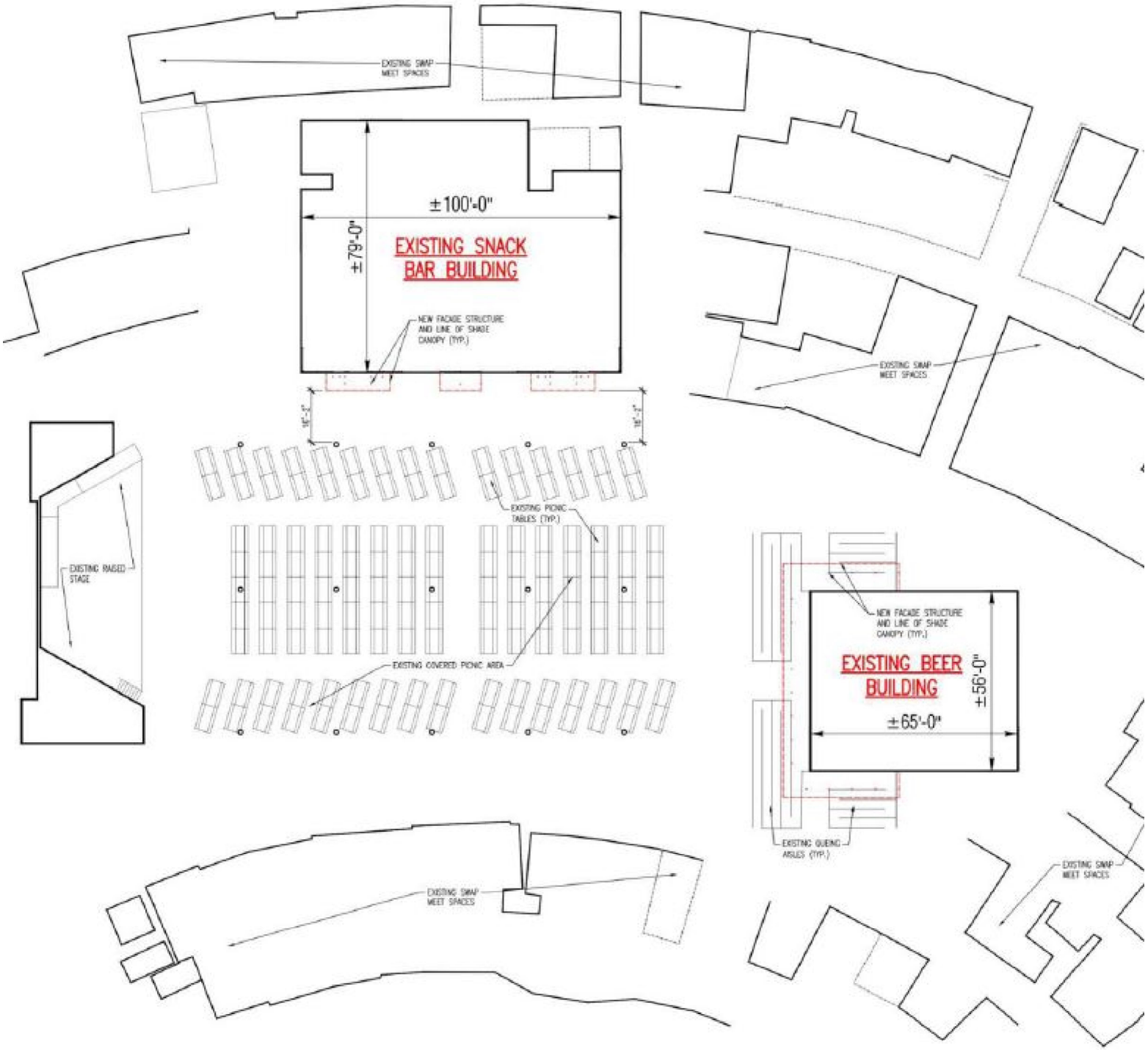
ENTITLEMENTS FOR DISCUSSION

Conditional Use Permit (CUP) Case No. 453, Alcohol Sales Conditional Use Permit (ASCUP) Case No. 11, and Entertainment Conditional Use Permit (ESCUP) Case No. 11

ATTACHMENT B:
Overall Site Plan


SNACK BAR
BEER BAR
STAGE
COYOTE CREEK
COYOTE CREEK
FREEWAY
ALONDRA BLVD

ATTACHMENT C:
Enlarged Site Plan


EXISTING SWAP MEET SPACES
±100'-0"
±79'-0"
EXISTING SNACK BAR BUILDING
NEW FACADE STRUCTURE AND LINE OF SHADE CANOPY (TYP.)
EXISTING SWAP MEET SPACES
EXISTING PICNIC TABLES (TYP.)
EXISTING RAISED STAGE
EXISTING COVERED PICNIC AREA
NEW FACADE STRUCTURE AND LINE OF SHADE CANOPY (TYP.)
EXISTING BEER BUILDING
±56'-0"
±65'-0"
EXISTING QUEING AISLES (TYP.)
EXISTING SWAP MEET SPACES
EXISTING SWAP MEET SPACES

ATTACHMENT D:
Recent Staff Reports (CUP 453, ECUP 11, ASCUP 11a)

CONSENT ITEM

Conditional Use Permit Case No. 453-7

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a drive-in theater and swap meet operation, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 453-7, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

BACKGROUND

A drive-in theater and swap meet were established on the subject site prior to the City becoming incorporated in 1957 and has continued in operation since then. The history of the existing Conditional Use Permit (CUP) entitlement, however, only dates back to November of 1988.

In November of 1988, the City Council passed and adopted Ordinance No. 739, amending the City's Zoning Regulations to allow drive-in theaters and swap meets (in connection with a drive-in theater operation) as a conditional use activity in the M-2, Heavy Manufacturing, Zone. Prior to Ordinance No. 739, drive-in theaters and swap meet were listed as a conditional use activity only in the C-4 (Community Commercial) Zone.

Prior to the passage of Ordinance No. 739, the swap meet use was allowed to operate under Zone Variance Case No. 39. It should be noted that State Law enacted in 1974 prohibited cities to continue granting a Variance for uses not otherwise permitted in a particular zone; thus, the Variance no longer complied with State Law. Therefore, pursuant to the requirements of Ordinance No. 739, and to ensure ongoing enjoyment of their operations, the owner of the drive-in theater and swap meet had requested and was granted approval of CUP Case No. 453 in February of 1989.

ZONING CODE REQUIREMENT

In accordance with Section 155.377(E)(4) of the City's Zoning Regulations, drive-in theatres and swaps meets conducted in connection with a drive-in theatre operation are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the FOZ, Freeway Overlay Zone.

City of Santa Fe Springs – Zoning Regulations Section 155.377 – (E) CONDITIONAL USES
The following uses shall be permitted in the FOZ only after a valid conditional use permit has first been issued: (E) Conditionally permitted uses. (4) Drive-in theatres and swaps meets conducted in connection with a drive-in theatre operation.

As stated previously, Newport Diversified, Inc., was initially granted a Conditional Use Permit in February of 1989, to allow the continued operation and maintenance of a drive-in theater and swap meet operation on the subject property. This is the seventh compliance review that has been conducted since the original CUP approval.

It should be noted that concurrent with this request, the applicant is also requesting a compliance review of: Alcohol Sales Conditional Use Permit Case No. 11A, to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In and Swap Meet; and Entertainment Conditional Use Permit Case No. 11, to allow the continued operation and maintenance of various live entertainment uses at the Santa Fe Springs Drive-In and Swap Meet.

STAFF CONSIDERATIONS

As standard practice for all compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Although, the inspection revealed the site is well maintained and staff did not observe any non-compliance issues, we did ask the applicant to provide staff with the following items to update our records:

1. Current hours of operation.
2. Information on the movies played within the past five (5) years.

The applicant has provided staff with the items identified above and we have now confirmed that the hours of operation remains unchanged since the last compliance review conducted in 2013 and that the drive-in theater continues to operate in conjunction with the swap meet.

Current Hours of Operation
Tuesdays through Thursdays from 6:00AM to 2:30PM
Fridays from 1:00PM to 11:00PM; and
Saturdays and Sundays from 6:00AM to 5:00PM.

Movies Played During Last 7 Years
2012 – December 19 & 20 (Home Alone & It's A Wonderful Life)
2013 – July 20 (movie unknown); October 19 (Frankenstein)
2014 – December 1 (movie unknown)
2015 – December 28 (Home Alone & Ratatouille)
2016 – September 19 & 26 (The Jungle Book & Angry Birds)
2017 – No movies played (*scheduling issues with projector*)
2018 – February 5 (Angry Birds)

Therefore, staff finds that if the drive-in theater and swap meet operation continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, recommending that CUP-453 be subject to a compliance review in five (5) years, on or before August 13, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:
(Contact – Richard Kallman: 562-868-0511 x3710)

1. That there shall be no selling or trading of flammable liquids, including but not limited to, gasoline, kerosene, acetone, thinners and solvents, ammunition and blasting agents, liquid petroleum gases or other combustible gases, any type of fireworks, acids, caustic or oxidizing agents. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact – Cuong Nguyen: 562-868-0511 x7359)

2. That the City Manager shall have the authority to approve additional days of operation up to and including seven days a week. Additionally, the City Manager shall have the authority to approve additional hours of operation up to and including 11 pm. **(Ongoing)**

3. That the swap meet and drive-in theatre use shall continue to be maintained in a neat and orderly manner at all times. **(Ongoing)**

4. That all licensing requirements of the City of Santa Fe Springs be complied with. **(Ongoing)**

5. That there shall be no selling or trading of guns, drug paraphernalia, pornographic other similar adult materials and items which may constitute patent, trademark or copyright infringement. **(Ongoing)**

6. That the applicant shall continue to provide adequate off-street parking for all customers and shall discourage street parking by appropriate signs, charging the same price for walk-in customers as for drive-in, etc. **(Ongoing)**

7. That in the event the owners intends to sell, lease, or sublease the swap meet operations, the City shall be notified in writing not less than sixty (60) days prior to the signing of the agreement to sell, lease, or sublease. **(Ongoing)**

8. That the applicant shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Federal, State, or local Fire Codes and all other applicable regulations. **(Ongoing)**

9. That the applicant, Newport Diversified, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case No. 453, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

10. That Conditional Use Permit Case No. 453 shall be subject to a compliance review in **five (5) years**, on or before **August 13, 2023**. Approximately three (3) months before **August 13, 2023**, 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. **(Revised)**

11. That the swap meet operations shall remain substantially in accordance with the two vendor layout plans (interior and exterior areas) provided by the owner and on file with the case. **(Ongoing)**

12. That the applicant understands and agrees that the drive-in theater use shall continue to operate in conjunction with swap meet use. **(Ongoing)**

13. It is hereby declared to be the intent that if any provisions of this Permit is violated or hold to be invalid or if any law, statute, or ordinance is violated, this Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

Wayne M. Morrell
Director of Planning

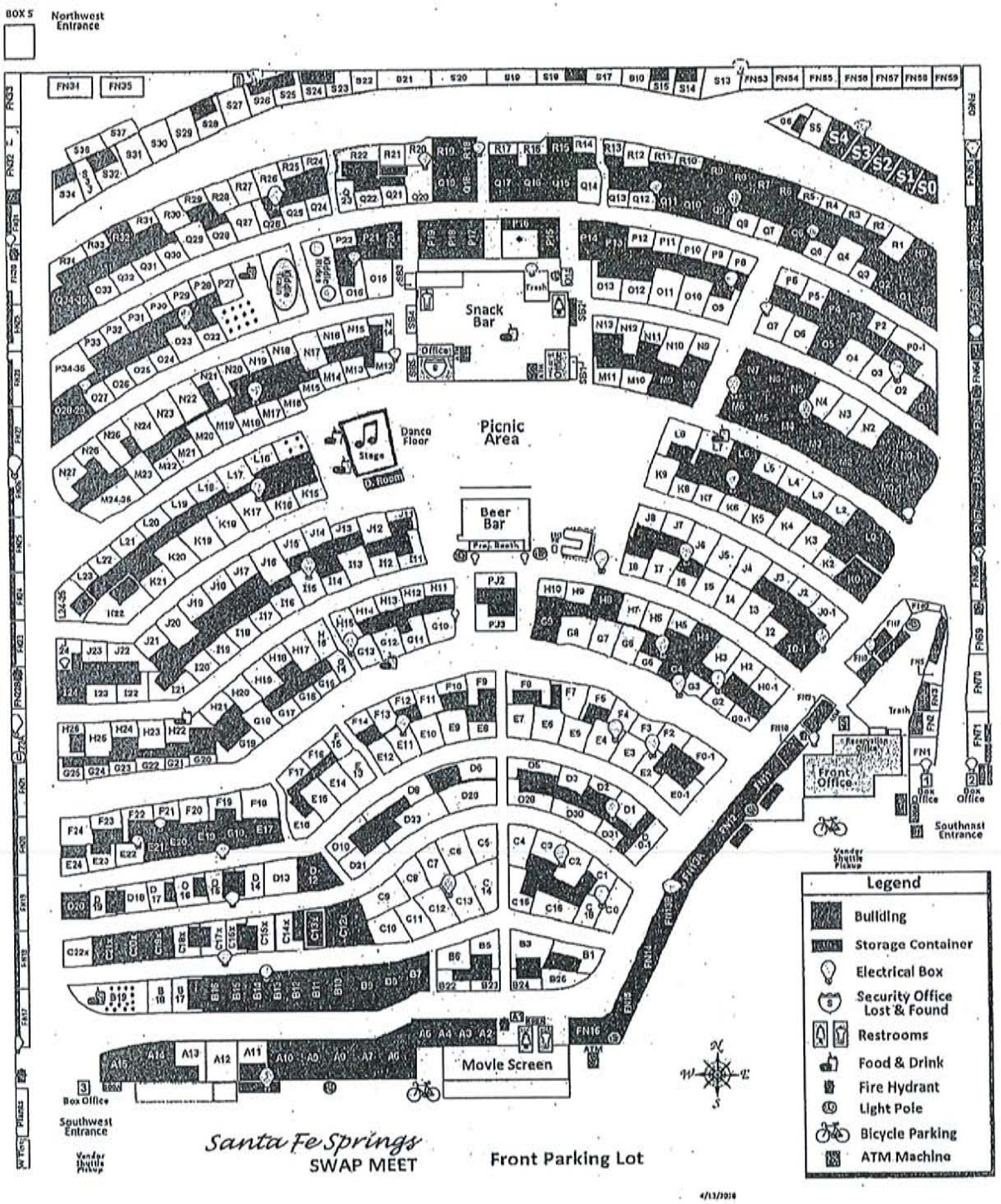
Attachments:
1. Aerial Photograph
2. Interior Vendor Layout
3. Exterior Vendor Layout
4. Current Site Photos
5. CUP Compliance Review Request Letter

Aerial Photograph



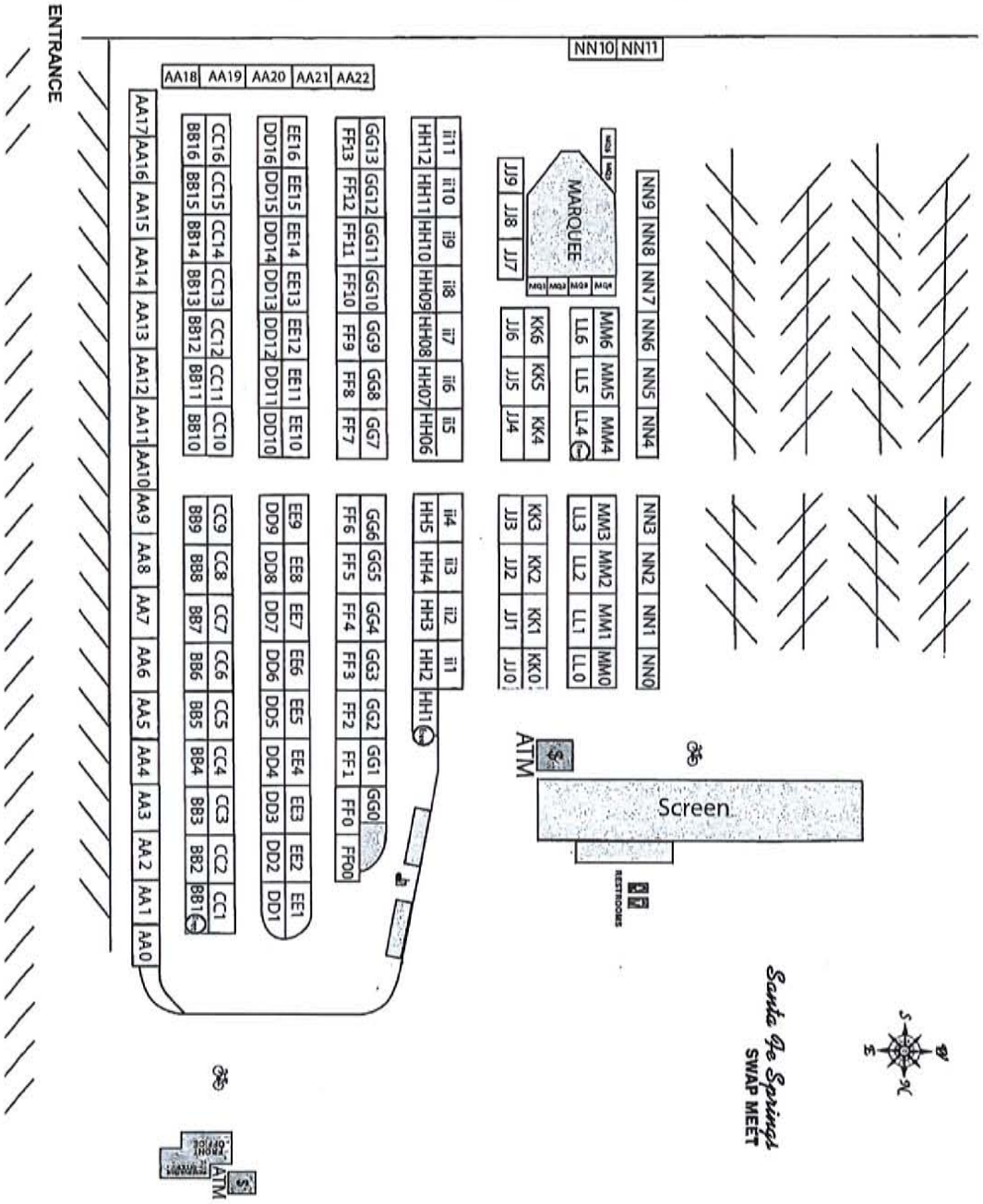
CONDITIONAL USE PERMIT CASE NO. 453

Interior Vendor Layout
(*Friday, Saturday, and Sunday*)



Report Submitted By: Cuong Nguyen, Planning Dept. Date of Report: August 8, 2018

Exterior Vendor Layout
(*Tuesday through Thursday*)



Current Site Photos





Current Site Photos (Cont.)





CUP Extension Request Letter

Newport Diversified, Inc.
13963 Alondra Boulevard.
Santa Fe Springs, CA 90670
(626) 485 – 8865
Fax: (562) 921- 1706

April 16, 2018

Mr. Wayne Morrell
Director of Planning and Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

Dear Wayne,

Per conditions in our CUP #'s 751-3, 453-7, and any others we may have, we would like to request compliance review consideration.

Up to this point, since our existing CUP renewal, we have not made any material changes in our operations, however, as you know, we are in the planning / development phase of a significant upgrade and expansion of our picnic, entertainment area and construction of a new beverage sales building. Due to that fact, we are asking for a longer approved term, in order to recoup construction costs.
We are not asking for any additional modifications, we have been operating continuously since 1965 and believe the CUP's are pretty finely tuned.

Thank you in advance for your consideration.

Rick Landis
Director Business Development

CONSENT ITEM

Entertainment Conditional Use Permit Case No. 11

Compliance review and report of Entertainment Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.

(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATION

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Entertainment Conditional Use Permit Case No. 11, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Santa Fe Springs Swap Meet ("Swap Meet") operates an open air market and a concert-picnic area (at times also called the beer garden) at 13963 Alondra Boulevard. In 1998, the swap meet management experienced a steady drop in swap meet attendance. In an effort to attract customers, management decided to provide live entertainment and dancing in conjunction with the swap meet activity. Accordingly, the swap meet management applied for and was granted Entertainment Conditional Use Permit (ECUP) Case No. 11 by the Planning Commission and the City Council at their respective meetings of May 26 and May 28, 1998. ECUP Case No. 11 allows the establishment and operation of an entertainment use involving live performances and dancing. This strategy has been successful in increasing customer attendance. Since its original permit entitlement approval, the Swap Meet has had several compliance reviews with satisfactory reports submitted to the Planning Commission. ECUP Case No. 11 is before the Planning Commission because another compliance review is required.

CALLS FOR SERVICE

Staff checked the calls for service and found that within the last year, only one call was received for public intoxication.

Report Submitted By: L. Collazo, Dept. of Police Services Date of Report: August 9, 2018

ITEM NO. 7A

STAFF CONSIDERATIONS AND COMPLIANCE REPORT

As with all entertainment type uses, Staff's primary concern is noise and crowd management, with emphases on public safety. The management for the swap meet continues to work closely with Staff, Whittier Police Officers, and the surrounding businesses to mitigate potential spill-over noise, parking, and any other adverse impacts resulting from the entertainment component of the swap meet.

To ensure protection to the health, safety and welfare of the patrons, as well as the protection of the adjacent businesses, and the overall general public, the entertainment activities are divided into three distinct categories to address security, parking, and safety. The category descriptions and permitted activities are as follows:

Category 1: Entertainment is free to paying customers of the swap meet and incidental to the regular on-going swap meet functions. Category 1 entertainment is restricted to disc jockeys, talent contests, mimes, jugglers, karaoke, patron dancing, and live bands or individual performers without big name recognition and without recording contracts. No other types of entertainment are permitted under Category 1.

Category 2: Entertainment is free to paying customers of the swap meet and incidental to the regular on-going swap meet functions. This includes all forms of entertainment activities contained in Category 1, but Category 2 entertainment also includes entertainment (bands, performers, etc.) with significant regional name recognition and/or recording contracts. No other type of entertainment is permitted under Category 2.

Category 3: Entertainment for patrons who attend the grounds specifically for the entertainment; swap meet services may be closed during this event. Special events held from time to time as opportunities present themselves and held outside the regular swap meet hours of operation, with a seating plan and admission structure solely based on the event. This form of entertainment could be in conjunction with a smaller-scale swap meet function.

The entertainment activities described in Category 1 and 2 have become a significant marketing attraction for the swap meet. The Applicant has been cooperative with the City in addressing security measures for these entertainment activities.

Category 3 entertainment activities involve occasional special events outside of the regular swap meet hours of operation. These activities require that the management of the Swap Meet maintain a detailed security plan.

Overall, the entertainment activities are well managed, and Staff believes that if the activities continue to be conducted in accordance with the recommended conditions of approval, the live entertainment activities conducted on the property will not pose an

adverse impact, significant risk or nuisance to patrons, properties of neighboring businesses, or the general public.

City Staff from the Department of Police Services, Whittier Police Department, and the swap meet management work together continuously to make sure the ongoing swap meet and entertainment activities continue to occur without incident and in compliance with the conditions of approval. Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff recommends another compliance review of Entertainment Conditional Use Permit Case No. 11 in five years and before August 13, 2023.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided with italic and bold font.

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, which grants the privileges to operate and maintain a swap meet. Should CUP Case No. 453 become null and void, or terminated, the privileges granted under Entertainment Conditional Use Permit Case No. 11 shall also become terminated.

2. That the Applicant shall continue to maintain an updated scaled Master Site Plan of the premises (including swap meet area, picnic area, stage, parking, surveillance camera locations, and entry/exit points). The Master Site Plan shall be submitted to the Director of Police Services thirty days prior to any physical changes on the site. Additionally, any new construction requiring a Building Permit shall comply with the construction plan-check review and approval process.

3. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:

    a. The Applicant's plans and actions for providing security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons.

    b. The Applicant shall require in-house and contracted security personnel to wear distinctive security uniforms at all times of operation.

    c. During all hours of the swap meet operation, the Applicant shall provide professional security personnel from a security company pre-approved by

the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This includes notifying law enforcement of any unlawful activities which may occur.

d. That swap meet security personnel shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense.

e. That security personnel, as well as the owner, and/or management of the swap meet shall cooperate fully with the police officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties.

f. The swap meet management shall continue to maintain signs at each customer entrance stating that the property owner reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times.

g. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds.

4. **General Security Requirements**

a. All parking lots associated with the nighttime swap meet operation shall be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation.

b. The Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the beer garden and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality

capable of video taping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located.

c. ***Commencing in March through the end of September of every year, a minimum of eight (8) security guards and one (1) supervisor shall be assigned to the Swap Meet on Friday nights, and six (6) security guards and one (1) supervisor shall be assigned on Sunday afternoons to the entertainment/beer garden area. On other dates, when alcohol is sold, a minimum of four (4) security guards and one (1) supervisor shall be assigned to the entertainment/beer garden area.***

d. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files, and/or photographs shall be available to law enforcement upon request.

e. The Applicant shall maintain emergency lighting throughout any seating area. Installation of emergency lighting shall be in accordance with all Building Department and Department of Fire-Rescue requirements.

f. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department.

5. **General Requirements**

a. Swap meet management shall be responsible for maintaining control of litter in the area adjacent to the subject property and to all streets and other off-street properties used for parking at all times.

b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots to accommodate all patrons and customers attending activities and events at the swap meet.

c. Trash, junk, debris, or litter shall not be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet to the flood control channel.

d. The site shall comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code.

6. **CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 1**

a. Conditions 1 thru 5 as described above shall apply.

7. **CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 2**

a. Conditions 1 thru 5 as described above shall apply. That no alteration to the plot plan shall occur, unless done so in accordance with Condition No. 2.

b. The Security Plan approved for entertainment activities shall remain in effect and the City retains the right to modify the plan and/or require an increase in security personnel for Category 2 entertainment, including the review of the Plan as to its limitations on timing of alcohol sales.

c. ***For any Category 2 level activity, security guards shall remain in the immediate location of the entertainment/beer garden area until all patrons have fully left the area.***

8. **CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 3**

a. Conditions 1 thru 6 as described above shall apply. Activities for the special events must be filed with the Department of Police Services no later than forty-five (45) days prior to the event with an approval or denial of application decision made within ten (10) days after submittal.

b. The subject application shall include, but not be limited to, the following:

1. Names of all entertainment groups and vendors involved.

2. A minimum of five (5) references of prior concert locations for the entertainment group(s).

3. A detailed diagram, drawn to scale, of the proposed floor, seating plan and vendor plot plan, including all ingress and egress plans.

4. A detailed security, parking and traffic plan.

c. If structural modifications are necessary, all required Building, Electrical and/or Plumbing permits shall be obtained and finalized at least five (5) days prior to the event date.

d. If structural modification are necessary, all required site and fire prevention inspections shall be conducted by the Department of Fire-Rescue Department and Building Department and that all approvals shall be granted prior to the event.

e. All traffic/pedestrian and parking issues shall be addressed to the satisfaction of the Director of Police Services prior to the event.

f. The number of security and law enforcement officers and, if appropriate, other public safety personnel, required to be present at the event will be determined by the Director of Police Services and the Department of Fire-Rescue as part of Category 3 plan approval, and all costs shall be reimbursed by the licensee.

9. **General Administrative Requirements**

a. In the event the owner(s) intends to sell, lease or sublease the subject business operation or transfer the subject Entertainment Conditional Use Permit to another owner/applicant or license, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell, lease or sublease.

b. All other applicable requirements of the City Zoning Ordinance, Uniform Building Code, California Fire Code and the determinations of the Department of Fire-Rescue and the State Fire Marshall, and all other applicable regulations shall be strictly complied with.

c. It is hereby declared that if any provisions of this Entertainment Conditional Use Permit are violated or held to be invalid or if any law, statute or ordinance is violated, the Entertainment Conditional Use Permit shall be subject to the revocation procedures and the privileges granted hereunder shall be terminated.

d. A copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire-Rescue Department Permits in a place conspicuous to all employees at the location.

10. ***That this Permit shall be subject to a compliance review in five years, no later than August 13, 2023, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

Dino Torres
Director of Police Services

Attachment(s): Location Map



City of Santa Fe Springs

Location Map

Santa Fe Springs Swap Meet
13963 Alondra Boulevard

Report Submitted By: L. Collazo, Dept. of Police Services

Date of Report: July 25, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATION:

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 11, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Santa Fe Springs Swap Meet ("Swap Meet") operates an open air market and a concert setting picnic area at 13963 Alondra Boulevard. Within the picnic area, the Swap Meet sells beer to its adult guests for on-site consumption. In accordance with Ordinance 834, adopted by the City Council on March 10, 1994, the swap meet management applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 11 by the Planning Commission and the City Council at their respective meetings of September 25, and 28, 2001, to allow the sale and on-site consumption of alcoholic beverages. As required by the conditions of approval, Staff has conducted several compliance reviews of the premises, and has provided favorable compliance reports to the Planning Commission.

ASCUP Case No. 11 is before the Planning Commission because a new compliance review and report of the permitted activities is required pursuant to the last compliance review on April 8, 2013. Concurrent with this report, a compliance report has also been submitted for Entertainment Conditional Use Permit Case No. 11, to allow the operation and maintenance of an entertainment use involving live performances and dancing activities.

Report Submitted By: L. Collazo, Police Services

Date of Report: August 8, 2018

ITEM NO. 6B

CALLS FOR SERVICE

Staff checked the calls for service and found that within the last year, only one call was received for public intoxication.

COMPLIANCE REVIEW REPORT

Staff from the Department of Police Services conducted a walk-through inspection of the premises. Staff found the activities continue to be conducted in accordance with the conditions of approval of this entitlement and all the other related entitlements. Staff further found that the sale of alcoholic beverages for on-site consumption on the property will not pose a significant risk or nuisance to patrons, neighboring businesses or the general public if the activities continue to operate in compliance with the conditions of approval and the regulations required by the California Department of Alcohol Beverage Control.

City Staff from the Department of Police Services, Whittier Police Department, and the swap meet management work together continuously to make sure the ongoing swap meet and entertainment activities continue to occur without incident and in compliance with the conditions of approval. Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff recommends another compliance review of ASCUP Case No. 11 in five years and before August 14, 2023.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided with italic and bold font.

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, which grants the privileges to operate and maintain a swap meet. Should CUP Case No. 453 become null and void, or terminated, the privileges granted under ASCUP Case No. 11 shall also become terminated.

2. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:

    a. The Applicant's plans for providing security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons.

    b. ***The Applicant shall provide specific details on how alcohol sales are being conducted. The specific details shall include security measures***

that will assure that patrons under 21 years of age or individuals who become intoxicated do not continue to consume alcoholic beverages. In addition, containers/cups used to serve alcoholic beverages shall not be larger than 32 ounces.

c. The Applicant shall require all in-house and contracted security personnel to wear distinctive security uniforms at all times of operation.

d. The Applicant shall provide specific descriptions of the roles of in-house employee security personnel and contracted security personnel. This includes a detailed description of the amount and type (armed/unarmed) of security and security supervisors (armed/unarmed) that are present and assigned to the picnic area when there is alcohol being served and/or entertainment.

e. That when alcoholic beverages are being served or sold on-site, the Applicant shall provide professional security personnel from a security company pre-approved by the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This would include notifying law enforcement of any unlawful activities which may occur.

f. That swap meet security personnel, in-house or contracted, shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense.

g. That security personnel, as well as the owner, and/or management of the swap meet, shall cooperate fully with the City officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties.

h. That the swap meet management shall continue to maintain a sign at each entrance stating that the property owner and law enforcement reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times.

i. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds.

3. General Security Requirements

a. That all parking lots associated with the nighttime swap meet operation (or any entertainment events) shall continue to be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation.

b. That the Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the picnic area and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality capable of videotaping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located.

c. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files or photographs shall be available to law enforcement upon request.

d. The Applicant shall continue to provide emergency lighting throughout any seating area. Installation of emergency lighting shall be in accordance with all Building Department and Fire and Rescue Department requirements.

e. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department.

f. The Applicant shall be responsible for providing security staff to constantly monitor customers which may become intoxicated or appear to be

intoxicated. Security staff shall be responsible for refusing further alcoholic beverage sales to such individuals.

4. Alcohol Sales Requirements

   a. That the sales, service, and on-site consumption of alcoholic beverages shall be permitted only during the swap meet business of operation, and during "special events" as described in Entertainment Conditional Use Permit Case No. 11, but alcoholic beverage sales shall be restricted as required by the California Department of Alcohol Beverage Control regulations.

   b. That the Type 40 Alcohol Beverage Control license allowing on-site consumption of beer and wine shall be restricted to the sale and consumption of alcoholic beverages on the subject site only. The licensee and/or his employees shall not sell or provide alcoholic beverages for transport and/or off-site consumption.

   c. That alcoholic beverages shall not be consumed by swap meet patrons while they are on any adjacent property. It shall be the responsibility of the swap meet management and their contracted security personal to enforce this provision.

   d. That procuring or encouraging the purchase of alcoholic drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks. The Applicant shall refer to and comply with Section 303 of the California Penal Code and Section 25600 of the Business and Professions Code.

   e. That the Applicant shall have a corporate officer or manager, twenty five (25) years or older, on the premises during business hours who will be responsible for the alcohol sales and entertainment activities. This person(s) shall obtain an ABC Manager's Permit.

   f. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the license premises as set forth in Section 25602(a) of the Business and Professions Code. Swap meet management shall be responsible for monitoring this condition and take appropriate action to be certain that such conditions do not exist.

   g. That when entertainment is present, all alcohol sales shall cease thirty (30) minutes prior to the ending of such entertainment or as required by the Alcohol Beverage Commission regulations.

5. General Requirements

   a. Swap meet management shall be responsible for maintaining control of litter in the areas adjacent to the subject property and within all streets and other off-site properties used for parking at all times.

   b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots, to accommodate all patrons and customers attending activities and events at the swap meet.

   c. No trash, junk, debris, or litter shall be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet premises to the flood control channel.

   d. That the Applicant comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code.

6. General Administrative Requirements

   a. In the event the owner(s) intends to sell, lease or sublease the subject business operation or transfer the subject Alcohol Sales Conditional Use Permit to another owner/applicant or license, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell, lease or sublease.

   b. All other applicable requirements of the City Zoning Ordinance, Los Angeles County Building Code, California Fire Code, and the determinations of the City Fire and Rescue Department, and all other applicable regulations shall be strictly complied with.

   b. It is hereby declared that if any provisions of this Alcohol Sales Conditional Use Permit are violated or held to be invalid or if any law, statute or ordinance is violated, the Alcohol Sales Conditional Use Permit shall be subject to the revocation procedures and the privileges granted hereunder shall be terminated.

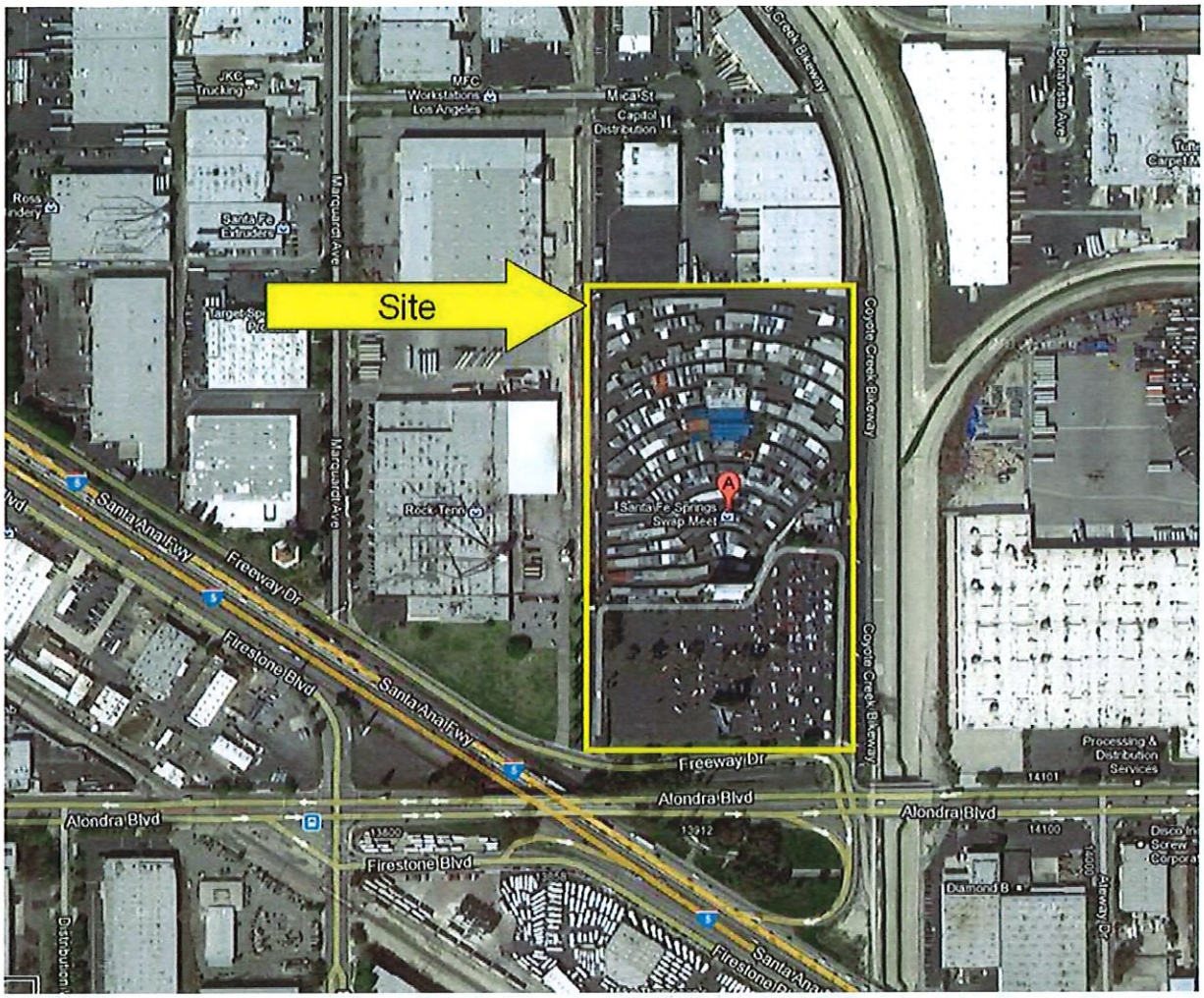
   c. A copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire-Rescue Department Permits in a place conspicuous to all employees at the location.

d. ***That this Permit shall be subject to a compliance review in five years, no later than August 13, 2023, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval***

Dino Torres
Director of Police Services

Attachments:

1. Location Map
2. Letter from Applicant



City of Santa Fe Springs

Location Map

Santa Fe Springs Swap Meet
13963 Alondra Boulevard

Report Submitted By: L. Collazo, Police Services

Date of Report: July 25, 2018

ATTACHMENT E:
Existing Security Plan

SECURITY PLAN

ADDITIONAL INFORMATION REGARDING
ENTERTAINMENT PERMIT SECURITY/SAFETY PLAN

SECURITY/SAFETY AND THEIR ROLE

All security is handled by a private security company, which is currently "MIB". A designated manager supervises and coordinates activities of supplemental contract security, i.e. "MIB." The General Manager is the liaison between Santa Fe Springs Swap Meet and Whittier police officers. The General Manager is the liaison between Santa Fe Springs Swap Meet and MIB.

The General Manager and MIB on site Supervisor are in constant communication. MIB Supervisor has authority to make and implement "on the spot" decisions. However, it is recommended that before making a final decision involving a serious incident or crime, MIB Supervisor discusses their assessment of the incident or crime, their decision and reason or justification for decision, with Swap Meet General Manager so we can contact Whittier Police Department to respond if needed.

LEVELS OF STAFFING

All schedules are completed one week in advance. This includes scheduling of "MIB" whose responsibility includes supplemental support of standard security functions, which are alcohol beverage control (sales and consumption) and crowd control in the beer bar / picnic area. For additional responsibilities see "Responsibility & Assignments of Each Employee". Items taken into consideration for staffing purposes are as follows:

- Weather forecasts
- Last year attendance for the same weekend
- Last week's attendance
- The entertainment scheduled for that weekend.

The schedule is adjusted if the weather changes drastically.

Swap Meet attendance varies dramatically throughout the year due to several factors. Some examples are weather, season, holidays and competition from other events.

Generally our attendance follows the retail trend with business peaking at Christmas time. January, February, being the slowest months due to post Christmas season and inclement weather. Attendance increases in the Spring and Summer tapering somewhat in September, October, and November and picking up in December with holiday sales.

The following is an example of the level of staffing on standard or average summer business with a level-one band;

LOCATION	FRIDAY NIGHT	SATURDAY	SUNDAY
Parking Lots	1 Supervisor 6 Employees	1 Supervisor 2 Employees	1 Supervisor 4 Employees

Inside field	4 Managers 12 MIB 14 Employees	4 Managers 8 MIB 10 Employees	4 Managers 10 MIB 15 Employees
Entrances	6 MIB 12 Employees	6 MIB 8 Employees	6 MIB 9 Employees

*MIB guards at the entrances wand all patrons entering the Swap Meet.

*Managers are not just assigned to inside field but monitor activities of all employees.

SPECIAL EVENT NIGHTS

LOCATION

Parking Lots	1 Supervisor 6 Employees
Inside field	4 Managers 30 - 50 MIB 10 Employees
Entrances	9 MIB 9 Employees

*During Special Event nights, all patrons are searched by metal detector before entering.

*MIB Patrols the parking lots at beginning of event and approximately 45 minutes before end of event, 2 additional guards go to each entrance.

WHO MAKES DECISIONS?

Employees make decisions throughout the course of the day as it relates to their assigned post and duties. Their decision making authority is restrictive and limited. Some of these employees are assigned to stationary posts and are not authorized to leave their posts. They may not involve themselves in other matters unrelated to their assigned duties. For this reason, these employees simply observe & report matters unrelated to their assignment or duties.

The following employees have broader, yet still limited decision making authority:

Managers
Supervisors
MIB

Although they have broader authority, their decisions regarding serious situations, incidents or crimes must be assessed by the General Manager before any action is taken.

Arrests

If Whittier police officers are already "on-site", it will be their decision as to whether or not a suspect is placed under arrest.

If a situation involves one of our employees, i.e. witnessing a misdemeanor crime or public offense committed or attempted in his or her presence, that employee has the authority, under Section 837 of the California Penal Code (Private Persons Authority to Arrest), to conduct the arrest. Ideally, prior to conducting an arrest, the employee should request that the General Manager or their immediate Manager be present.

Calling Police and Emergency Services

The General Manager, Supervisors, MIB Supervisor, and Swap Meet Management or, in their absence, the highest ranking employee, each have the authority to call. Any of these company officials may authorize someone within the operations or safety department to physically make the call. The person authorizing/initiating the call has the responsibility of a) notifying other managers of the nature of the call and b) meeting with the responding police or emergency services personnel.

These employees are also responsible for surveillance of the following; a) traffic collisions, b) auto theft, c) auto burglary, and d) any other form of suspicious, illegal, or medical aid needed activity.

Parking lot employees also alternate assignments between parkers, rovers, clean up of lots, as well as foot patrol. Throughout the day, other employees are temporarily assigned to the parking lots as "break employees" to allow the parking lot employees their breaks and lunches.

Responsibility & Assignments of Each Employee

The team consists of (10) or more employees as follows:

Manager:

Managers consist of four (4) Managers whose primary responsibility is the overall supervision of all employees inside swap meet (the field) as well as employees assigned to the Front Lot and "back streets" (Marquardt and Mica). Additional responsibilities include foot patrol, within the field, on their own, and surveillance of the beer bar and picnic area. Managers also investigate and handle disputes between vendors (versus vendors) and our customers (versus vendors or versus other customers). More serious situations such as disturbing the peace, fights, etc., are handled by MIB. Managers also coordinate traffic control during medical emergencies.

Supervisor:

Supervisors consist of one (1) Supervisor whose primary responsibility is the overall supervision of all employees assigned to the Front Lot and "back streets" (Marquardt and Mica). Additional responsibilities include

foot patrol or patrolling of lots in vehicle. Supervisor also assists in traffic control during medical emergencies and assist the Managers as needed.

Entrance (Box Office) Employees:

There are three (3) entrance locations at Santa Fe Springs Swap Meet with a box office at each. Box-1 is located at the south east entrance of swap meet. Box-3 is at the south west entrance and Box-5 is at the northwest entrance. Each Box Office is assigned a minimum of one (1) employee and a minimum of one (1) MIB guard.

The functions and responsibilities of an employee assigned to a box office entrance are as follows:

1. Greet customers as they enter, answer their questions or inquiries, provide directions to customer's point(s) of interest, and assist customers as needed.
2. Take and tear the customer's admittance ticket, log in ticket numbers every 30 minutes on the hour and half hour, and advise control/the reservation office, via radio of the logged in ticket number for the last half hour count.
3. Maintain surveillance and observe all activity within the immediate area of the entrance/box office. Report any safety hazard, and any suspicious, illegal, or medical aid needed activity.
4. Conduct voluntarily agreed to searches of large bags, containers, ice chests, etc., for any alcoholic beverages and other forms of illegal contraband. All searches shall be conducted only after the customer has given his or her permission and the search must be an "eyes only" search. The employee conducting the search is not to use his or her hands or any item or tool to open any container of any kind or to move any items within said container. Should the customer refuse to give permission for a search, the employee is to contact control/the reservation office and request the assistance of a supervisor or manager. If the customer refuses to wait for the arrival of a supervisor the Entrance (Box Office) employee will note description and appearance of said person(s) and direction of travel and advise control/the reservation office or the responding supervisor(s).
5. At end of day, employee will escort the box office ticket seller to control office.
6. MIB guards conduct searches of all patrons entering swap meet field with a metal detector wand.

Alcohol Beverage Control Employees:

Beer Bar:

On an average day, the Beer Bar facility will be staffed by a minimum of one (1) or more MIB members already stationed at the Beer Bar. Number of MIB members is determined upon the entertainment schedule and business attendance prediction. As the day progresses, or on a busy day, additional employees are assigned to the beer bar as the need arises based on attendance numbers, weather, or special events.

Parking Lots:

Parking lots are staffed by one (1) Supervisor and between two (2) to (6) employees. Their responsibilities include parking control, parking lot foot patrol, pedestrian safety and traffic control. Once all available parking lots on Mica Street are full, the Supervisor will instruct the employee at the corner of Marquardt and Mica to close the street (Mica) to eastbound traffic. The employee (s) assigned to Marquardt will then direct traffic on Marquardt to the nearest available parking lots on Marquardt. As customers exit the parking lots on Mica, an employee will conduct a space count and advise the employee at Marquardt and Mica to send "x" numbers of vehicles. As more parking spaces become available in these lots a parking lot employee will call the employee at Marquardt and Mica and instruct that employee to open the street.

The supervisor and employees are also responsible for surveillance of the following; a) Traffic collisions, b) Auto theft, c) Auto burglary, d) any other form of suspicious, illegal, or medical aid needed activity. If any suspicious activity is seen, they contact a Manager and MIB will respond or Whittier PD is contacted.

Parking Plan:

During regular Swap Meet Hours and Special Event nights, patrons will park in our front parking lot off of Alondra and in the back of the swap meet off of Mica St. As our front parking lot gets filled, we close off our parking lot and direct traffic to Mica St. via Marquardt. As the parking lots off of Mica get filled, we then "close off" the east bound lane of Mica St. to swap meet patrons only. Neighboring businesses and semi-trucks have access to Mica St as needed. Once Mica St. is closed off, patrons are then directed to park in satellite parking lots located North and South of Mica St. on Marquardt. The front lot and Mica St. parking lots are monitored and are opened as needed to help control the flow of traffic to prevent traffic jams and to provide the best possible parking for all patrons.

RADIOS... WHO HAS ACCESS?

Managers, assistant managers, supervisors, selected employees, and MIB guards totaling approximately 60 people, have access to and carry two-way radios. MIB Guards are on channel-8, parking staff on channel-2, and inside field staff on channel-1.

WHAT GROUP IS IN CHARGE OF ALCOHOL SALES AND THE ENTERTAINMENT FACILITY?

Food & Beverage Department is in charge of Alcohol Sales and Operations Department is in Charge of the Entertainment facility.

However, both departments work together and coordinate their decision-making concerning day-to-day operations. For example, Swap Meet Manager and Food & Beverage often determine, together, that days band playing time and the beer bar closing time based on crowd behavior and business conditions.

CONDITIONS OF APPROVAL 1 & 2

CONDITIONS OF APPROVAL

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, which grants the privileges to operate and maintain a swap meet. Should CUP Case No. 453 become null and void, or terminated, the privileges granted under Entertainment Conditional Use Permit Case No. 11 shall also become terminated.

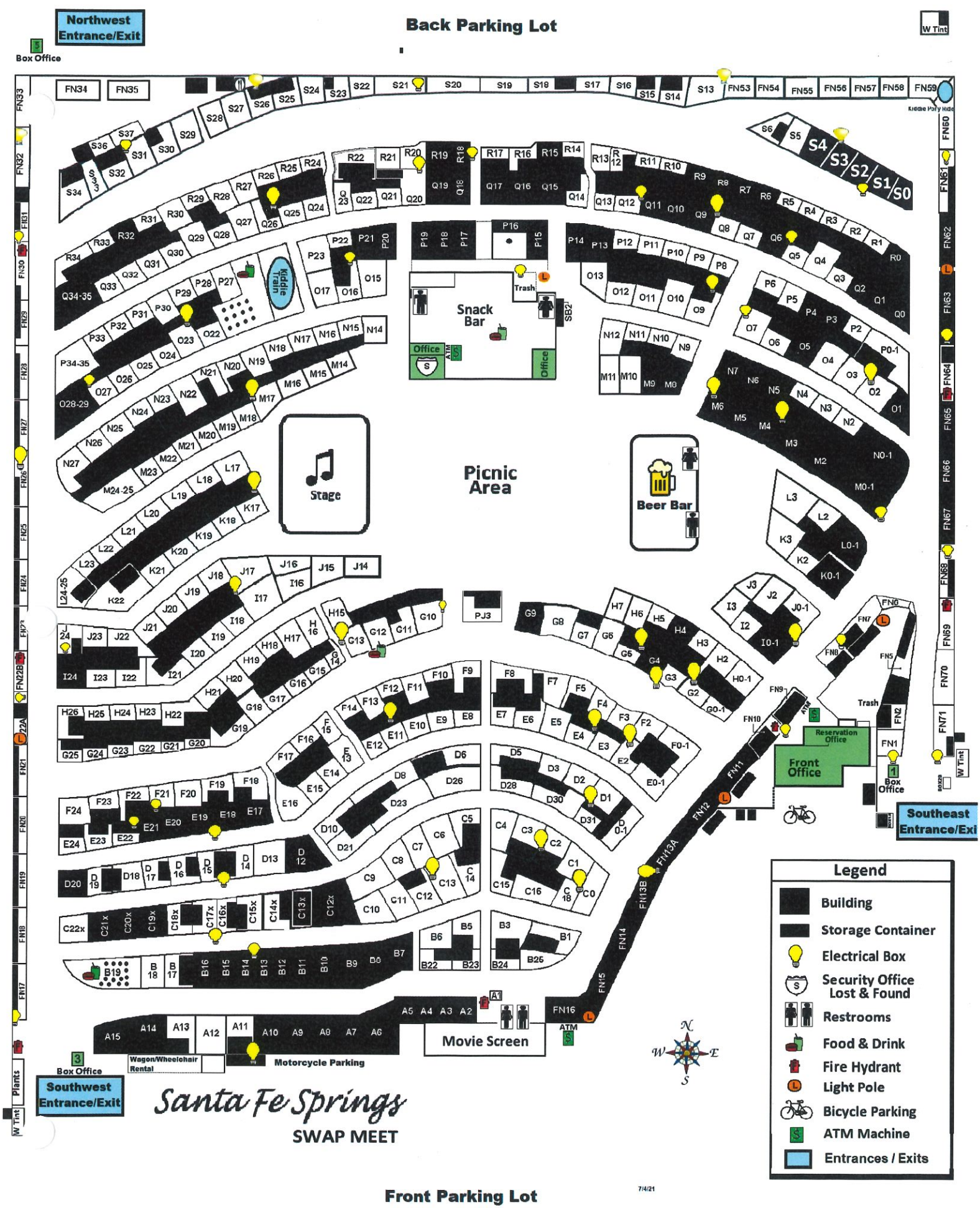
2. That the Applicant shall continue to maintain an updated scaled Master Site Plan of the premises (including swap meet area, picnic area, stage, parking, surveillance camera locations, and entry/exit points). The Master Site Plan shall be submitted to the Director of Police Services thirty days prior to any physical changes on the site. Additionally, any new construction requiring a Building Permit shall comply with the construction plan-check review and approval process.

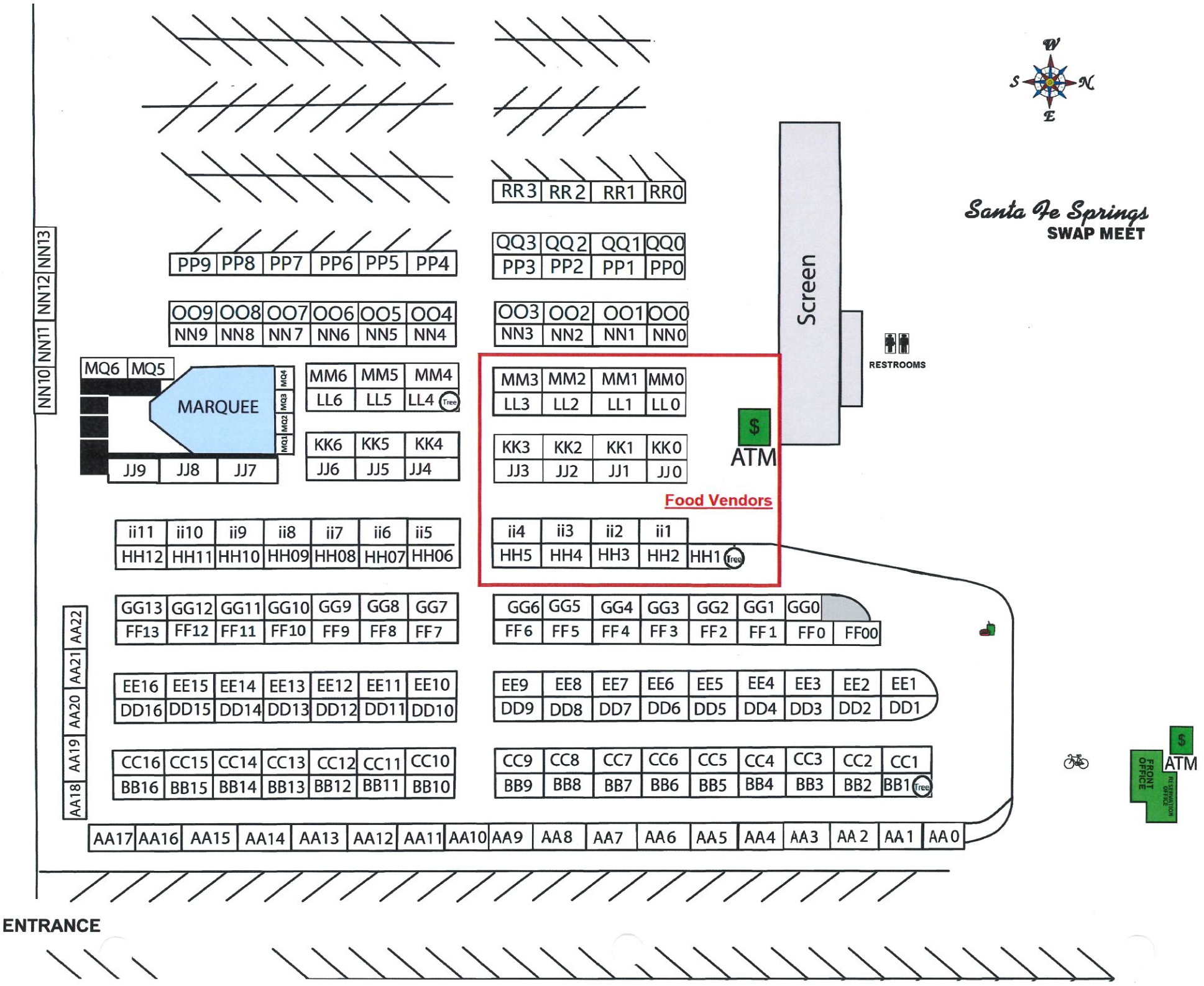
   RESPONSE:

   Please see the following pages.

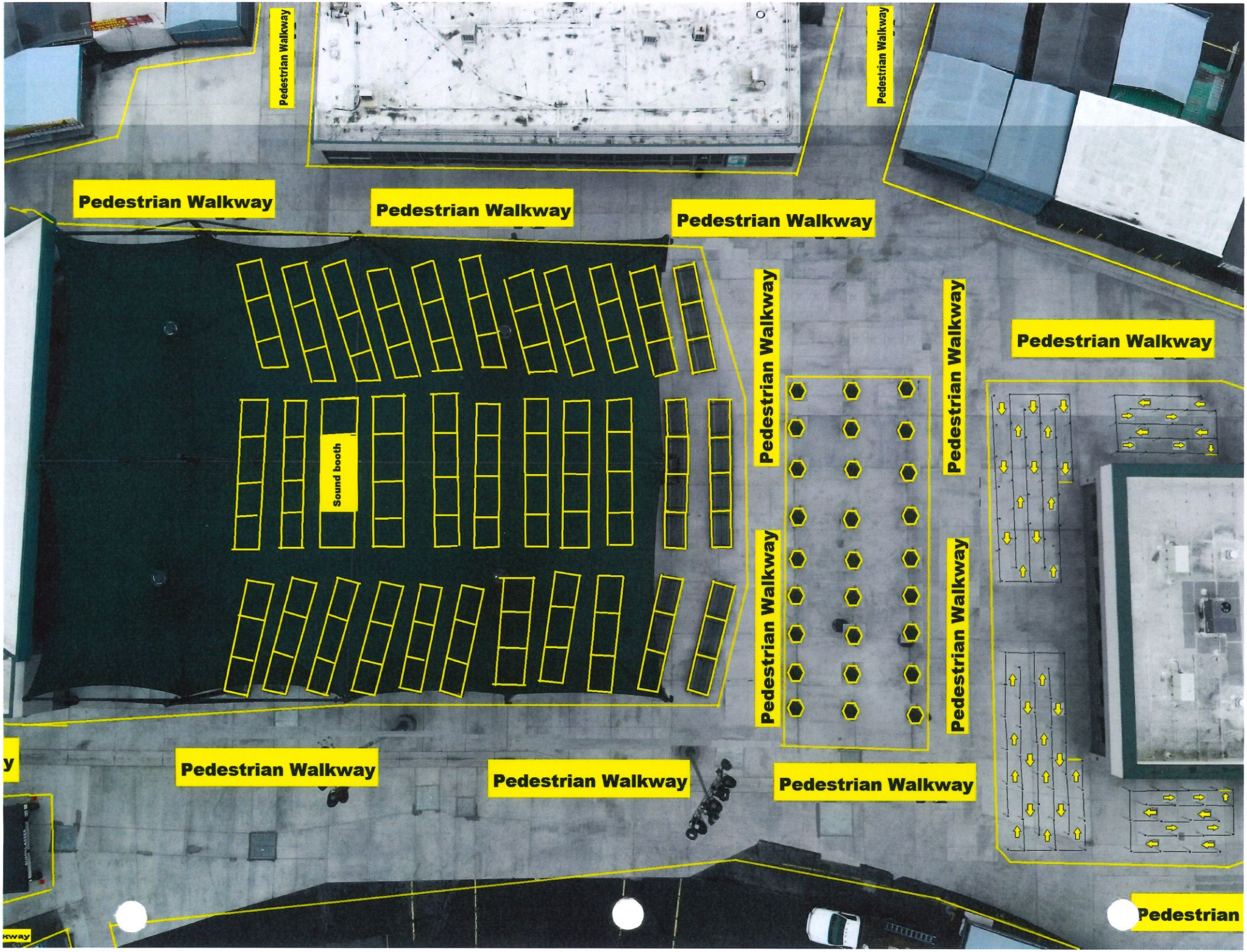
   - For Swap Meet Area and Entry/Exit Points, please see the following two maps of our swap meet fields.
   - For Picnic Area and Stage, please see picture with walkways and seating layout.
   - For Parking, please see picture of on site and off site lots with address for each labeled.
   - For surveillance camera locations, please refer to the following pages under surveillance cameras.

SWAP MEET AREA
AND
ENTRY / EXIT
POINTS

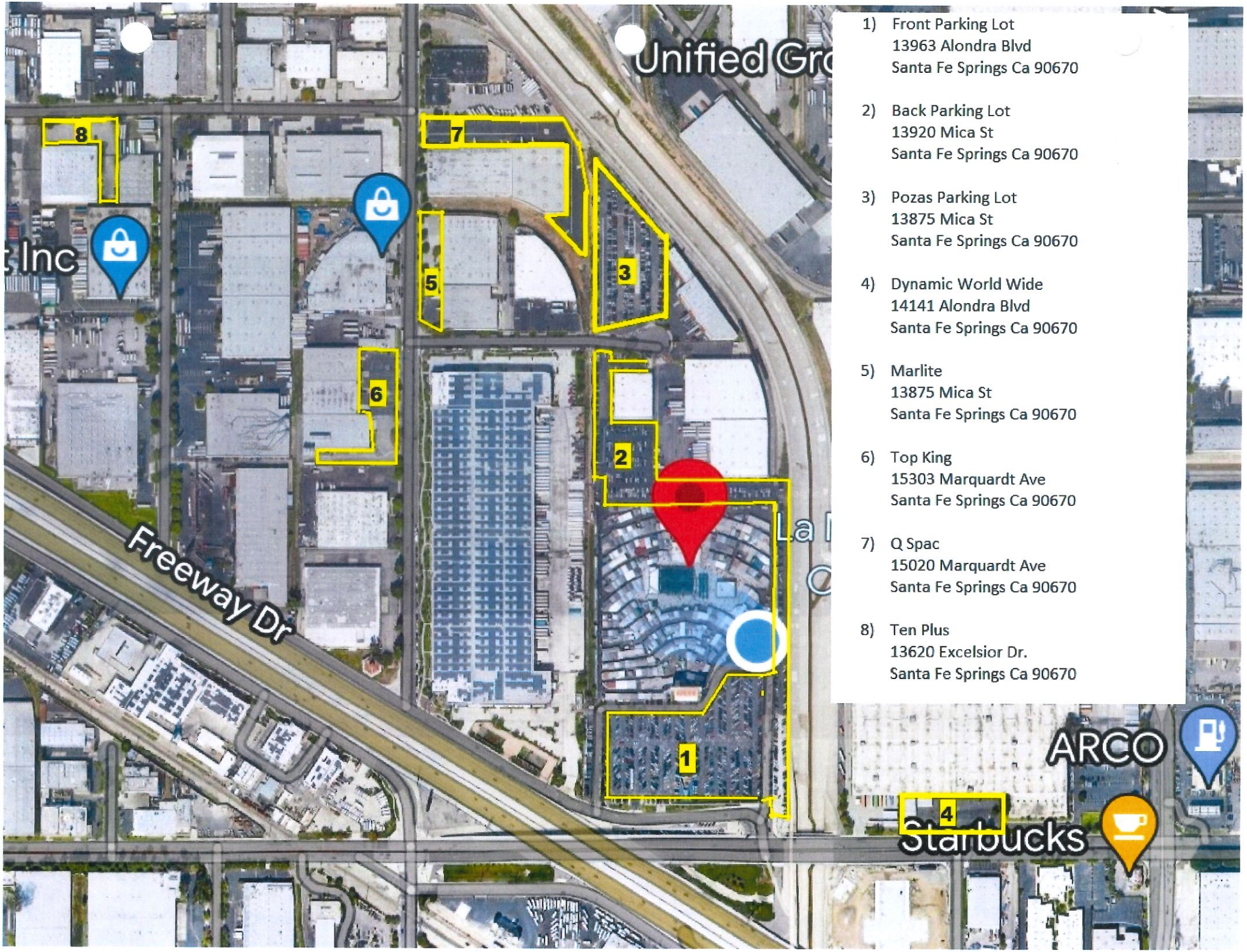

Northwest Entrance/Exit
Box Office
Back Parking Lot
W Tint
Snack Bar
Trash
Office
ATM
Kiddie Train
Kiddie Pony Ride
Stage
Picnic Area
Beer Bar
Reservation Office
Front Office
Box Office
Southeast Entrance/Exi
Movie Screen
Wagon/Wheelchair Rental
Motorcycle Parking
Box Office
Southwest Entrance/Exit
Santa Fe Springs
SWAP MEET
Front Parking Lot
7/4/21
Legend
Building
Storage Container
Electrical Box
Security Office Lost & Found
Restrooms
Food & Drink
Fire Hydrant
Light Pole
Bicycle Parking
ATM Machine
Entrances / Exits


W
S
N
E
Santa Fe Springs
SWAP MEET
Screen
RESTROOMS
ATM
Food Vendors
MARQUEE
ATM
FRONT OFFICE
RESERVATION OFFICE
ENTRANCE
RR3 RR2 RR1 RR0
PP9 PP8 PP7 PP6 PP5 PP4
QQ3 QQ2 QQ1 QQ0
PP3 PP2 PP1 PP0
OO9 OO8 OO7 OO6 OO5 OO4
NN9 NN8 NN7 NN6 NN5 NN4
OO3 OO2 OO1 OO0
NN3 NN2 NN1 NN0
NN13 NN12 NN11 NN10
MQ6 MQ5
MQ4 MQ3 MQ2 MQ1
JJ9 JJ8 JJ7
MM6 MM5 MM4
LL6 LL5 LL4
KK6 KK5 KK4
JJ6 JJ5 JJ4
MM3 MM2 MM1 MM0
LL3 LL2 LL1 LL0
KK3 KK2 KK1 KK0
JJ3 JJ2 JJ1 JJ0
ii11 ii10 ii9 ii8 ii7 ii6 ii5
HH12 HH11 HH10 HH09 HH08 HH07 HH06
ii4 ii3 ii2 ii1
HH5 HH4 HH3 HH2 HH1
GG13 GG12 GG11 GG10 GG9 GG8 GG7
FF13 FF12 FF11 FF10 FF9 FF8 FF7
GG6 GG5 GG4 GG3 GG2 GG1 GG0
FF6 FF5 FF4 FF3 FF2 FF1 FF0 FF00
AA22 AA21 AA20 AA19 AA18
EE16 EE15 EE14 EE13 EE12 EE11 EE10
DD16 DD15 DD14 DD13 DD12 DD11 DD10
EE9 EE8 EE7 EE6 EE5 EE4 EE3 EE2 EE1
DD9 DD8 DD7 DD6 DD5 DD4 DD3 DD2 DD1
CC16 CC15 CC14 CC13 CC12 CC11 CC10
BB16 BB15 BB14 BB13 BB12 BB11 BB10
CC9 CC8 CC7 CC6 CC5 CC4 CC3 CC2 CC1
BB9 BB8 BB7 BB6 BB5 BB4 BB3 BB2 BB1
AA17 AA16 AA15 AA14 AA13 AA12 AA11 AA10 AA9 AA8 AA7 AA6 AA5 AA4 AA3 AA2 AA1 AA0

PICNIC AREA
AND
STAGE


Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Sound booth
Pedestrian

PARKING LOTS



1) Front Parking Lot
   13963 Alondra Blvd
   Santa Fe Springs Ca 90670

2) Back Parking Lot
   13920 Mica St
   Santa Fe Springs Ca 90670

3) Pozas Parking Lot
   13875 Mica St
   Santa Fe Springs Ca 90670

4) Dynamic World Wide
   14141 Alondra Blvd
   Santa Fe Springs Ca 90670

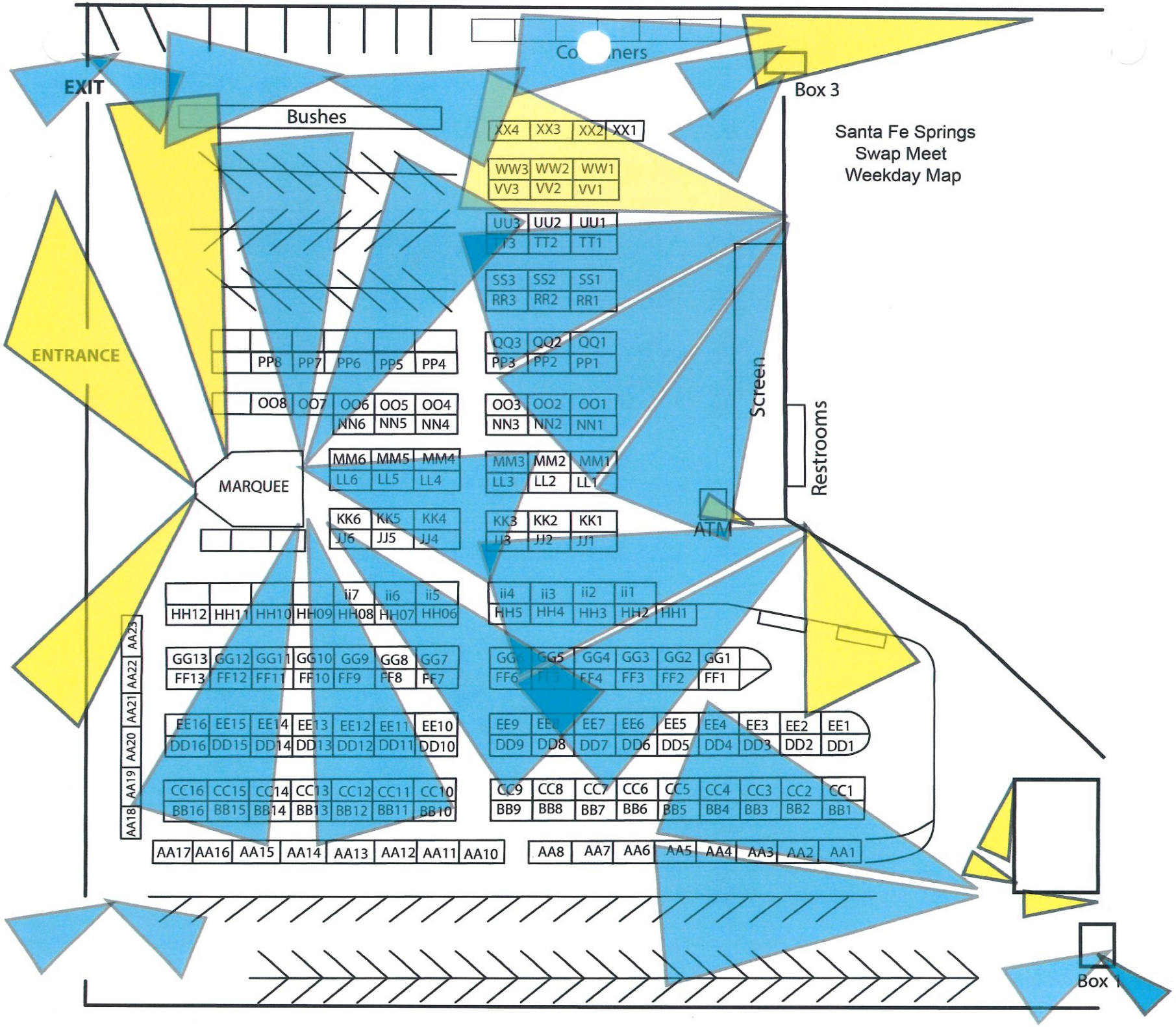
5) Marlite
   13875 Mica St
   Santa Fe Springs Ca 90670

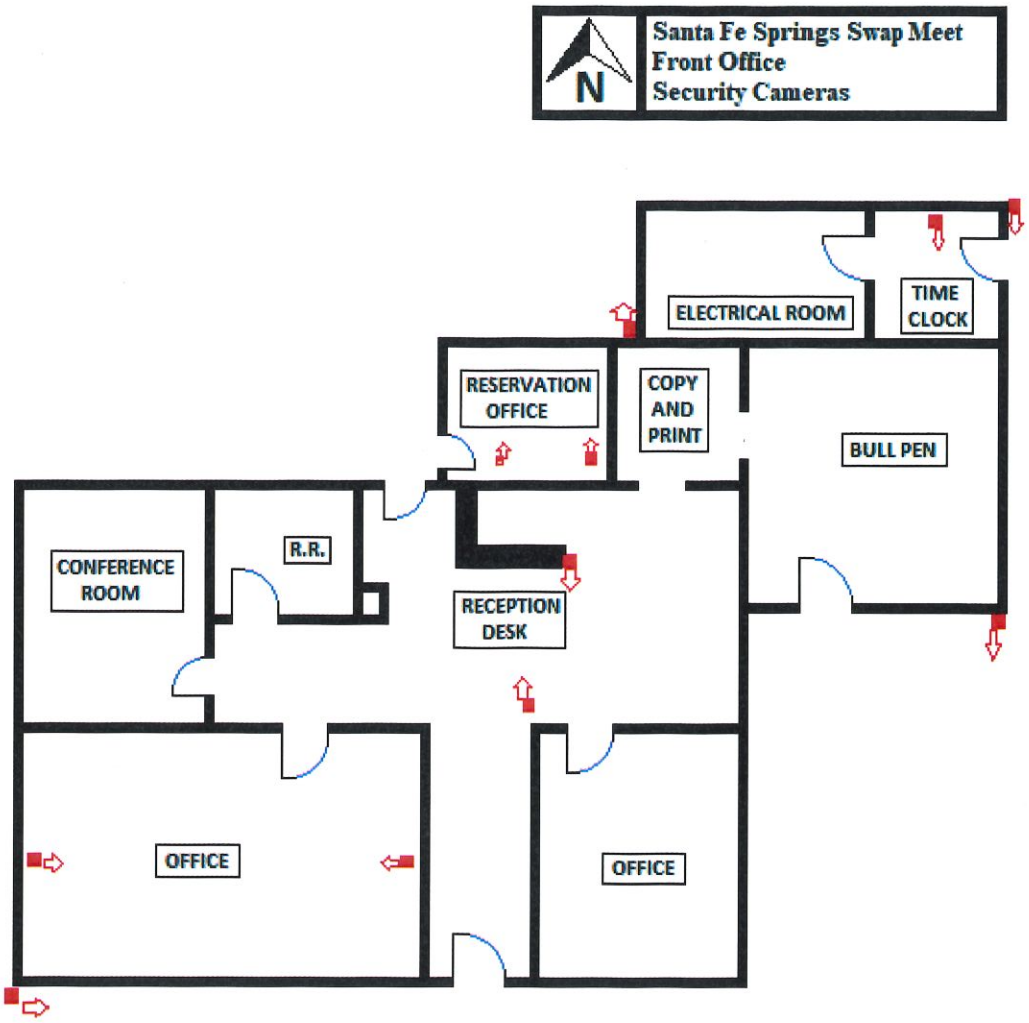
6) Top King
   15303 Marquardt Ave
   Santa Fe Springs Ca 90670

7) Q Spac
   15020 Marquardt Ave
   Santa Fe Springs Ca 90670

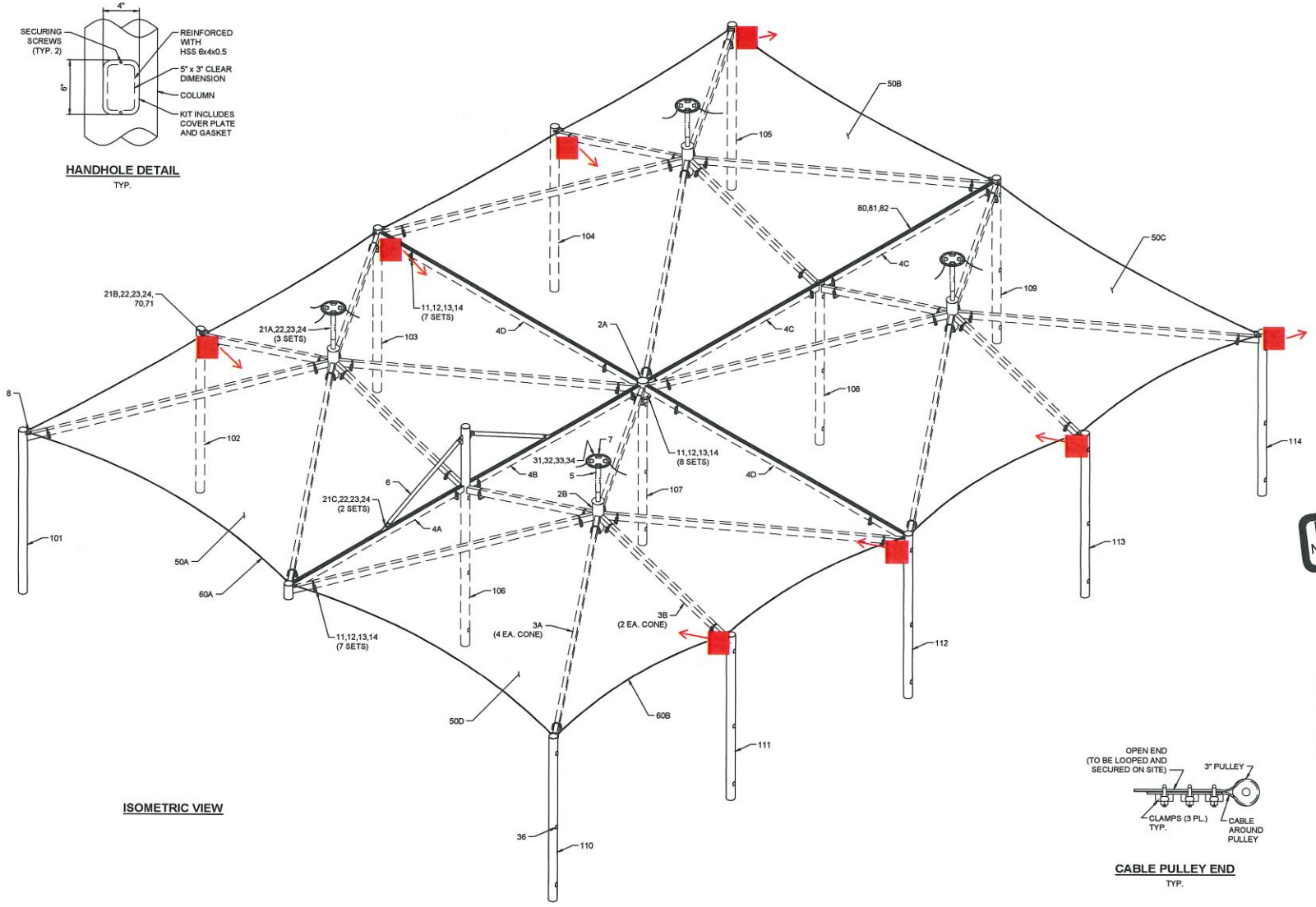
8) Ten Plus
   13620 Excelsior Dr.
   Santa Fe Springs Ca 90670

SURVEILLANCE CAMERAS


EXIT
Bushes
Box 3
Santa Fe Springs
Swap Meet
Weekday Map
ENTRANCE
Screen
Restrooms
MARQUEE
ATM
Box 1
XX4 XX3 XX2 XX1
WW3 WW2 WW1
VV3 VV2 VV1
UU3 UU2 UU1
TT3 TT2 TT1
SS3 SS2 SS1
RR3 RR2 RR1
QQ3 QQ2 QQ1
PP3 PP2 PP1
PP8 PP7 PP6 PP5 PP4
OO8 OO7 OO6 OO5 OO4
NN6 NN5 NN4
OO3 OO2 OO1
NN3 NN2 NN1
MM6 MM5 MM4
LL6 LL5 LL4
MM3 MM2 MM1
LL3 LL2 LL1
KK6 KK5 KK4
JJ6 JJ5 JJ4
KK3 KK2 KK1
JJ3 JJ2 JJ1
ii7 ii6 ii5
HH12 HH11 HH10 HH09 HH08 HH07 HH06
ii4 ii3 ii2 ii1
HH5 HH4 HH3 HH2 HH1
AA23
AA22
AA21
AA20
AA19
AA18
GG13 GG12 GG11 GG10 GG9 GG8 GG7
FF13 FF12 FF11 FF10 FF9 FF8 FF7
GG6 GG5 GG4 GG3 GG2 GG1
FF6 FF5 FF4 FF3 FF2 FF1
EE16 EE15 EE14 EE13 EE12 EE11 EE10
DD16 DD15 DD14 DD13 DD12 DD11 DD10
EE9 EE8 EE7 EE6 EE5 EE4 EE3 EE2 EE1
DD9 DD8 DD7 DD6 DD5 DD4 DD3 DD2 DD1
CC16 CC15 CC14 CC13 CC12 CC11 CC10
BB16 BB15 BB14 BB13 BB12 BB11 BB10
CC9 CC8 CC7 CC6 CC5 CC4 CC3 CC2 CC1
BB9 BB8 BB7 BB6 BB5 BB4 BB3 BB2 BB1
AA17 AA16 AA15 AA14 AA13 AA12 AA11 AA10
AA8 AA7 AA6 AA5 AA4 AA3 AA2 AA1


N
Santa Fe Springs Swap Meet
Front Office
Security Cameras
ELECTRICAL ROOM
TIME CLOCK
RESERVATION OFFICE
COPY AND PRINT
BULL PEN
CONFERENCE ROOM
R.R.
RECEPTION DESK
OFFICE
OFFICE

HANDHOLE DETAIL
TYP.



ISOMETRIC VIEW

CABLE PULLEY END
TYP.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USASHADE & Fabric Structures

VPS

CORPORATE HEADQUARTERS
8505-A CHANCELLOR ROW
DALLAS, TX, 75247
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
MARTIN HARRIS CONSTRUCTION

PROJECT NAME:
SANTA FE SPRINGS SWAP MEET

LOCATION:
SANTA FE SPRINGS, CA

PROJECT NUMBER.
67702

STRUCTURE TYPE:
JOINED CONES (FULL CUSTOM - ELECTRIC)

SIZE:
SEE PAGE 2000

SCALE : AS NOTED

DRAWING SIZE: B

REVISION 1
DRAFT
NOT FOR CONSTRUCTION OR MANUFACTURING
08/17/18

REV	DESCRIPTION	DATE	DRW	CHK	ENG

FOR APPROVAL ONLY

- ☐ REVIEWED AND APPROVED
- ☐ REVISE AND RESUBMIT
- ☐ REVISE, NO RESUBMIT REQUIRED

APPROVAL SIGNATURE:_____ DATE:_____

THESE DRAWINGS BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, THEIR PURPOSE IS ONLY TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS.

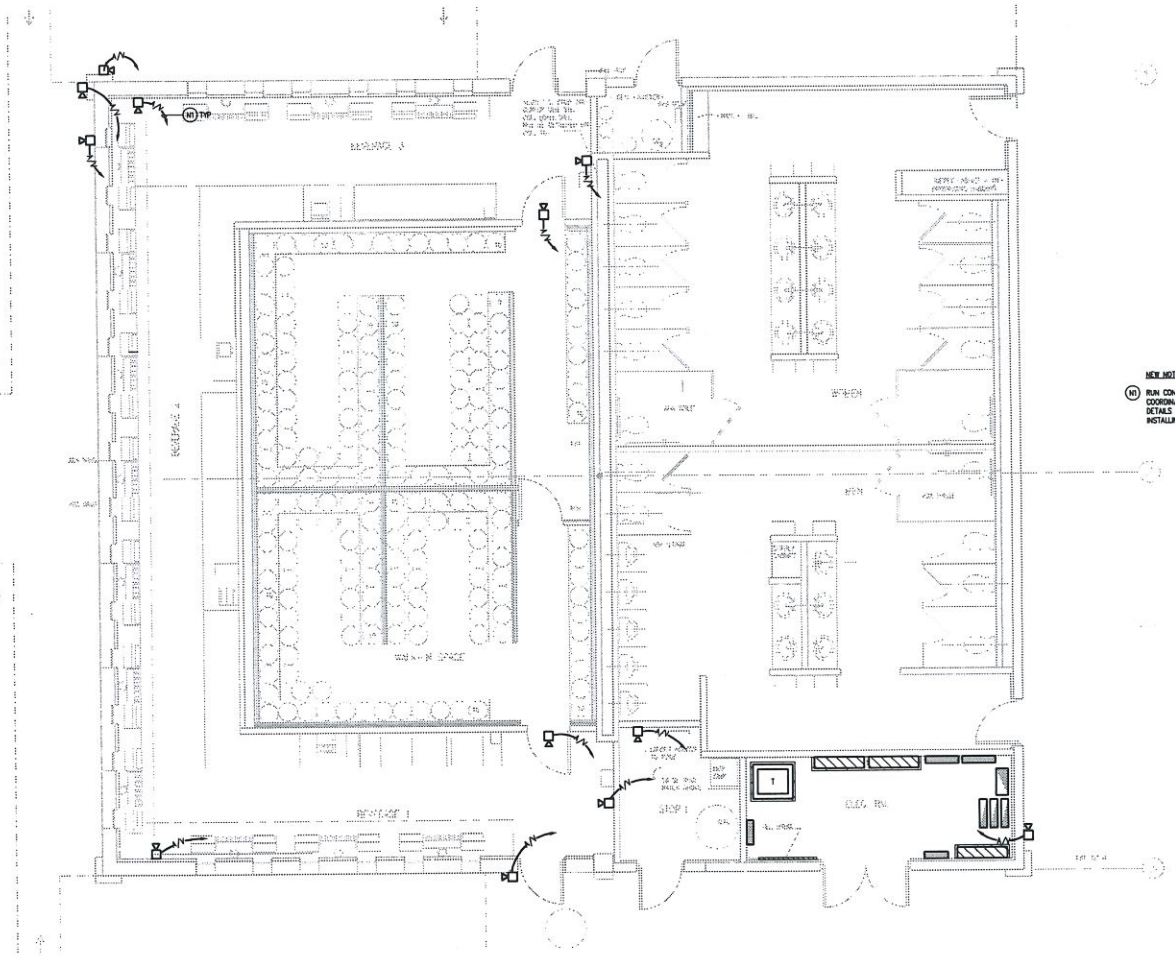
Eng. By :	JO	08/15/18
Design By :	MP	08/15/18
Approved By :	JO	08/15/18

DRAWING DESCRIPTION:
ISOMETRIC VIEW

DWG.
67702-1.0

PAGE
1001

REV.
--



NEW NOTES:

(N1) RUN CONDUIT ABOVE CEILING TO ELECTRICAL ROOM. COORDINATE WITH SECURITY CONSULTANT DRAWINGS. DETAILS SPECIFIC LOCATION AND ELEVATION PRIOR TO INSTALLING INFRASTRUCTURE.

SCALE: 1/4" = 1'-0"

REV	BY	DATE	DESCRIPTION
1		06.05.17	PLAN CHECK
2		09.25.17	RE-PLAN CHECK/BID SET
3		11.13.17	ADDENDUM #2
4		11.20.17	ADDENDUM #3

CONSULTANT

KOCHER GENSER GOHARIAN

DRAWN: JR
CHECKED: DL
DATE: 05.03.17
DWG. NO. -
JOB. NO. 12314

HELMAN architects, inc.
160 East Foothill Boulevard
Arcadia, CA 91006 626.359.9389

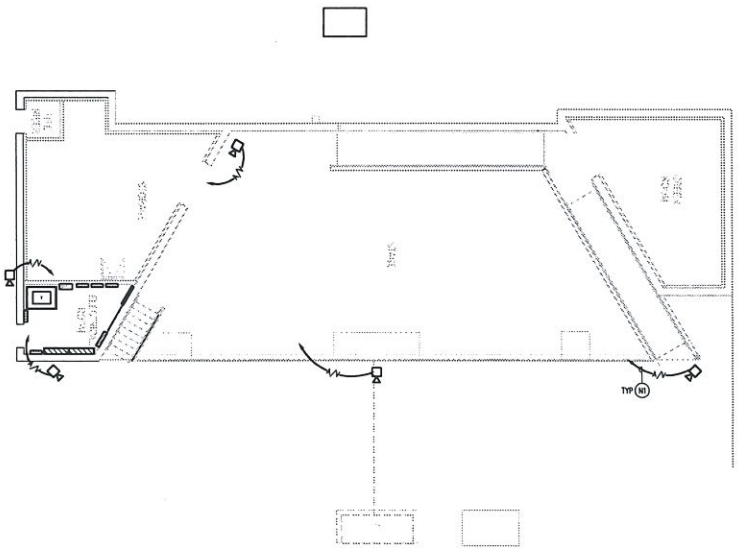
PROJECT:
SANTA FE SPRINGS SWAPMEET
13961 & 13969 ALONDRA BOULEVARD
SANTA FE SPRINGS, CA 90670
2017 NEW STAGE, PICNIC AREA & BEVERAGE BLDG.

APPROVED: DATE:

DWG. TITLE:
NEW BEVERAGE BUILDING SECURITY PLAN

SHEET NO.
E-2.2
OF SHEETS

H:\12314 Santa Fe Springs Swapmeet\Drawings\Elec\12314e22.dwg, Plotted: May 16, 2018 3:53 PM James, (Last Saved: November 10, 2017 12:38 PM James)



NEW NOTES:

(N1) RUN CONDUIT UNDERGROUND TO ELECTRICAL ROOM IN STAGE AREA. COORDINATE WITH SECURITY CONSULTANT DRAWING, DETAILS SPECIFIC LOCATION AND ELEVATION PRIOR TO INSTALL INSFRASTRUCTURE.

SCALE: 1/8" = 1'-0"

REV	BY	DATE	DESCRIPTION
1		06.05.17	PLAN CHECK
2		09.25.17	RE-PLAN CHECK/BID SET
3		11.13.17	ADDENDUM #2
4		11.20.17	ADDENDUM #3

CONSULTANT

KOCHER GOHARZI

DRAWN: JR
CHECKED: OL
DATE: 05.03.17
DWG. NO. -
JOB. NO. 12314

HELMAN architects, inc.

160 East Foothill Boulevard
Arcadia, CA 91006 626.359.9389

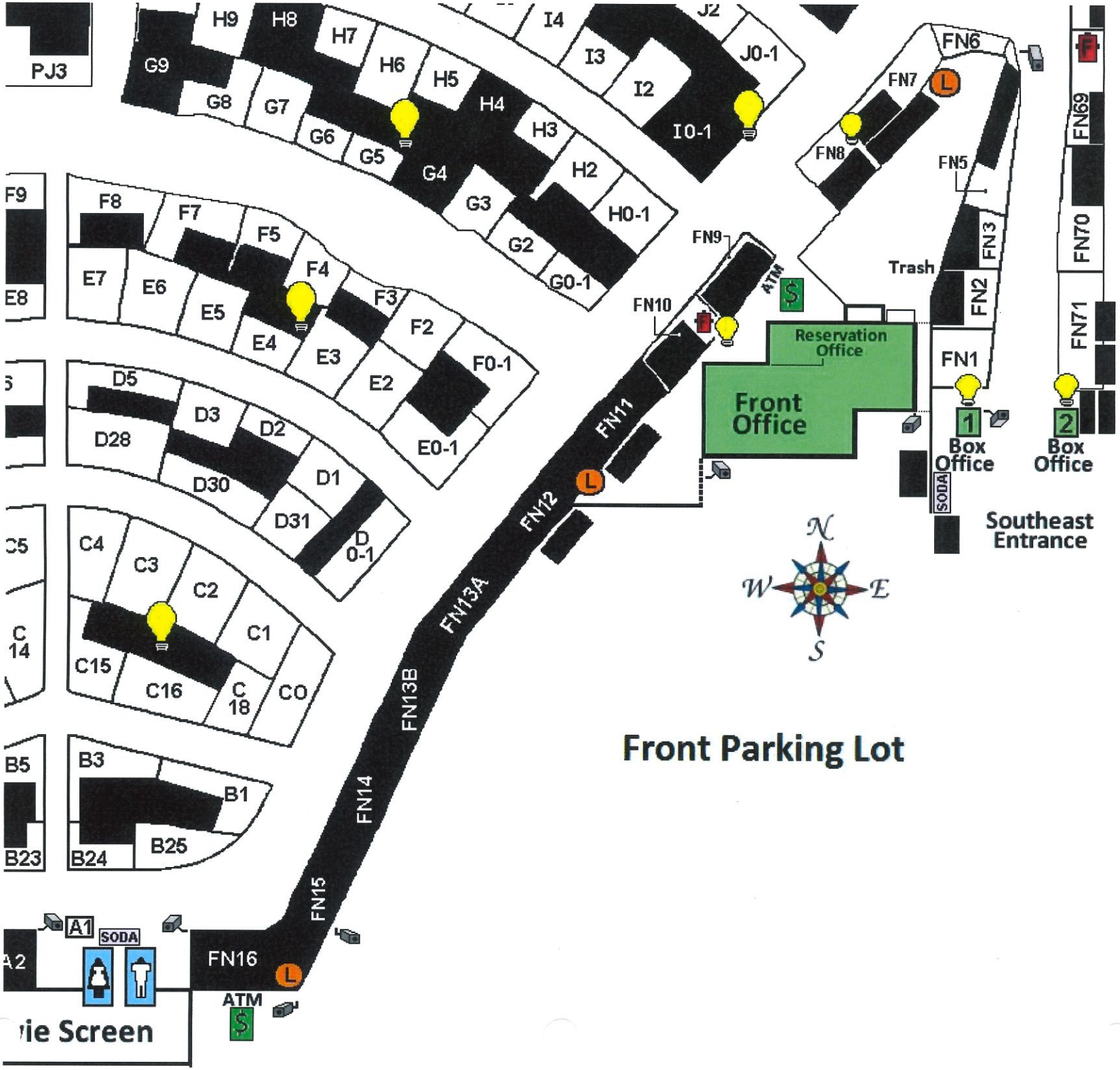
PROJECT:
SANTA FE SPRINGS SWAPMEET
13961 & 13964 ALONDRA BOULEVARD
SANTA FE SPRINGS, CA 90670
2017 NEW STAGE, PICNIC AREA & BEVERAGE BLDG.

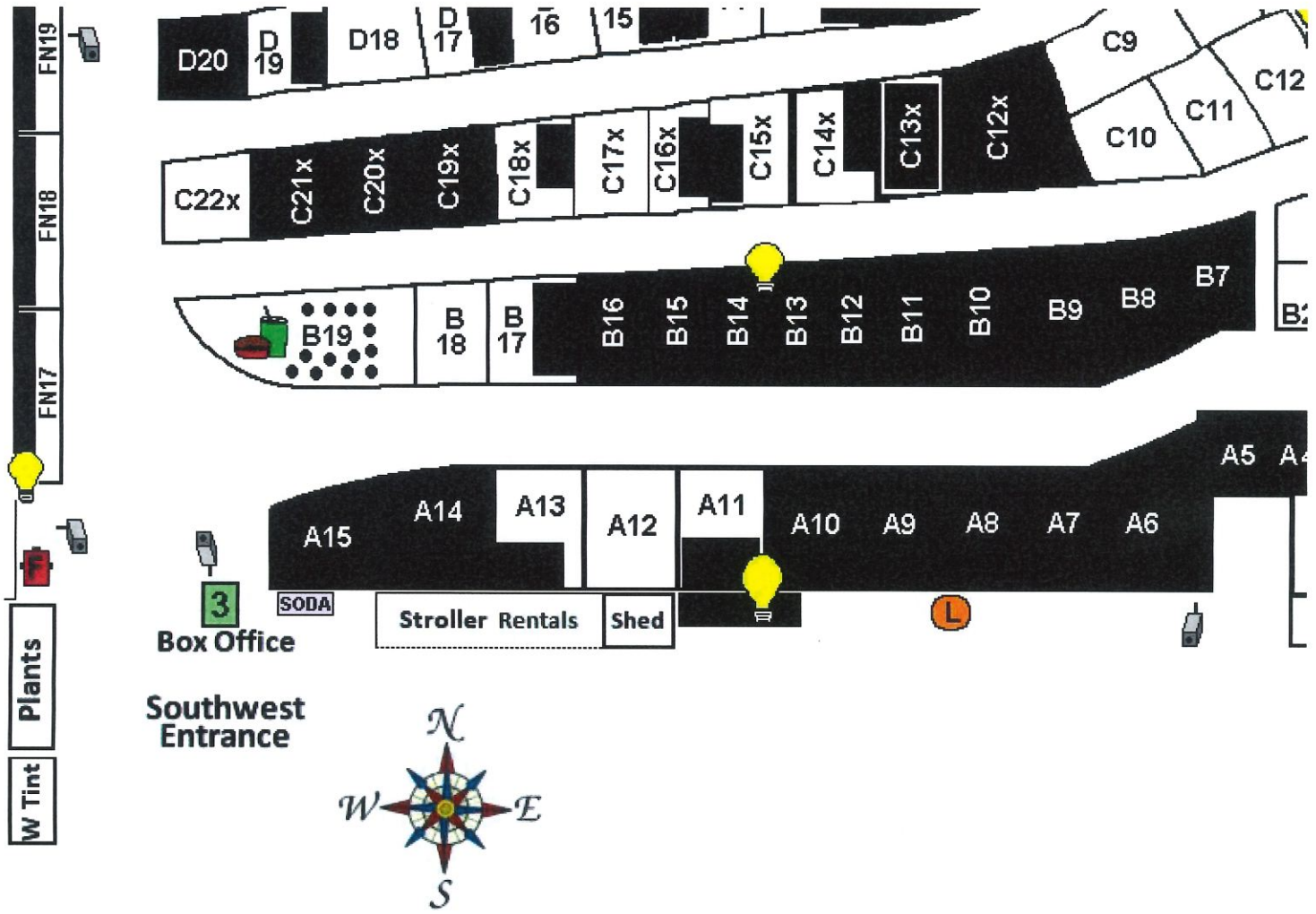
APPROVED: DATE:

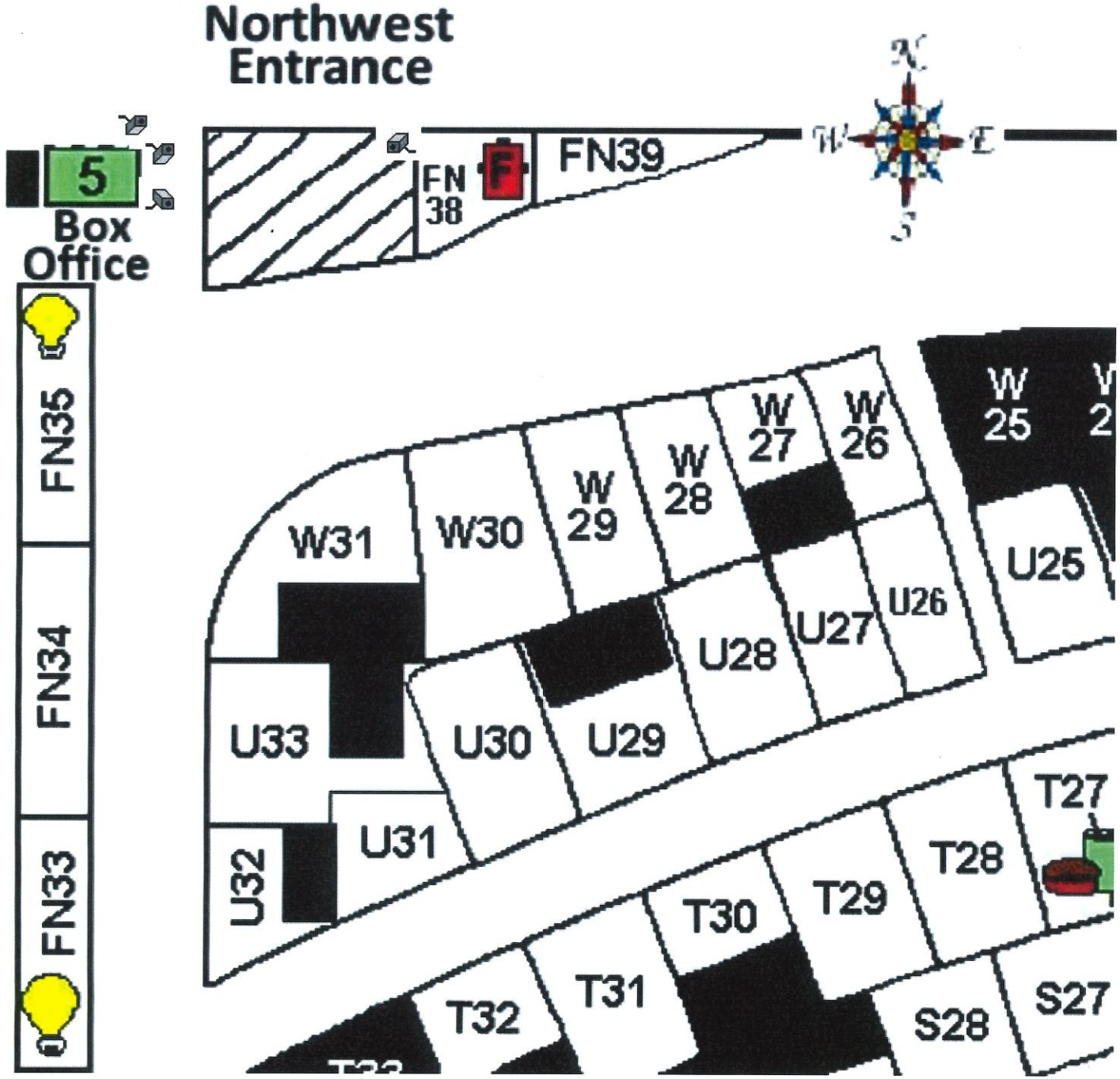
DWG. TITLE:
NEW STAGE SECURITY PLAN

SHEET NO.
E-2.3
OF SHEETS

H:\12314 Santa Fe Springs Swapmeet\Drawings\Elec\12314e23.dwg, Plotted: May 16, 2018 3:53 PM James, (Last Saved: November 10, 2017 12:42 PM James)


PJ3
G9
H9
H8
H7
H6
H5
H4
H3
H2
H0-1
G8
G7
G6
G5
G4
G3
G2
G0-1
I4
I3
I2
I0-1
J2
J0-1
F9
E8
F8
F7
F5
F4
F3
F2
F0-1
E7
E6
E5
E4
E3
E2
E0-1
D5
D28
D3
D2
D30
D1
D31
D 0-1
C5
C 14
C4
C3
C2
C1
C15
C16
C 18
CO
B5
B23
B3
B1
B24
B25
A1
SODA
A2
FN16
ATM
ie Screen
FN15
FN14
FN13B
FN13A
FN12
FN11
FN10
FN9
FN8
FN7
FN6
FN5
FN3
FN2
FN1
FN69
FN70
FN71
Trash
ATM
Reservation Office
Front Office
1
Box Office
2
Box Office
SODA
Southeast Entrance
N
W
E
S
Front Parking Lot


FN19
FN18
FN17
Plants
W Tint
D20
D 19
D18
D 17
16
15
C9
C12
C11
C10
C22x
C21x
C20x
C19x
C18x
C17x
C16x
C15x
C14x
C13x
C12x
B19
B 18
B 17
B16
B15
B14
B13
B12
B11
B10
B9
B8
B7
A5
A15
A14
A13
A12
A11
A10
A9
A8
A7
A6
SODA
Stroller Rentals
Shed
3
Box Office
Southwest Entrance
N
W
E
S


Northwest Entrance
N
W
E
S
5
Box Office
FN 38
F
FN39
FN35
FN34
FN33
W 25
W 26
W 27
W 28
W 29
W30
W31
U25
U26
U27
U28
U29
U30
U31
U32
U33
T27
T28
T29
T30
T31
T32
S27
S28

CONDITIONS OF APPROVAL

3

3. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:

Response: Please see attached Security Plan in Section 2

a. The Applicant's plans and actions for providing security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons.

Response: Please refer to the security plan. We do not have security in our parking lots, we call them Parking Staff and they park cars, patrol, and clean the lots at the end of each shift.

b. The Applicant shall require in-house and contracted security personnel to wear distinctive security uniforms at all times of operation.

Response: We do not have any "in-house" security. All of our security is contracted from MIB.

c. During all hours of the swap meet operation, the Applicant shall provide professional security personnel from a security company pre-approved by the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This includes notifying law enforcement of any unlawful activities which may occur.

Response: Please refer to Security plan in Section 2 for more detail. We have Security on site Friday, Saturday, and Sunday. They arrive before peak hours and leave once we close and patrons have exited. The hours they arrive are 6pm on Friday and 11am on Saturday and Sunday.

d. That swap meet security personnel shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense.

Response: Our security team does this. They relay to Swap Meet management if Whittier PD is required and we contact Whittier dispatch.

e. That security personnel, as well as the owner, and/or management of the swap meet shall cooperate fully with the police officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties.

Response: We always cooperate with anything that responding officers need.

f. The swap meet management shall continue to maintain signs at each customer entrance stating that the property owner reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times.

Response: Please see the attachment Swap Meet Policies Sign. These signs are posted at each of our entrances.

g. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds.

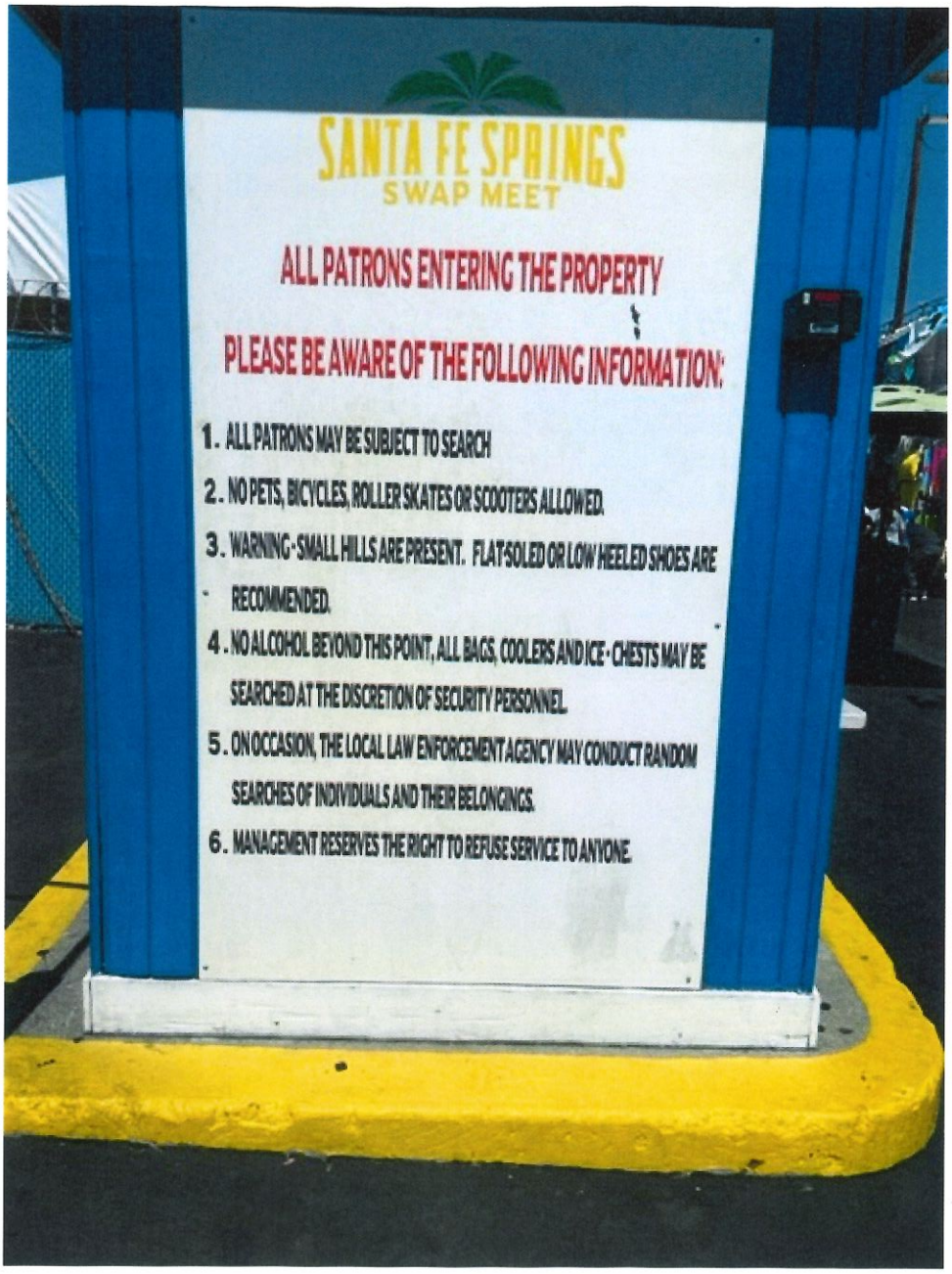
Response: Please see the attachment Swap Meet Policies Sign. These signs are posted at each of our entrances.

SANTA FE SPRINGS
SWAP MEET

SWAP MEET POLICIES

1. PROPER CLOTHING IS REQUIRED AT ALL TIMES, INCLUDES SHOES AND SHIRTS. NO GANG AFFILIATED CLOTHING OR COLORS ALLOWED AT ANY TIME.
2. ALL CUSTOMERS/VENDORS WEARING ARTICLES OR CLOTHING DISPLAYING INSIGNIA THAT MAY SIGNIFY MEMBERSHIP IN OR SUPPORT CRIMINAL ORGANIZATIONS, GANG ACTIVITY OR VIOLENT BEHAVIOR WILL NOT BE ALLOWED IN OR WILL BE ASKED TO LEAVE THE PROPERTY.
3. ANY CUSTOMER OR VENDOR USING ABUSIVE LANGUAGE, SYMBOLS OR GESTURES MAY BE EJECTED.
4. ALL CUSTOMERS AND VENDORS ARE EXPECTED TO BEHAVE IN A FAMILY FRIENDLY MANNER.
5. CUSTOMERS AND VENDORS ARE NOT PERMITTED TO SAVE PLACES IN LINE, BYPASS OTHERS IN LINE OR EXIT THE LINE AND RETURN IN THE SAME PLACE FOR ANY REASON.
6. ANYONE EXITING A LINE MUST GO TO THE BACK OF THE LINE IF THEY CHOOSE TO RETURN.
7. THERE IS TO BE NO LINE JUMPING.
8. CUSTOMERS AND VENDORS MUST NOT BLOCK WALKWAYS OR ENTRANCES.
9. LOUD AND BOISTEROUS BEHAVIOR WILL NOT BE ALLOWED.
10. NO FIREARMS, AMMUNITION OR WEAPONS OF ANY KIND ARE ALLOWED AT ANY TIME FOR ANY PURPOSE. WE WAND AND PERFORM OTHER WEAPON CHECKS ON A RANDOM BASIS.
11. INAPPROPRIATE BEHAVIOR, VANDALISM OR ANY UNACCEPTABLE CONDUCT ON THE PREMISES WILL BE GROUNDS FOR EJECTION.

****VIOLATORS WILL BE ASKED TO LEAVE THE PROPERTY****


SANTA FE SPRINGS
SWAP MEET
ALL PATRONS ENTERING THE PROPERTY
PLEASE BE AWARE OF THE FOLLOWING INFORMATION:
1. ALL PATRONS MAY BE SUBJECT TO SEARCH
2. NO PETS, BICYCLES, ROLLER SKATES OR SCOOTERS ALLOWED.
3. WARNING - SMALL HILLS ARE PRESENT. FLAT SOLED OR LOW HEELED SHOES ARE RECOMMENDED.
4. NO ALCOHOL BEYOND THIS POINT, ALL BAGS, COOLERS AND ICE - CHESTS MAY BE SEARCHED AT THE DISCRETION OF SECURITY PERSONNEL.
5. ON OCCASION, THE LOCAL LAW ENFORCEMENT AGENCY MAY CONDUCT RANDOM SEARCHES OF INDIVIDUALS AND THEIR BELONGINGS.
6. MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE.

CONDITIONS OF APPROVAL

4

4. **General Security Requirements**

a. All parking lots associated with the nighttime swap meet operation shall be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation.

Response: All of our on-site parking lots and swap meet fields meet the required 1 foot candle power. We have recently upgraded the lighting in our off-site parking lots (Please see attached light specs). All of our off-site lots have upgraded lighting except for Pozas Parking Lot and QSpac. For these two lots we add portable light towers to the parking lots to provide sufficient lighting.

b. The Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the beer garden and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality capable of video taping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located.

Response: Please see the Surveillance locations that were in previous section. These cameras are the areas we currently have cameras. We are in the process of upgrading all of our existing cameras. We should have a new camera system installed by the end of 2022 and will send over the new plan when completed.

c. ***Commencing in March through the end of September of every year, a minimum of eight (8) security guards and one (1) supervisor shall be assigned to the Swap Meet on Friday nights, and six (6) security guards and one (1) supervisor shall be assigned on Sunday afternoons to the entertainment/beer garden area. On other dates, when alcohol is sold, a minimum of four (4) security guards and one (1) supervisor shall be assigned to the entertainment/beer garden area.***

Response: We meet these requirements each Friday, Saturday, and Sunday unless there is inclement weather. There is always a MIB Supervisor on site and will be stationed primarily in the picnic area.

d. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files, and/or photographs shall be available to law enforcement upon request.

Response: We provide all surveillance footage upon request to law enforcement.

e. The Applicant shall maintain emergency lighting throughout any seating area. installation of emergency lighting shall be in accordance with all Building Department and Department of Fire-Rescue requirements.

Response: We have backup generators on site and are controlled by our staff if needed to provide light around the property.

f. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department.

Response: Please see the attached picture to show our walkways and queue lines for beer. Our walkways are patrolled by staff throughout the day and MIB keeps the walkways cleared in and around the picnic area.

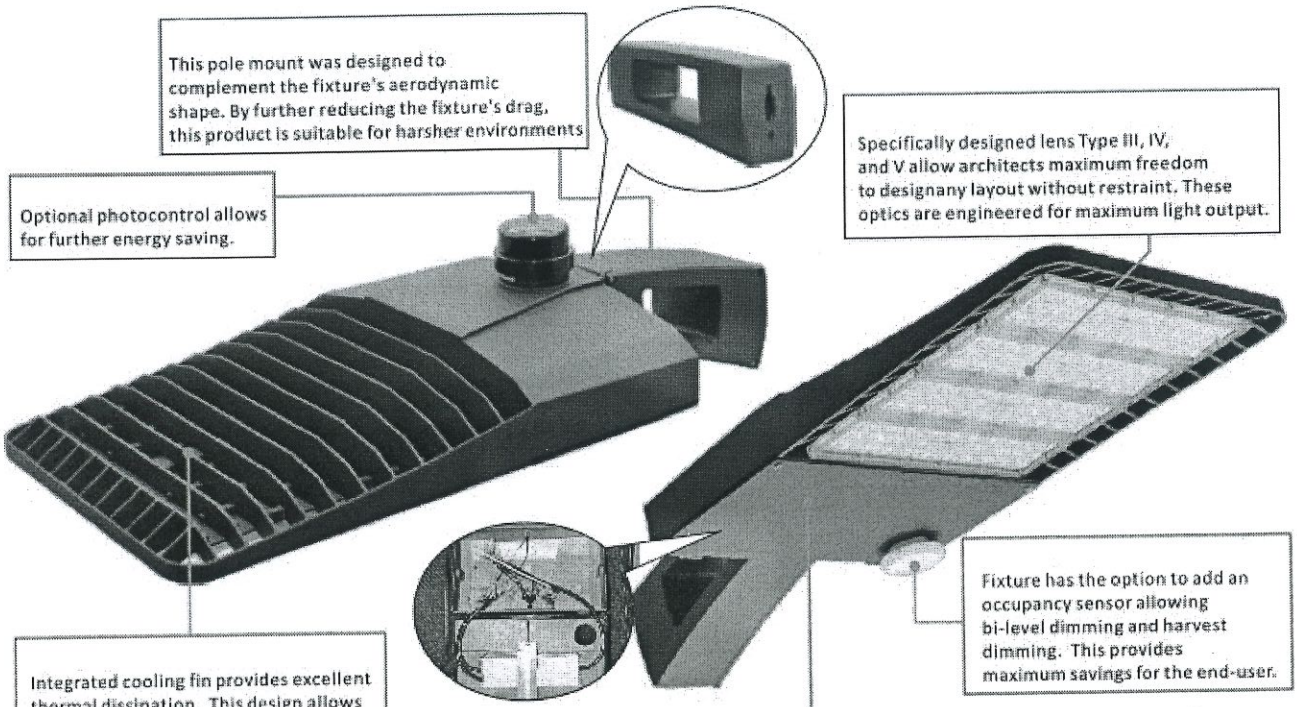
LIGHT FIXTURES ADDED TO OFF-SITE PARKING LOTS

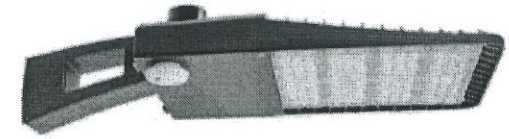
AccessFixtures

High-Performance Lighting Solutions

CARO 226 – CARO 308

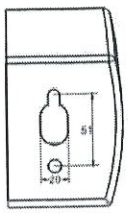
CARO area/flood light luminaires are the superior choice for most area light illumination projects. CAROs feature a modern design with exceptional durability, low weight, low EPA, certified weather resistance, multiple mount options, 3 distribution options, 3-Kelvin choices and optional controls.

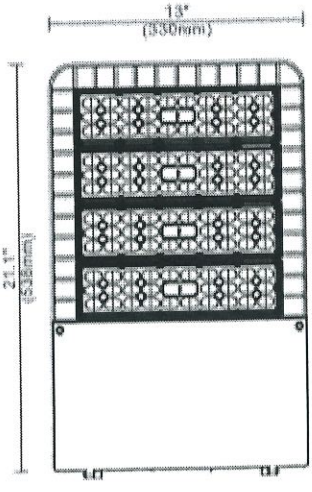


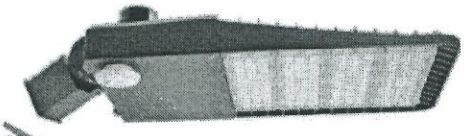




Die-Cast Mounting Arm, Bronze Powdercoat Finish, Includes Hardware. Mounts Directly to Square Poles..

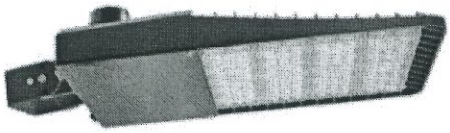








External Mount Die-Cast Adjustable Slipfitter for 2 3/8Tenons, Bronze Powdercoat Finish, Includes Hardware.





Heavy Duty Steel Bracket, 3.5mm.Adjustable aiming over 180 degree arc.Bronze Powdercoat Finish, Includes Hardware.

AccessFixtures.com 800.468.9925 Sales@AccessFixtures.com

Specifications

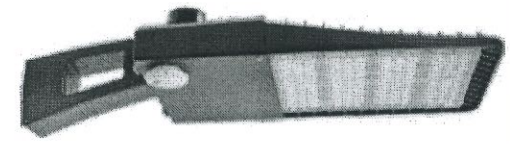
Example: AF55LED-6099A307UNV740T4SFBZ

System Watts	Input Voltage	CRI	Color Temp	Distribution	Option		Finish	Starting Temp
					Accessories	Mounting		
220=220W 307=307W	UNV=120-277V	7=70+	40=4000 K 50=5000 K	T3=Type III T4=Type IV T5=Type V	XS=10kv Surge OS=Occupancy Sensor PE=Photocontrol 3R=3-pin Receptacle 5R=5-pin Receptacle 7R=7-pin Receptacle	PM=Pole Mount SF=Slip Fitter U=U Bracket	BZ=Bronze	-40°C

Effective Projected Area (EPA)

Configuration	1	2@180°	2@90°	3@90°	3@120°	4@90°
EPA(Sq. Ft.)	0.55	1.10	0.95	1.50	1.74	1.74
Weight(Lbs.)	8.50	17.00	17.00	25.50	25.50	34.00

Performance Data



System Watts	Dist. Type	Lumens	Lpw	B	U	G
220W	Type III	30299 lm**	138 lm/W	4	2	5
	Type IV	30391 lm**	138 lm/W	4	2	3
	Type V	31130 lm**	142 lm/W	5	2	2
307W	Type III	37042 lm**	121 lm/W	4	2	5
	Type IV	37808 lm**	123 lm/W	4	2	3
	Type V	38080 lm**	124 lm/W	5	2	2

Features

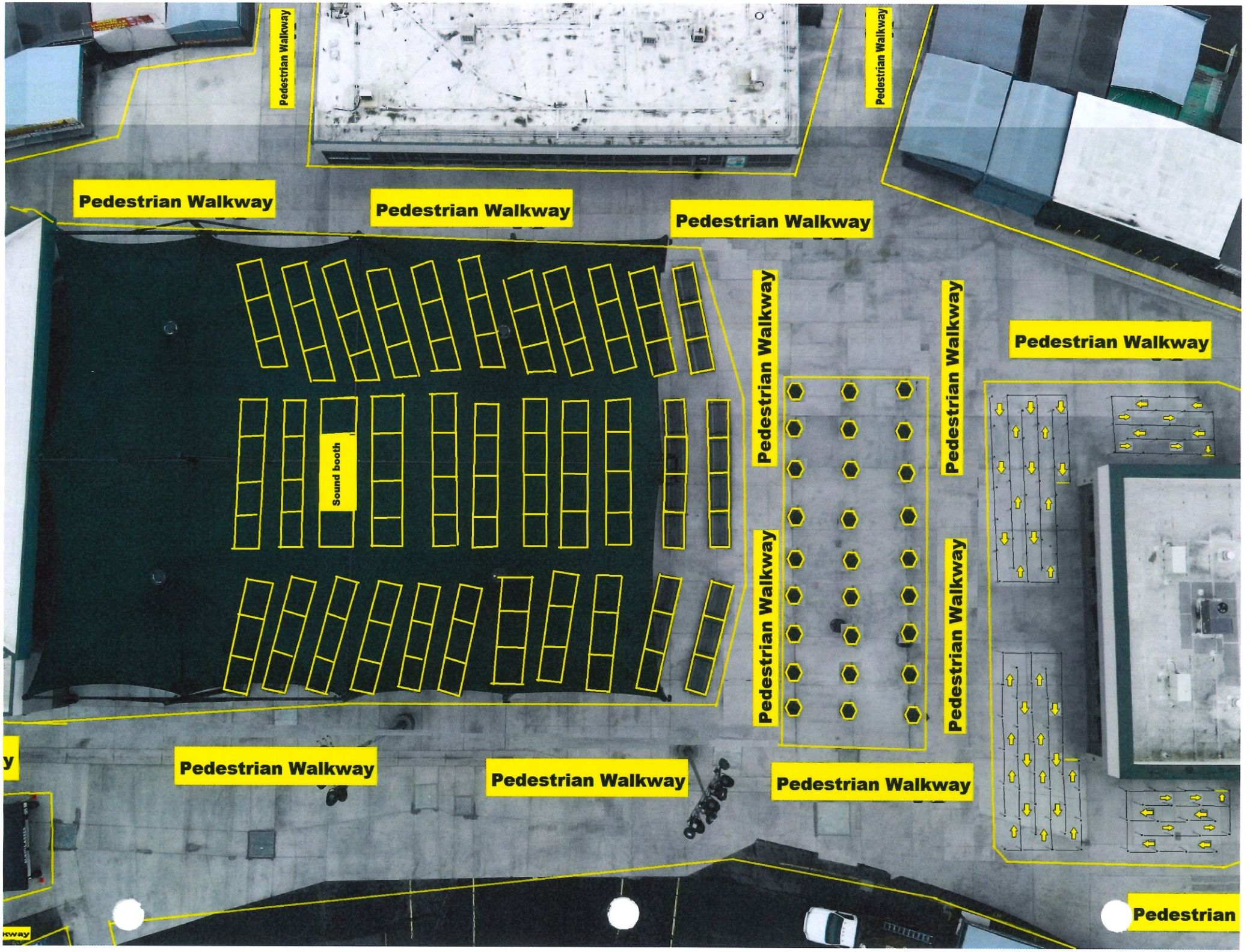
Listings	UL and cUL listed for wet locations
Housing	One-piece die-cast aluminum body with die-cast hinge panel
Finish	UV stabilized powdercoat finish
Lens	Optional Type III, Type IV or Type V optics
Rated Life	L70 @ 50,000 hours
Warranty	5 years

** DISCLAIMER: This test report was produced in accordance with IES LM-79 photometric testing protocol for luminaires, using a single representative test fixture. Actual production units may vary from values reported here by up to +/- 10%.

LUMILEDS SEOUL c UL us LISTED DLC FC IP65

AccessFixtures.com 800.468.9925 Sales@AccessFixtures.com

WALKWAYS
AND
BEER QUEUE LINES


Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Pedestrian Walkway
Sound booth
Pedestrian

CONDITIONS OF APPROVAL

5

5. **General Requirements**

a. Swap meet management shall be responsible for maintaining control of litter in the area adjacent to the subject property and to all streets and other off-street properties used for parking at all times.

Response: We clean up our parking lots and rented/leased parking lots after each use. We also clean the surrounding streets (Marquardt, Mica St, and Freeway Drive and the end of each weekend).

b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots to accommodate all patrons and customers attending activities and events at the swap meet.

Response: We have on-site parking as well as satellite parking lots. Please see Parking Lots attachment for a list of parking lots.

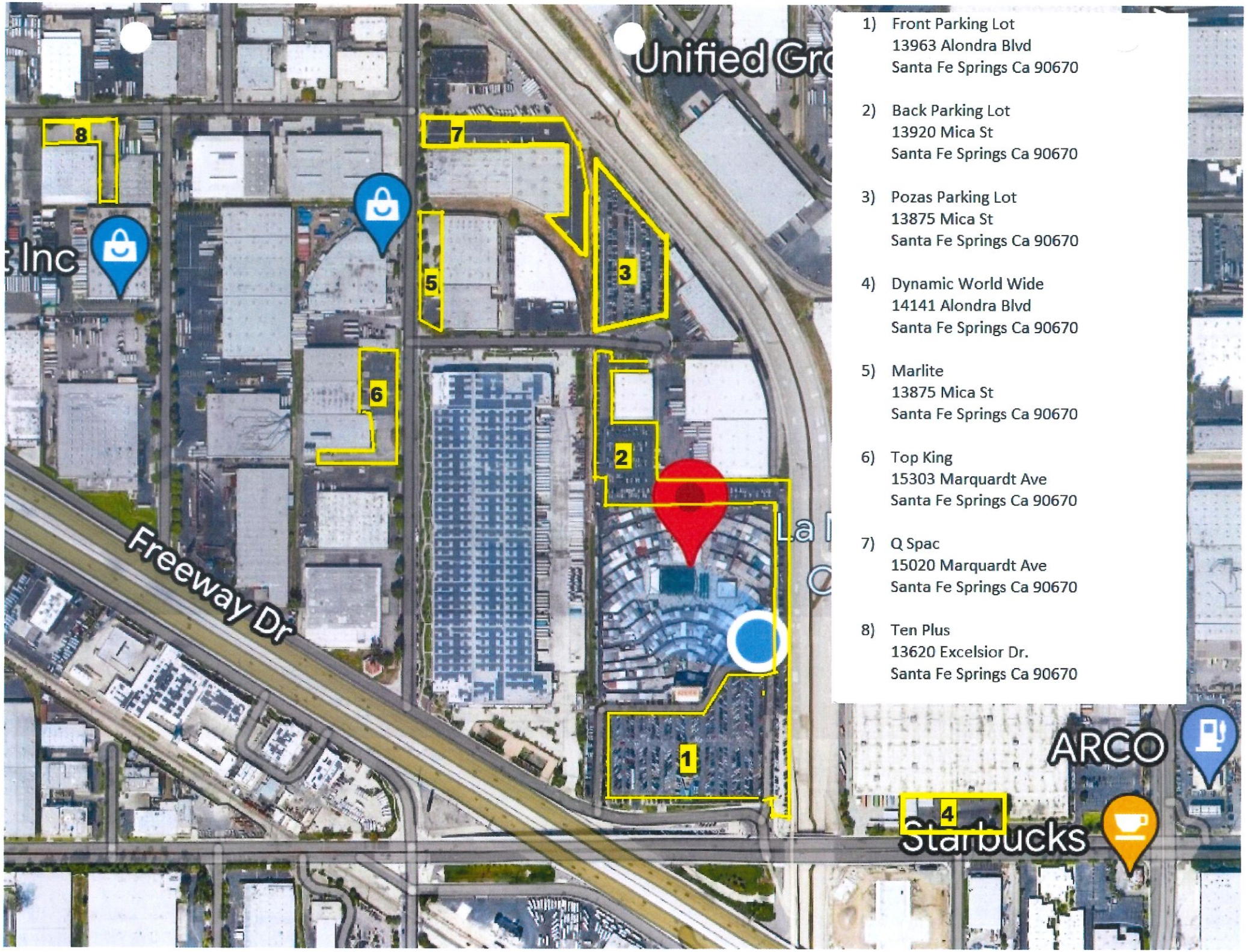
c. Trash, junk, debris, or litter shall not be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet to the flood control channel.

Response: We go into the riverbed and clean up every two weeks or as needed.

d. The site shall comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code.

Response: We comply with all laws and regulations.

PARKING LOTS



1) Front Parking Lot
   13963 Alondra Blvd
   Santa Fe Springs Ca 90670

2) Back Parking Lot
   13920 Mica St
   Santa Fe Springs Ca 90670

3) Pozas Parking Lot
   13875 Mica St
   Santa Fe Springs Ca 90670

4) Dynamic World Wide
   14141 Alondra Blvd
   Santa Fe Springs Ca 90670

5) Marlite
   13875 Mica St
   Santa Fe Springs Ca 90670

6) Top King
   15303 Marquardt Ave
   Santa Fe Springs Ca 90670

7) Q Spac
   15020 Marquardt Ave
   Santa Fe Springs Ca 90670

8) Ten Plus
   13620 Excelsior Dr.
   Santa Fe Springs Ca 90670

CONDITIONS OF APPROVAL

6 - 8

6. **CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY** I

a. Conditions 1 thru 5 as described above shall apply.

7. **CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY** 2

a. Conditions 1 thru 5 as described above shall apply. That no alteration to the plot plan shall occur, unless done so in accordance with Condition No. 2.

b. The Security Plan approved for entertainment activities shall remain in effect and the City retains the right to modify the plan and/or require an increase in security personnel for Category 2 entertainment, including the review of the Plan as to its limitations on timing of alcohol sales.

Response: Security Plan is attached in Section 2

c. ***For any Category 2 level activity, security guards shall remain in the immediate location of the entertainment/beer garden area until all patrons have fully left the area.***

Response: For all weekend events, security stays until after patrons leave the picnic area. For special events, we have security stay until all patrons have left the picnic area and the parking lots have emptied.

8. **CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 3**

a. Conditions 1 thru 6 as described above shall apply. Activities for the special events must be filed with the Department of Police Services no later than forty-five (45) days prior to the event with an approval or denial of application decision made within ten (10) days after submittal.

Response: We send a list of dates for approval usually in July or August for the following year.

b. The subject application shall include, but not be limited to, the following:

1. Names of all entertainment groups and vendors involved.

Response: As we fill dates, we send a spreadsheet to Dino (Please see attachment for example).

2. A minimum of five (5) references of prior concert locations for the entertainment group(s).

Response: We email to Dino as we fill dates. Please see attachment for example.

3. A detailed diagram, drawn to scale, of the proposed floor, seating plan and vendor plot plan, including all ingress and egress plans.

   Response: Please see the following pages for vendor plot plan. During special events, approximately 20 vendors stay open to sell. These vendors are scattered throughout the swap meet but sell on the current spaces drawn.

   Please see the following pages for Special Event table layout, Picnic Area, and walkways. Ingress and Egress will be done through our 3 entrances and walkways around the property.

4. A detailed security, parking and traffic plan.

   Response: Please see Security Plan in Section 2

c. If structural modifications are necessary, all required Building, Electrical and/or Plumbing permits shall be obtained and finalized at least five (5) days prior to the event date.

   Response: We do not make any structural modifications for events.

d. If structural modification are necessary, all required site and fire prevention inspections shall be conducted by the Department of Fire-Rescue Department and Building Department and that all approvals shall be granted prior to the event.

   Response: We do not make any structural modifications for events.

e. All traffic/pedestrian and parking issues shall be addressed to the satisfaction of the Director of Police Services prior to the event.

   Response: We have plenty of parking for all of our events. For Pedestrians walking from off-site lots, sidewalks are used to get to Swap Meet and we have two walkways that run along our main driveways in the front lot and back lot to our entrance.

f. The number of security and law enforcement officers and, if appropriate, other public safety personnel, required to be present at the event will be determined by the Director of Police Services and the Department of FireRescue as part of Category 3 plan approval, and all costs shall be reimbursed by the licensee.

   Response: For our special events we have approximately 40-60 security guards on site for our events.

ATTACHMENT F:
ABC Permit Information

04

CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Tuesday, July 23, 2024

LICENSE INFORMATION

License Number: 595272 **Primary Owner:** NEWPORT DIVERSIFIED INC

Office of Application: 02 - MONROVIA

BUSINESS NAME

SANTA FE SPRINGS SWAP MEET

BUSINESS ADDRESS

13963 ALONDRA BLVD , SANTA FE SPRINGS, CA, 90670

County: LOS ANGELES **Census Tract:** 9800.34

LICENSEE INFORMATION

Licensee: NEWPORT DIVERSIFIED INC

Company Information

OFFICER: DANZ, TAD (PRESIDENT/SECRETARY)

OFFICER: DANZ, GREGORY JOHN (VICE PRESIDENT)

STOCKHOLDER: DANZ, TAD

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

40 - ON-SALE BEER

License Type Status: ACTIVE **Status Date:** 16-APR-2019 **Term:** 12 Month(s)

Original Issue Date: 15-APR-2019 **Expiration Date*:** 31-JUL-2024 **Master:** Y **Duplicate:** 0

From License Number: 40-167707

Fee Code: P0 **Transfers:** Transferred On: 15-APR-2019

OPERATING RESTRICTIONS:

Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 7:00 a.m. to 10:30 p.m. each day of the week.

The sale of alcoholic beverages for consumption off the premises is prohibited.

Carrying, selling, or offering an unordered stock of alcoholic beverages by an ambulatory vendor (more commonly referred to as "hawking") is strictly prohibited throughout the premises.

Alcoholic beverages shall be sold and served in containers that are distinctive in design and color and are easily distinguishable from containers used in the service of non-alcoholic beverages.

As depicted on the most recently certified ABC-257 no more than two (2) containers of alcoholic beverages shall be sold to a patron during any transaction.

Each individual separate or segregated area of the premises shall be staffed by a premises employee at all times alcoholic beverages are being ordered, served, and consumed in those areas.

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

Signs shall be posted at all exits stating "NO OPEN CONTAINERS OF ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said signs shall measure no less than seven inches by eleven inches (7"x11") and contain lettering no less than one (1) inch height.

As depicted on the most recently certified ABC-257 alcoholic beverages shall only be dispensed, sold and served in containers with capacity no greater than thirty-two (32) ounces liquid volume.

All persons serving otherwise dispensing alcoholic beverages must be at least 21 years old.

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

ATTACHMENT G:
SFS Swap Meet 2024 Events Calendar

SANTA FE SRPINGS SWAPMEET ENTERTAIMENT CALENDAR 2024

Date:	Name of Band:	Time:
Friday January 5,2024	The Big 3	7:00 pm – 11:00 pm
Saturday January 6,2024	Cash'd Out	12:00 pm – 5:00 pm
Sunday January 7, 2024	Sangria	12:00 pm – 5:00 pm
Friday January 12, 2024	El Primer Instinto	7:00 pm – 11:00 pm
Saturday January 13,2024	Lose Your Illusion	12:00 pm – 5:00 pm
Sunday January 14, 2024	Bongo Funk	12:00 pm – 5:00 pm
Friday January 19, 2024	Maladjusted	7:00 pm – 11:00 pm
Saturday January 20,2024	Hurrikane	12:00 pm – 5:00 pm
Sunday January 21, 2024	Harbor Groove	12:00 pm – 5:00 pm
Friday January 26, 2024	Safety Orange	12:00 pm – 5:00 pm
Saturday January 27,2024	LV/DC	12:00 pm – 5:00 pm
Sunday January 28, 2024	Suave Band	12:00 pm – 5:00 pm
Friday February 2, 2024	Mood Lifters	7:00 pm – 11:00 pm
Saturday February 3, 2024	Maiden United	12:00 pm – 5:00 pm
Sunday February 4, 2024	Sangria	12:00 pm – 5:00 pm
Friday February 9, 2024	Generation Idol	7:00 pm – 11:00 pm
Saturday February 10, 2024	Ashes and Hard Days Night	12:00 pm – 5:00 pm
Sunday February 11, 2024	New Beginnings Band	12:00 pm – 5:00 pm
Friday February 16, 2024	Journey Classic	7:00 pm – 11:00 pm
Saturday February 17, 2024	Dreaming of You	12:00 pm – 5:00 pm
Sunday February 18, 2024	Tease	12:00 pm – 5:00 pm
Friday February 23, 2024	Safety Orange	7:00 pm – 11:00 pm
Saturday February 24, 2024	Metal 101	12:00 pm – 4:00 pm
Saturday February 24, 2024	Banda El Recodo, Banda Carnaval y Los Ex De La Banda	5:30 pm – 11:00 pm
Sunday February 25, 2024	Suave	12:00 pm – 5:00 pm
Friday March 1, 2024	These Handsome Devils	7:00 pm – 11:00 pm
Saturday March 2, 2024	Her Way To Hell	12:00 pm – 5:00 pm
Saturday March 2, 2024	El Combo Loco, Grupo Ensamble, Los Llayras, Formula M	5:30 pm – 11:00 pm
Sunday March 3, 2024	Sangria	12:00 pm – 5:00 pm
Friday March 8, 2024	Corazon De Mana	7:00 pm – 11:00 pm
Saturday March 9, 2024	Hair Nation	12:00 pm – 4:00 pm
Saturday March 9, 2024	Voz de Mando, Maximo Grado y Jesus Ojeda	5:30 pm – 11:00 pm
Sunday March 10, 2024	Soto	12:00 pm – 5:00 pm
Friday March 15, 2024	The Outlaw Mariachi	7:00 pm – 11:00 pm
Saturday March 16, 2024	Damage inc	12:00 pm – 5:00 pm
Saturday March 16, 2024	St. Pattys Freestyle Event	5:30 pm – 11:00 pm
Sunday March 17, 2024	The Company Band	12:00 pm – 5:00 pm
Friday March 22, 2024	Red Hot Cholo Peppers	7:00 pm – 11:00 pm
Saturday March 23, 2024	Tierra	12:00 pm – 4:00 pm

SANTA FE SRPINGS SWAPMEET ENTERTAIMENT CALENDAR 2024

Saturday March 23, 2024	Los Rieleros del Norte, Banda San Miguel, Banda Rancho Viego y Brio Norteno	5:30 pm – 11:00 pm
Sunday March 24, 2024	Smooth Touch	12:00 pm – 5:00 pm
Friday March 29, 2024	Don't Push	7:00 pm – 11:00 pm
Saturday March 30, 2024	Strange Days	12:00 pm – 5:00 pm
Sunday March 31, 2024	Suave	12:00 pm – 5:00 pm
Friday April 5, 2024	Nubes and SR80	7:00 pm – 11:00 pm
Saturday April 6, 2024	Led Zepagain	12:00 pm – 5:00 pm
Saturday April 6, 2024	Gerardo Oritz, Regulo Caro y Noel Torres	5:30 pm – 11:00 pm
Sunday April 7, 2024	Sangria	12:00 pm – 5:00 pm
Friday April 12, 2024	90s Rockshow	7:00 pm – 11:00 pm
Saturday April 13, 2024	Electric Funeral	12:00 pm – 5:00 pm
Saturday April 13, 2024	Noche de Quebradita	5:30 pm – 11:00 pm
Sunday April 14, 2024	Harbor Groove	12:00 pm – 5:00 pm
Friday April 19, 2024	Safety Orange	7:00 pm – 11:00 pm
Saturday April 20, 2024	Hair Nation/Unchain the Night	12:00 pm – 3:30 pm
Saturday April 20, 2024	Fieston Watch Party y Concierto Con Adriel Favela	5:00 pm – 11:00 pm
Sunday April 21, 2024	Tease	12:00 pm – 5:00 pm
Friday April 26, 2024	The Curse	7:00 pm – 11:00 pm
Saturday April 27, 2024	Hard Days Night	12:00 pm – 5:00 pm
Sunday April 28, 2024	Suave	12:00 pm – 5:00 pm
Friday May 3, 2024	Blank Space	7:00 pm – 11:00 pm
Saturday May 4, 2024	Little Willie G	12:00 pm - 3:00 pm
Saturday May 4, 2024	La Addictiva, Banda Carnaval, Uziel Payan y La Kultura	5:30 pm - 11:00 pm
Sunday May 5, 2024	CINCO DE MAYO CELEBRATION	11:00 am - 7:00 pm
Friday May 10, 2024	Light Grenade	7:00 pm - 11:00 pm
Saturday May 11, 2024	Beer Drinkers & Hell Raisers	12:00 pm - 4:00 pm
Sunday May 12, 2024	Smooth Touch	12:00 pm - 5:00 pm
Friday May 17, 2024	Safety Orange	7:00 pm - 11:00 pm
Saturday May 18, 2024	Wizard of ozz	12:00 pm - 4:00 pm
Saturday May 18, 2024	Kual, Socios Del Ritmo, California show y Los Vazquez	5:30 pm - 11:00 pm
Friday May 24, 2024	Redneck Rodeo	7:00 pm - 11:00 pm
Saturday May 25, 2024	Stone Temple Revolver	12:00 pm - 3:30 pm
Saturday May 25, 2024	Duranguese Fest Alacranes Musical, K-Paz, Marisol Terrazas	5:30 pm - 11:00 pm
Sunday May 26, 2024	Suave	12:00 pm - 5:00 pm
Friday May 31, 2024	Juicebox	7:00 pm - 11:00 pm

SANTA FE SRPINGS SWAPMEET ENTERTAIMENT CALENDAR 2024

Saturday June 1, 2024	Maiden United	12:00 pm - 5:00 pm
Sunday June 2, 2024	Sangria	12:00 pm - 5:00 pm
Friday June 7, 2024	These Handsome Devils	7:00 pm - 11:00 pm
Saturday June 8, 2024	Ashes	12:00 pm - 5:00 pm
Sunday June 9, 2024	Soto	12:00 pm - 5:00 pm
Friday June 14, 2024	StereoTypos	7:00 pm - 11:00 pm
Saturday June 15, 2024	Tierra	12:00 pm - 4:00 pm
Saturday June 15, 2024	Conjunto Primavera, Polo urias, Azabache y Viento Norteño	5:30 pm - 11:00 pm
Sunday June 16, 2024	Impulse	12:00 pm - 5:00 pm
Friday June 21, 2024	Devotional	7:00 pm - 11:00 pm
Saturday June 22, 2024	Damage Inc	12:00 pm - 5:00 pm
Sunday June 23, 2024	Suave	12:00 pm - 5:00 pm
Friday June 28, 2024	Corazon de Mana	7:00 pm - 11:00 pm
Saturday June 29, 2024	Strange Doors	12:00 pm - 5:00 pm
Sunday June 30, 2024	BB Wolf	12:00 pm - 5:00 pm
Friday July 5, 2024	Ultimate Posion	7:00 pm - 11:00 pm
Saturday July 6, 2024	Cash'd Out	12:00 pm - 5:00 pm
Sunday July 7, 2024	Sangria	12:00 pm - 5:00 pm
Friday July 12, 2024	Nubes and SR80	7:00 pm - 11:00 pm
Saturday July 13, 2024	Time Tunnels	12:00 pm - 5:00 pm
Saturday July 13, 2024	Mazatlan Fest Con Banda los Recoditos, Los Sebastianes y La Original banda El Limon	5:00 pm - 11:00 pm
Sunday July 14, 2024	The Company Band	12:00 pm - 5:00 pm
Friday July 19, 2024	Marcianos	7:00 pm - 11:00 pm
Saturday July 20, 2024	Twisted Gypsy	12:00 pm - 5:00 pm
Saturday July 20, 2024	Noche de Cumbia con Askis, Yaguaru y Mexikolombia	5:00 pm - 11:00 pm
Sunday July 21, 2024	Tease	12:00 pm - 5:00 pm
Friday July 26, 2024	Don't Push	7:00 pm - 11:00 pm
Saturday July 27, 2024	The Priest	12:00 pm - 5:00 pm
Saturday July 27, 2024	Noche De Quebradita	5:00 pm - 11:00 pm
Sunday July 28, 2024	Suave	12:00 pm - 5:00 pm
Friday August 2, 2024	CNI Los Mejor del Pop y Rock	7:00 pm - 11:00 pm
Saturday August 3, 2024	Maladjusted	12:00 pm - 3:30 pm
Saturday August 3, 2024	Chali-Fest	5:30 pm - 11:00 pm
Sunday August 4, 2024	Sangria	12:00 pm - 5:00 pm
Friday August 9, 2024	Bon-Fire	7:00 pm - 11:00 pm
Saturday August 10, 2024	Summer Throwback #1	6:00 pm - 11:00 pm
Sunday August 11, 2024	B.B Wolf	12:00 pm - 5:00 pm
Friday August 16, 2024	Safety Orange	7:00 pm - 11:00 pm
Saturday August 17, 2024	Mistress of Reality	12:00 pm - 3:30 pm
Sunday August 18, 2024	Bongo Funk	12:00 pm - 5:00 pm

SANTA FE SRPINGS SWAPMEET ENTERTAIMENT CALENDAR 2024

Friday August 23, 2024	Redneck Rodeo	7:00 pm - 11:00 pm
Sunday August 25, 2024	Suave	12:00 pm - 5:00 pm
Saturday August 31, 2024	Led Zepagain	12:00 pm - 4:00 pm
Friday September 6, 2024	These Handsome Devils	7:00 pm - 11:00 pm
Sunday September 29, 2024	Suave	12:00 pm - 5:00 pm
Friday October 4, 2024	Nubes and SR80	7:00 pm - 11:00 pm
Sunday October 27, 2024	Suave	12:00 pm - 5:00 pm
Sunday November 24, 2024	Suave	12:00 pm - 5:00 pm
Friday November 29, 2024	Don’t Push	7:00 pm - 11:00 pm
Sunday December 1, 2024	Sangria	12:00 pm - 5:00 pm
Friday December 6, 2024	These Handsome Devils	7:00 pm - 11:00 pm
Saturday December 7, 2024	Tierra & LRS	12:00 pm - 5:00 pm
Sunday December 29, 2024	Suave	12:00 pm - 5:00 pm

ITEM # _9_

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.)** *(CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING)*

DATE: August 12, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

1) Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding CUP Case No. 847; 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 Code 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 Code, for the granting of a CUP; 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.

BACKGROUND

The project was duly noticed for the June 10, 2024, Planning Commission meeting. Property owners within 500 feet of the subject property were notified by mail that the requested entitlement would be considered by the Planning Commission.

At the June 10, 2024, meeting, CUP Case No. 847 was unanimously continued to the July 15, 2024, Planning Commission Meeting. It should be noted that on June 9, 2024, a letter from the neighboring business owner, Triangle Tool & Die Corporation, was sent to staff expressing their opposition to the proposed CUP. Additionally, on June 26, 2024, a letter was sent to the applicant by the property management company, Marwest Commercial, informing them that the Painter Business Park Owners Association's Board had denied their operation request and opposed the proposed CUP.

At the July 15, 2024, Planning Commission meeting, the Planning Commission unanimously continued the project to the next regularly scheduled Planning Commission meeting on August 12, 2024. The continuance allowed the applicant additional time to resolve the concerns expressed by the Owners Association Board.

On July 31, 2024, staff received a letter from Marwest Commercial indicating that the Painter Business Park Owners Association's Board would approve the CUP if the following conditions were added:

1. **First Condition**: "The CUP approval granted by the City will be tied to the applicant's (SAMNS Group, Inc.) building occupancy and lease termination date, including any lease agreement renewal extensions."

2. **Second Condition**: "If there are any changes in the applicant and/or ownership in the future, unless the applicant purchases the building and occupies it for their business, the CUP must go through the verification process again. The Association's review and approval will be required before the City's final vote to ensure there is no misuse of the CUP or violation of the Association's environmental activities."

The applicant, SAMNS Group, Inc., has notified staff that they do not agree to add these conditions. It is important to note that CUP approval is not dependent on the Painter Business Park Owners Association's Board approval.

ANALYSIS

Comments/Questions Received

The topics below provide a brief description of the specific issues raised by the City's Planning Commission, along with staff's response.

Issue/Concern Raised:

1. The proposed food processing facility is prone to dangerous bacteria, odor, noise, fire hazards, explosions, and hazardous chemicals.

Staff Reponses:

Bacteria Control: According to the submitted business plan, the applicant will implement severe sanitation protocols. This includes regular cleaning and sterilization of equipment and surfaces, along with continuous monitoring for compliance with industry standards. Additionally, the applicant must adhere to all health and safety regulations to control and prevent the growth of harmful bacteria.

Odor Management: Air filtration systems, proper ventilation, and regular maintenance to ensure that any odors are effectively managed and contained within the facility.

Noise: According to the submitted business plan, the proposed food processing use will not include any activities that generate noise beyond what is typically found in an industrial area.

Fire Hazard and Explosion: The applicant is proposing a tenant improvement which will require approval from the Fire Department. The proposed building will be required to meet all necessary Fire Codes.

Hazardous Chemicals: The proposed use will not include any hazardous chemicals.

Issue/Concern Raised:

2. The proposed use will increase parking demand, which will impact neighboring properties.

Staff Reponses:

The project site, located at 13181 Flores St., features an industrial building with an area of 8,523 sq. ft. According to the Zoning Code, industrial uses are required to provide one parking stall per 500 sq. ft. of building area, resulting in a total requirement of 17 parking stalls. The project site includes 18 parking spaces, including one accessibility parking stall, which exceeds the minimum parking requirement as stipulated by the Zoning Code. Additionally, based on the proposed business plan, a maximum of 12 employees will be present during the largest shift. Therefore, the existing 18 parking stalls are sufficient.

Issue/Concern Raised:

3. The “meat and fish processing” aspect of the usage does not comply with the Use Restrictions of the CC&Rs. Additionally, the recorded Standard Urban Storm Water Mitigation Requirements (Document 05-0499527) mandate that the Painter Business Park property be used for “light industrial/manufacturing” purposes to limit the contribution of pollutants.

Staff Reponses:

Section 2.02 of the Covenants, Conditions, and Restrictions (CC&Rs) state that uses allowed in the Zoning Code are the permitted uses within the association. The subject property is zoned M-2, Heavy Manufacturing, and food processing involving fish and meat is permitted with a CUP. Additionally, the applicant is required to install all necessary industrial wastewater pre-treatment systems as required by the California Department of Public Health.

According to correspondence from the Los Angeles Regional Water Quality Control Board (LARWQCB), the scope of the LARWQCB’s deed restriction is to prohibit specific types of activities on the site. The deed restriction specifically prohibits the following:

- Chemical manufacturing or distribution businesses
- Businesses requiring state or federal Resource Conservation and Recovery Act (RCRA) permits for hazardous waste storage, treatment, or disposal
- Residential uses
- Day-care centers, nursing homes, or hospitals

Food processing involving meat and fish does not fall within any of the restricted activities outlined in the deed restriction.

Lastly, it should be noted that there are other uses within the Painter Business Park, such as food processing involving fish, manufacturing of metal products, and metal fabricating. These uses are not considered light industrial/manufacturing within the Zoning Code.

ATTACHMENT(S):

1. June 10, 2024 Planning Commission Staff Report and Attachments
2. July 15, 2024 Planning Commission Staff Report
3. Business Plan
4. Opposition Letter
    a) MarWest
    b) Triangle Tool & Die Corporation
    c) MarWest Letter Submitted 7/31/2024
5. Deed Restriction
6. Email from the LARWQCB
7. Resolution No. 265-2024
    a) Exhibit A – Conditions of Approval

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ITEM # 1

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 fiscial 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.

<u>Proposed Food Items Manufactured:</u>

- **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

	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

ITEM STATUS:	
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



CITY OF SANTA FE SPRINGS

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org

"A great place to live, work, and play"

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.

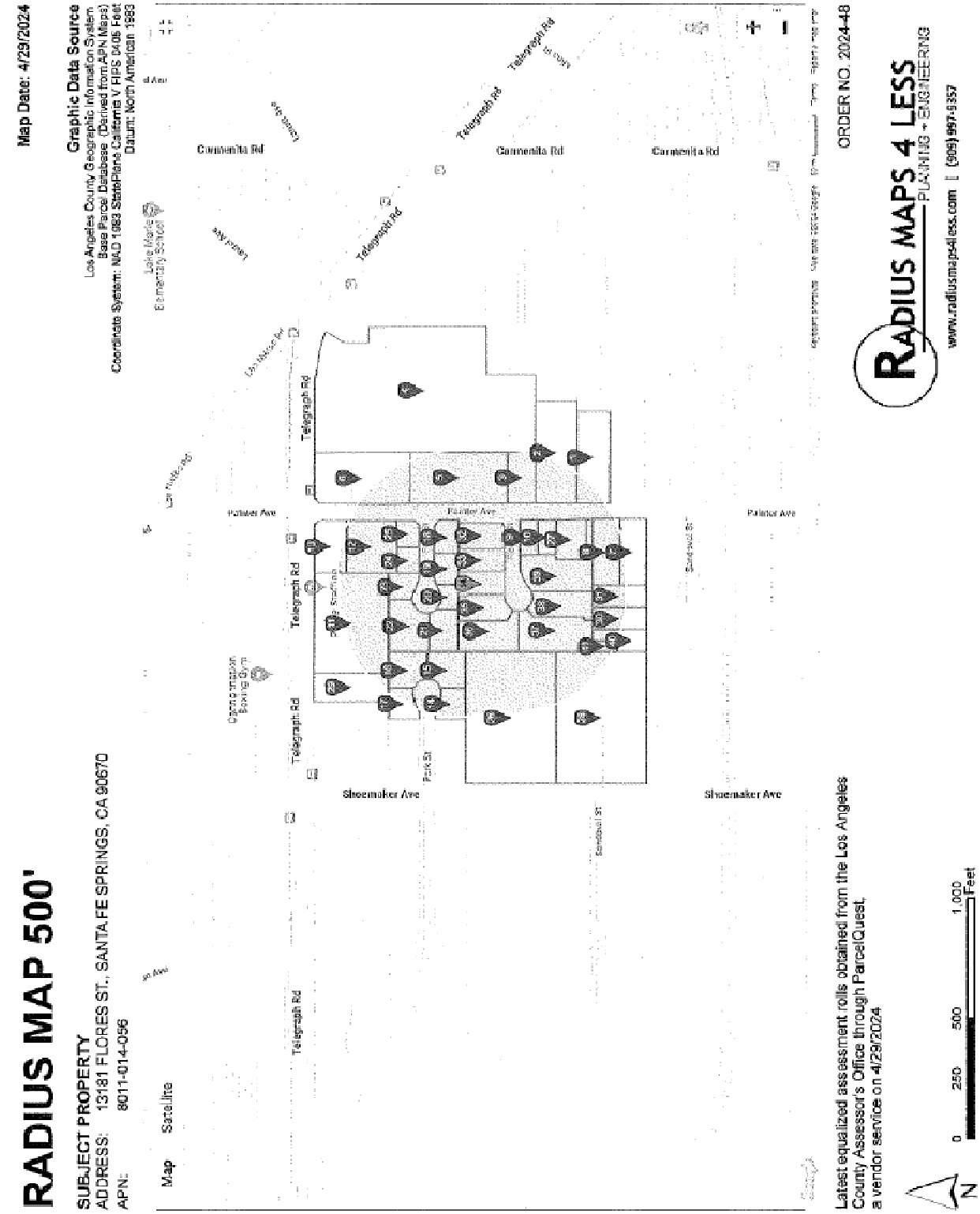
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00 p.m. on 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

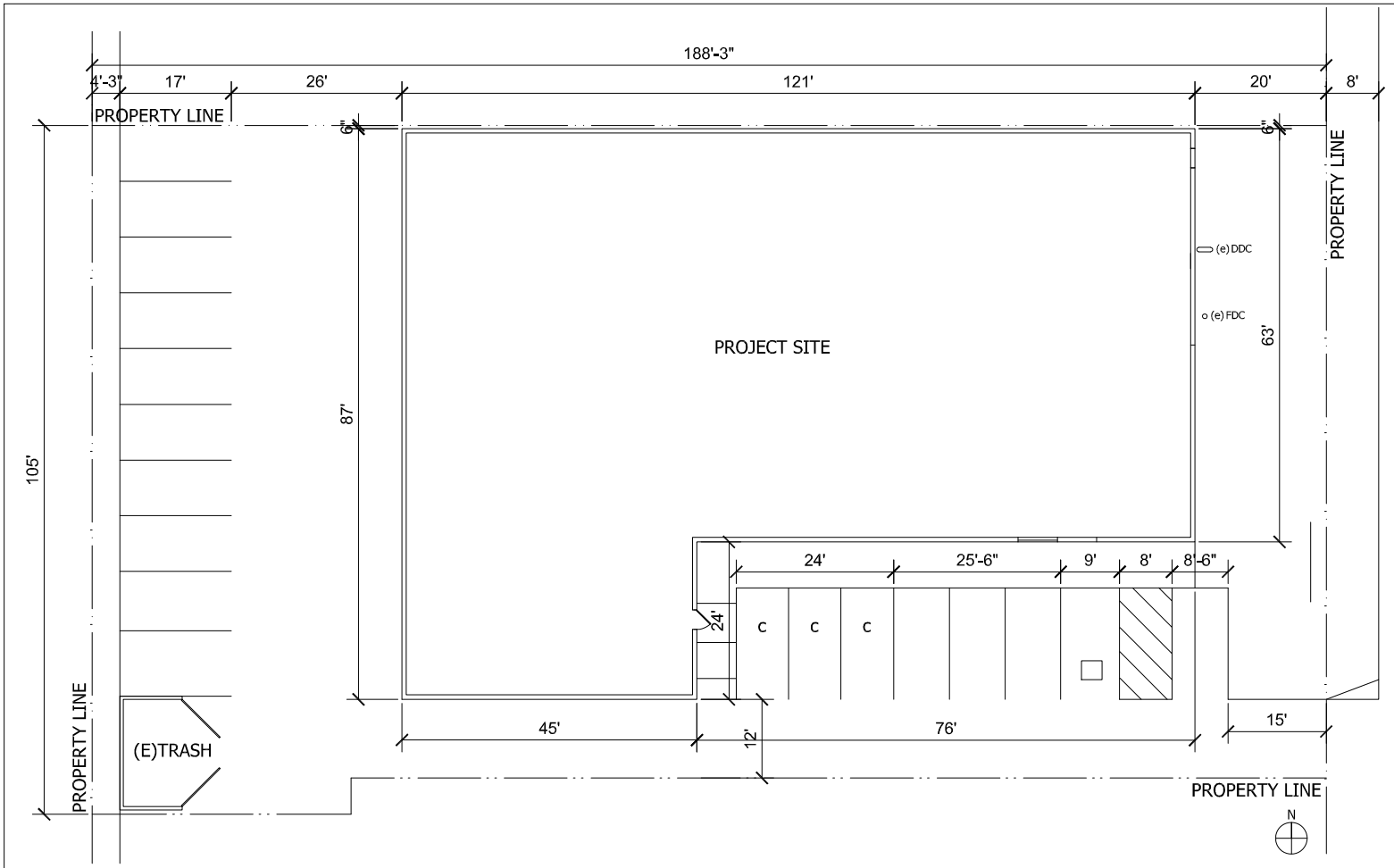
Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Juanita Martin • Annette Rodriguez • Joe Angel Zamora
City Manager
René Bobadilla, PE, City Manager

Attachment C

Radius Map for Public Hearing Notice



Attachment D
Site Plan



SITE PLAN (NO CHANGE)

SCALE = 1/8"

PROJECT DATA

JOB ADDRESS	:	13181 Flores St. Santa Fe Springs, CA 90670
AIN #	:	8011-014-056
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 V-N (NO CHANGE)
SPRINKLER	:	SPRINKLERED (SPRINKLER UNDER SEPARATE PERMIT)
LOT AREA	:	0.434 acres
BUILDING AREA	:	8,523 SF.
PARKING ANALYSIS	:	
Total parking required		= 18 (no change)
(e)Total parking provided		= 18 (no change) Include 1 accessible parking

SHEET INDEX

A 000 TITLE, PROJECT DATA
A 100 PROPOSED FLOOR PLAN

GOVERNING CODE

GOVERNING CODES :
2023 LA Co Mechanical Code
2023 LA Co Plumbing Code
2023 LA Co Electrical Code
2023 LA Co Building Code
2023 LA Co Residential Code
2023 LA Co Green Code
2022 California Energy Code

LEGEND

SECTION REFERENCE — SECTION NUMBER / SHEET NUMBER
DETAIL REFERENCE — DETAIL NUMBER / SHEET NUMBER
DOOR NUMBER — REFER TO DOOR SCHEDULE FOR MATERIAL TYPES
WINDOW NUMBER — REFER TO WINDOW SCHEDULE FOR MATERIAL TYPES
GRID LINE
KEY NOTE NUMBER
REFERENCE POINT — ELEVATION NUMBER / SHEET NUMBER
CEILING HEIGHT

VICINITY MAP



HH STUDIO
ARCHITECTURAL
DESIGN . PLANNING . CONST.
2118 CRENSHAW BLVD
LOS ANGELES, CA 90016
TEL . 213 . 804 . 7258
hhstudio@gmail.com

THESE PLANS AND SPECIFICATIONS ARE PROPRIETARY AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED BY THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS FOR CONSTRUCTION PURPOSES.

PROJECT NAME AND ADDRESS

13181 Flores

13181 Flores St. Santa Fe Springs, CA 90670

REVISION :

DATE : March. 11, 2024

SCALE : AS SHOWN

SHEET TITLE: SITE PLAN PROJECT DATA

SHEET NO: A-000

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

ITEM # _3_

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: July 15, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

1) Continue Conditional Use Permit Case No. 847 to the next regularly scheduled Planning Commission meeting on August 12, 2024.

BACKGROUND

The Project was duly noticed for the June 10, 2024 Planning Commission Meeting. Property owners within 500 feet of the subject property were notified by mail that the requested entitlement would be considered by the Planning Commission. At said meeting, CUP Case No. 847 was unanimously continued to the July 15, 2024 Planning Commission Meeting. It should be noted that on June 26, 2024, a letter was sent to the applicant by the property management company, Marwest Commercial, to inform them that the Painter Business Park Owners Association's Board denied the conditional use permit.

Staff is requesting to continue the Project to the next regularly scheduled Planning Commission meeting on August 12, 2024. This continuance will allow the applicant additional time to resolve the concerns expressed by the owners' association board. Since the pubic hear was opened and continued on June 10th, and property owners within

500 received notification, it is recommended that if any members of the public is in attendance and wish to comment, the Planning Commission should receive public comments and then take action to continue the Project to the next regularly scheduled meeting date on August 12, 2024.

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Proposed Business Plan for SAMNS Group Inc.

13181 Flores St.

Santa Fe Springs, CA 90670

Samns Group Inc. will operate the food processing facility on 13181 Flores st. to produce food for Moobongri Soondae Restaurants (20 US locations) and Jjampong Zizon Restaurants (4 soon to open US locations), and wholesale processed food to Trader Joe's, Costco, Sam's Wholesale, Hmart and other similar grocery stores. Samns is independently owned and will operate under the directions of Mr. Sung Woon Jung.

Samns Group Inc, with support of TK Nongshim(Famously known for Shin ramen, and other Korean processed food), will produce state of the art Clean food processing facility to make Safe, Delicious, Convenient Korean food to customers all over US.

Samns Group although is a newly created business for the processing facility purpose, Sung woon Jung, the president of Samns Group, has been running restaurants since 2008, currently owns Moobongri Soondae restaurants's multiple locations, Moobongri BBQ, and Jjampong Zizon Noodle Restaurant in Los Angeles, CA. Samns Group would like to grow with the City of Santa Fe Springs, where the resources that the city can offer the business within the area is most attractive.

As a food processing plant, its primary goal is to produce foods that are cleanly made with healthy ingredients. Our prospective customers are mainly restaurant owners and Grocery Stores, either wholesale or retail, and online sales within USA.

Our daily goal is to produce 1000-3000 lbs. of packaged ready to eat frozen food per day. We will use produces locally resourced, and meat vendors will be primarily Siouxpreme Pork in Iowa. Nongshim TaeKyung in Rancho Cucamonga, CA, will be supplying us with other dry/wet spices and ingredients. Our inbound shipments will be coming daily, once, or twice a day, to keep produce fresh, and the outbound of finished products will leave the plant once a day for delivery. All local deliveries will be made using refrigerated/freezer equipped trucks, and out of state deliveries will be made by third-party local trucking companies.

We will have 1 full time shift of 6-12 employees, working from 8am to 5pm. They will start the business by cleaning the work area and preparing for food handling. Food handling will include washing and clean the food ingredients, prepping vegetables, and meats, cooking the prepared ingredients, and finally vacuum packaging the finished products. All products will be following HACCP procedures, and all will be supervised by USDA officials and

managers on-site. All tools and machinery used in production will be no to low noise level. All cooking process will be done by factory machines, with NSF safety seals. All finished products will go through sterilizing and will be stored in either refrigerator or freezer inside the facility until shipment orders are received. The facility will be cleaned each day after the job is completed, sanitized and ready for the next day.

There will be minimal food being wasted because all the food ingredients we order to make our final products are fully calculated to make no waste. The more we waste on food, the more we lose profit, for this part is very important for running our business as well. No food wasted will lead to less trash being generated and will lead to a cleaner environment. All trash will go through careful sorting. All paper and plastic package materials we receive that can be recycled will be recycled, and food waste will be handled with a separate food waste bin for the waste disposal company to pick up daily. No harmful toxic fumes or chemicals will be used near the food processing facility, and all cleaning agents will be safe to use for food preparations.

13181 Flores St has 18 parking spaces with 1 handicapped accessibility ramp, two docks, separate trash area, two exits in and out, cull de sac unit, 4 restrooms, a separate corridor for food handlers only, employee break room with separate locker station, and an FDA office. Office administration area and the food processing area will be separated but accessible to reduce contamination but keeping safe fire regulations. All facilities will be equipped with low water waste nozzles and machines to save water. When the facility is installed, we will utilize as many energy savings technics and tools as possible to protect the environment. This indoor facility will be well ventilated and clean, and energy efficient. Loading and unloading will be done by either forklift and hand trucks, Dry storage and other packaging storages will be stored separate from the food processing plant and will be at minimal storage inside the factory. All fresh ingredients will be brought in daily so there is no need to have large storage. Most storage will be within the freezer and the refrigerator for cooling cooked food and keeping the ready food for shipment.

We expect our gross sales to be about $4 million annually, payroll at $600,000 annually. We will help to create more jobs and better industry standards in the City of Santa Fe Springs. We are in the process of obtaining City permits from SFS, and Fire permit is on pending, and will upgrade when we are granted CUP.

June 26, 2024

Won Sup Shin
Attn: David Shin
13181 Flores Street
Santa Fe Springs, CA 90670

SENT VIA EMAIL AND CERTIFIED U.S. MAIL
RETURN RECEIPT REQUESTED

RE: Board Review of Conditional Use Permit Case No. 847
13181 Flores Street, Santa Fe Springs, CA 90670

Dear Owner,

Thank you for submitting detailed information regarding the proposed use for the location of 13181 Flores Street in Santa Fe Springs. MarWest Commercial, on behalf of the Board, would like to inform you that after review of the information the Board has denied the request of Conditional Use Permit Case No. 847. The reason for the Board's decision is due to the "meat and fish processing" portion of the use is not in line with the Use Restrictions of the CC&Rs. In addition, the recorded Standard Urban Stormwater Mitigation Requirements (Document 05-0499527), requires that the Painter Business Park property be used as "light industrial/manufacturing" in order to limit the contribution of pollutants.

The Board would appreciate you withdrawing your request for the Conditional Use Permit with the City of Santa Fe Springs.

Thank you in advance for your cooperation and understanding. Should you have any questions, I may be reached at (949) 448-6332.

Sincerely,

MarWest Commercial as agent for
Painter Business Park Owners Association

Nicole Ertel
Association Manager

TRIANGLE TOOL & DIE CORPORATION

13189 FLORES STREET ~ SANTA FE SPRINGS ~ CA 90670
PHONE: (562) 944-2117 FAX: (562) 944-3177
EMAIL: TRIANGLETOOL@MSN.COM

June 9, 2024

City of Santa Fe Springs

Community Development Department at City Hall

Reference: Conditional Use Permit Case No. 847

Project Location/ Applicant: 13181 Flores Street (APN:8011-014-056) / SAMNS Group Inc.

To Whom it May Concern -

As owners of 13189 Flores Street, the adjacent Building and Business, Michael J. Beyer and Barbara Beyer object to the re-zoning, to allow a food processing facility that includes meat and fish. Such facilities are prone to dangerous bacteria, odor, noise, fire hazard, explosions, and employ hazardous chemicals. Typically, food processing facilities have large numbers of employees and require parking which our Business Park does not have. The City has already repurposed our Cul de sac to increase parking for other neighborhood businesses. We are concerned as we share a common wall with the applicant at 13181 Flores Street, as well as common grounds and parking within Painter Business Park Association. Our facility and employees would also be at risk should an incident arise.

Such facilities are best self contained on free standing property, and not share common space.

See attached Photos.

Michael J & Barbara Beyer

July 31, 2024

City of Santa Fe Springs
Attn: Jimmy Wong / Associate Planner
11710 Telegraph Road
Santa Fe Springs, CA 90670

SENT VIA EMAIL - JimmyWong@santafesprings.org

RE: Conditional Use Permit Case No. 847
For the location of 13181 Flores Street, Santa Fe Springs, CA 90670

Dear Mr. Wong,

After the receipt of additional information, the Painter Business Park Owners Association Board would like to inform the Planning Commission that the Board has approve the CUP request submitted by SAMNS Group, Inc., **contingent upon the applicant, SAMNS Group Inc., having the following conditional clauses added to the CUP request and approva**l:

The first conditional clause, that the CUP approval granted by the City will be tied to the applicant's, SAMNS Group, Inc., building occupancy and lease termination date (including any lease agreement renewal extensions). The Second conditional clause that will need to be added, if there are any changes of applicant and/or ownership in the future, unless applicant purchases the building and occupies for their business, it still goes through the CUP verification process, and the Association's review and approval will be required before the City's final vote, to ensure no misuse of the CUP or violation of the environmental activities of the Association.

Painter Business Park Owners Association would appreciate the Planning Commission only approving the CUP Permit Case No. 847 with the following conditional clauses added to the approval.

Thank you in advance for your cooperation and understanding. Should you have any questions, I may be reached at (949) 448-6332.

Sincerely,
MarWest Commercial as agent for
Painter Business Park Owners Association

Nicole Ertel
Association Manager

California Regional Water Quality Control Board
Los Angeles Region
Over 51 Years Serving Coastal Los Angeles and Ventura Counties
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Terry Tamminen
Secretary for Environmental Protection

Arnold Schwarzene
Governor

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.swrcb.ca.gov/rwqcb4

April 20, 2004

Ms. Gaye Gardenas
Milestones Treatment Center
12510 E. Slauson Avenue, Unit HI
Santa Fe Springs, CA 90670

DEED NOTICE – ASHLAND CHEMICAL – 10505 SOUTH PAINTER AVENUE, SANTA FE SPRINGS, CALIFORNIA (SLIC NO. 655; SITE ID NO. 2040097)

Dear Ms. Gardenas:

The Los Angeles Regional Water Quality Control Board (Regional Board) staff has received your electronic request dated February 6, 2004, for the above referenced former Ashland Chemical facility (Site). In your request you have stated that Milestones Behavioral Treatment Program would like to occupy one of the office spaces at the newly constructed building, under the redevelopment program at the Site.

It is stated in the Grant Deed (copy attached) that the Property, former Ashland Chemical facility, shall be solely used for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals.

Milestones Behavioral Treatment Program is administered by the State of California under the Lanterman Development Act. The provision in the deed restriction does preclude the usage of the property for day care, either children or adult, however, the risks associated with your proposed use has not been reviewed by the appropriate agency. Therefore, in order to make an appropriate determination, a human health risk analyses based on the proposed use as Lanterman Development Center has to be reviewed by the California Office of Environmental Health Hazard Assessment (OEHHA).

If you wish to continue with the provision to occupy one building at the referenced Site, we recommend that you submit a report on human health risk analyses based on your proposed use to the Regional Board office at your convenience and we will direct you further.

If you have any question, please contact Dr. Rebecca Chou, Unit Chief at (213) 576-6733.

Sincerely,

Dennis A. Dickerson
Executive Officer

cc: Mr. Thomas Hall, City of Santa Fe Springs Fire Department
Mr. Dave Anderson – Ashland Chemical
Mr. Murray Wallis – URS, Santa Ana Division
Ms. Joyces Williams – Milestone Treatment Center

Recording Requested by and
When Recorded Mail to,
and Mail Tax Statements to:

_____

_____

_____

Attention: _____

Space Above This Line for Recorder's Use

GRANT DEED

THIS IS NOT A DEED OF RECORD

For valuable consideration, receipt of which is acknowledged, ASHLAND INC., a Kentucky corporation ("Grantor"), hereby grants to Painter Business Park, LLC, a California limited liability company ("Grantee"), that certain real property located in the City of Santa Fe Springs, County of Los Angeles, State of California, as legally described in Exhibit A attached hereto and made a part hereof (the "Property") together with all Grantor's right, title and interest in and to all improvements and structures located thereon and all easements, appurtenances, rights and privileges of Grantor appertaining to the Property.

Grantee hereby covenants, for Grantee, and Grantee's successors, personal representatives and assigns, that the Property shall be used solely for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals. Such covenants shall run with the land and be binding upon Grantee and Grantee's successors, personal representatives and assigns.

IN WITNESS WHEREOF, Grantor has caused its dully authorized representative to execute this instrument as of the date hereinafter written.

DATED: October 16, 2002

GRANTOR:
ASHLAND INC.
a Kentucky corporation
By: _____ Kmw
Frank L. "Hank" Waters
Its: Vice President

By: William M Toarmino
William M Toarmino
Its: Attorney in Fact

Deed-Grant Deed Industrial

02 2744237

February 6, 2004

Mr. David Bacharowski
State Regional Water Quality Control Board
320 West 4th Street Ste. 200
Los Angeles, Ca. 90013
Fax (213) 576-6625 –3 pages

Re: Deed Notice-Ashland Site
10505 S. Painter Avenue
Santa Fe Springs, Ca.

Dear Dave:

I am sending you a fax copy of the Deed Notification per our phone conversation this afternoon. Sixteen (16) buildings have been planned to be constructed on this site.

My client, Milestones Behavioral Treatment Program would like to obtain one building, approximately 8,875 square feet for its program use.

The program is administered by the State of California under the Lantermann Act. The program must be physically located within a specific geographical location. (It has been exceedingly difficult to identify a facility that can meet the program location requirement)
Milestones Behavioral Treatment Program has served the Santa Fe Springs community for ten (10) years. The program participants are mentally challenged adults 18-65 years. They attend the program from 9:00A.M to 2:00P.M. Monday through Friday. The participants travel into the community daily for approximately two hour outings.

This program would occupy a very small percentage of this site for a relatively short period of the day and week.
A building at this site would allow the expansion of the existing program; providing a broader range of community needed services.

Dave I appreciate your willingness to review this situation. I know you will do what ever you can To assist us in continuing these much needed services to this community.

Cordially;
Gaye
Gaye Cardenas
(714) 670-0102
Cc: Joyce Williams

Milestone
12510 E. Slauson Ave, unit 4 HI
Santa Fe Springs, CA 90670
(562) 907-1199

URS

May 15, 2003

RECEIVED
2003 MAY 21 PM 2:11
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

Ms. Manjulika Chakrabarti
Site Cleanup II
Sanitary Engineering Associate
California Regional Water Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, California 90013

SUBJECT: TITLE HOLDER INFORMATION
FORMER ASHLAND CHEMICAL COMPANY SITE
10505 SOUTH PAINTER AVENUE
SANTA FE SPRINGS, CALIFORNIA
(SLIC NO. 816; SITE ID NO. 2040097)

Dear Manjulika:

We acknowledge receipt of your letter dated March 4, 2003. In response to your request to provide information regarding the current fee title holder for the property (item 6 of your letter), we enclose a facsimile received from Industrial Property Reclamation, LLC.

In our letter dated April 14, 2003, we requested an extension to the May 30, 2003 deadline for the Well Installation Report, and submitted a second Amendment to the Work Plan for Well Abandonment and Installation based upon "capture zone' modeling for the extraction well network. We respectfully await your reply. The Wall Abandonment Report will be completed prior to May 30, 2003.

Very truly yours,

URS CORPORATION

Murray Wallis, Ph.D.
Senior Project Manager

Enclosure: Letter dated April 21, 2003

cc: Mr. Dave Anderson, Ashland, Inc.
Mr. Tom Barnes, Industrial Property Reclamation, LLC (without enclosure)
Mr. Thomas Hall, City of Santa Fe Springs Fire Department

URS Corporation
2020 East First Street, Suite 400
Santa Ana, CA 92705
Tel: 714.835.6886
Fax: 714.667.7147

INDUSTRIAL PROPERTY RECLAMATION, LLC

18800 VON KARMAN AVENUE, STE. 100
IRVINE, CALIFORNIA 92612
(949) 474-7999 MAIN
(949) 474-8258 FAX
EMAIL: BARNESTJB@MSN.COM

DATE:	4/21/2003	**PAGES:** (including cover page)	11
FROM:	Thomas J. Barnes	**EXTENSION:**	15
TO:	Murray Wallace		
FAX:	714.667.7147		
RE:	**Painter Business Park, LLC Santa Fe Springs, California Deed**		

Murray-

Deed is attached and below is the information requested.

Painter Business Park, LLC
18800 Von Karman Avenue, Ste. 100
Irvine, CA. 92612-1517
Atten: Thomas J. Barnes
Managing Member
Tel: 949-474-7999
Fax: 949-474-8258
Email: Barnestjb@msn.com

Thanks,
Tom Barnes

RECEIVED
2003 MAY 21 PM 2:11
SANTA FE SPRINGS CITY WATER DEPARTMENT
CITY OF SANTA FE SPRINGS

LEAD SHEET

02 2744237

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
NOV 14 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE $22 B
6

D.T.T.

TRANSFER TAX
NOT A PUBLIC RECORD

NOTIFICATION SENT-$4.00

CODE 20

CODE 19

CODE 9___

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

9011 014 001

Number of Parcels Shown

005

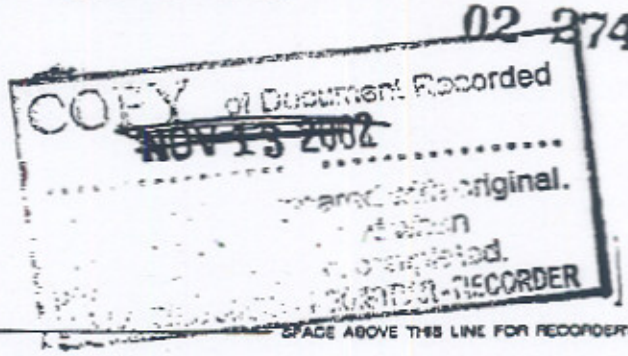
THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

PAINTER BUSINESS PARK
C/O INDUSTRIAL PROPERTY
RECLAMATION
18800 VON KARMAN AVENUE
SUITE 100
IRVINE, CALIFORNIA 92612
ATTN: THOMAS BARNES

NOV 14 2002

02 2744237



Escrow No. - H07
Order No. 11057554 - X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

CPFH4 -11/13/96bk

Recording Requested by and
When Recorded Mail to,
and Mail Tax Statements to:

_____

_____

_____

Attention: _____

Space Above This Line for Recorder's Use

GRANT DEED THIS IS NO TAX. NOT A PUBLIC RECORD

For valuable consideration, receipt of which is acknowledged, ASHLAND INC., a Kentucky corporation ("Grantor"), hereby grants to Painter Business Park, LLC, a California limited liability company ("Grantee"), that certain real property located in the City of Santa Fe Springs, County of Los Angeles, State of California, as legally described in Exhibit A attached hereto and made a part hereof (the "Property") together with all Grantor's right, title and interest in and to all improvements and structures located thereon and all easements, appurtenances, rights and privileges of Grantor appertaining to the Property.

Grantee hereby covenants, for Grantee, and Grantee's successors, personal representatives and assigns, that the Property shall be used solely for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals. Such covenants shall run with the land and be binding upon Grantee and Grantee's successors, personal representatives and assigns.

IN WITNESS WHEREOF, Grantor has caused its dully authorized representative to execute this instrument as of the date hereinafter written.

DATED: October 16, 2002

GRANTOR:
ASHLAND INC.
a Kentucky corporation
By: _____ KMJ
Frank L. "Hank" Waters
Its: Vice President

By: William M Hoover
William M Hoover
Its: Attorney in Fact

02 2744237

STATE OF Ohio)
)SS
COUNTY OF Franklin)

On October 16, 2002 before me, Janet Sue Pressler a Notary Public in and for said County and State, personally appeared Frank L. "Hank" Waters personally known to me (or proved to me on the basis of satisfactory evidence) to be the ~~person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me~~ that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet Sue Pressler
Signature of Notary

JANET SUE PRESSLER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 05-22-05

May 22, 2005
Date My Commission Expires

STATE OF Kentucky)
)SS
COUNTY OF Fayette)

On October 28, 2002 before me, Wanda Sue Priode a Notary Public in and for said County and State, personally appeared William M. Loar personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Wanda Sue Priode
Signature of Notary

Wanda Sue Priode
My Commission Expires August 10, 2005

Date My Commission Expires

STATE OF Ohio)
)SS
COUNTY OF Franklin)

On September 13, 2002 before me, Janet Sue Pressler a Notary Public in and for said County and State, personally appeared Frank L. Waters personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet Sue Pressler
Signature of Notary

May 22, 2005
Date My Commission Expires

JANET SUE PRESSLER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 05-22-05

02 2744237

EXHIBIT A
LAND

Land situated in the State of California, County of Los Angeles and described as follows:

Parcel 1:

The North 334.8 feet of Lot 16 of Bell and Carlton's Santa Gertrudes Acres, in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of Los Angeles County,

Except all oil, gas and other hydrocarbons, water (and steam) and all other minerals, whether similar to those herein specified or not, within or that may be produced from said parcel provided, however, that the surface of said parcel shall never be used for the exploration, development, extraction, removal, or storage of any thereof.

Also excepting the sole and exclusive right from time to time to drill and maintain wells, or other works into or through said parcel below a depth of 500 feet and to produce, inject, store and remove from and through such wells or works oil, gas, water and other substances of whatever nature including the right to perform any and all operations deemed by grantor necessary or convenient for the exercise of such rights as reserved by Standard Oil Company of California in deed recorded March 13, 1970 as Instrument No. 292.

Parcel 2:

The South 37.5 feet of Lot 16 of Bell and Carlton's Santa Gertrudes Acres, in the City of Santa Fe Springs, in the County of Los Angeles, State of California as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of said county.

Excepting therefrom all minerals contained in the above described land including, without limiting the generality thereof, gas and other hydrocarbon substances as well as metallic or other solid minerals provided that Santa Fe shall not have the right to go upon or use the surface of said land, or any part thereof, for the purpose of drilling for, mining or otherwise removing any of said minerals. Santa Fe may, however, and hereby reserves the right to remove any of said minerals from said land by means of wells, shafts, tunnels or other means of access to said minerals which may be constructed, drilled or dug from other land provided that the exercise of such rights by Santa Fe shall in no way interfere with or impair the use of the surface of the land hereby conveyed or of any improvements thereon as reserved by the Atchison, Topeka and Santa Fe Railway Company, a Delaware Corporation in deed recorded October 6, 1972 as Instrument No. 448.

Parcel 3:

Parcel 1 of Parcel Map No. 10897, in the City of Santa Fe Springs, in the County of Los Angeles, State of California as per Map filed in Book 105 pages 65 and 66 of Parcel Maps, in the office of the County Recorder of Los Angeles County,

Except all oil, gas asphaltum, and other hydrocarbons and other minerals, whether similar to those herein specified or not, within or that be produced from said parcel 500 feet in depth provided, however, that the surface and said parcel shall never be used for the exploration, development, extraction, removal or storage of said oil, gas, asphaltum, and other hydrocarbons and other minerals as reserved by Standard Oil

Company, a Delaware Corporation recorded October 20, 1965 as Instrument No. 765 in Book D3086, page 988, official records of Los Angeles County.

Except all oil, gas or other hydrocarbons lying in, under or upon the south 149 feet of said land as granted to Noel R. Gascho on July 10, 1929 as document No. 10708.

Also excepting and reserving to Chevron U.S.A., Inc., a corporation, its successors and assigns all oil, gas and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property by deed recorded January 25, 1978 as instrument No. 78-95954, officials records of Los Angeles County.

And further excepting and reserving to Chevron U.S.A., Inc., a corporation, its successors and assigns, the sole and exclusive right from time to time to drill and maintain wells or other works into through said real property and the adjoining streets, roads and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works oil, gas, water and other substances of whatever nature including the right to perform below said depth any and all operations deemed by grantor necessary or convenient for exercise of such rights.

The rights hereinabove excepted and reserved to Chevron U.S.A. Inc., a corporation do not include and do not except or reserve to grantor any right of grantor to use the surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein. Unless hereinafter specifically excepted and reserved, all rights and interests in the surface of said real property is hereby conveyed to sponsors of the San Francisco Performing Arts Center, Inc.

Parcel 4:

Lot 17 of Bell and Carlton's Santa Gertrudes Acres, in the City of Santa Fe Springs, in the County of Los Angeles, State of California as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of Los Angeles County.

Except the North 149 feet of said lot.

Also except the East 462.5 feet of said lot.

Parcel 5:

The South fifty (50) feet of Lot twenty-four (24) of Bell and Carlton's Santa Gertrudes Acres, in the County of Los Angeles, State of California, as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of Los Angeles County.

02-2743285

REGISTRAR RECORDER
COUNTY OF LOS ANGELES

Santa Barbara Bank, LLC

$ 32,550

X

ASHLAND.

Ashland Inc.
P.O. Box 2219
Columbus, OH 43216
(614) 790-3333
www.ashland.com

Kristina M. Woods
Senior Counsel
Law Department
Tel: (614) 790-3676
Fax: (614) 790-4266
kmwoods@ashland.com

December 12, 2001

VIA FEDERAL EXPRESS

Mr. Tom Hall
City of Santa Fe Springs
Fire Department Headquarters
11300 Greenstone Avenue
Santa Fe Springs, CA 90670

Re: **Recorded Deed Notice - Soil Closure Plan**
Ashland Santa Fe Springs Location At
10505 South Painter Avenue

Dear Mr. Hall:

Enclosed you will find a copy of the Deed Notification stamped by the County Recorder and recorded on November 16, 2001, at the Recorder's Office of Los Angeles County California. This fulfills Condition 1 set forth in Mr. Neal Welland's September 10, 2001 letter addressed to David L. Anderson regarding "Soil Closure Plan for Ashland Santa Fe Springs, Located at 10505 S. Painter Avenue."

Very truly yours,

Kristina M. Woods

Enclosure

cc: VIA FEDERAL EXPRESS
David Greenman
Enterprise Counsel Group
A Law Corporation
15800 Von Karman Avenue - Suite 100
Irvine, CA 92612

Mike Loar, Ashland Inc.
David Anderson, Ashland Inc.

Nigel Goulding
URS Corporation
2020 E. First Street – Suite 400
Santa Ana, CA 92705

KMW/jp: I:\6-44\CrLb-ed\SFSprings\PropertyUse-DeedNotice.doc

WHEN RECORDED MAIL TO:

ASHLAND
KIMBERLY C. MURPHREY
P.O. BOX 14000
LEXINGTON KY 40512

01-2196217

PROPERTY USE RESTRICTION

KNOW ALL MEN BY THESE PRESENTS that the property described in Attachment A hereto ("Property") is subject to the following use restrictions pursuant to a risk-based cleanup of certain contaminated soils on the site overseen by the South Coast Regional Water Quality Management Board and the City of Santa Fe Springs Fire Department.

The Property may be used solely for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility on to which a permit is required for the storage, treatment, or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purposes or for day-care, nursing homes, or hospitals. This Property Use Restriction shall run with the land and be binding upon all present and future owners of the Property and their successors, personal representatives and assigns.

ASHLAND INC. (Owner)
By: [signature]
Name: Peter M. Bokach
Its: Vice President

STATE OF Ohio)
) ss.
COUNTY OF Franklin)

On November 12, 2001 before me, Janet Sue Brassler, a Notary Public in and for said County and State, personally appeared Peter M. Bokach, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[signature] 5-22-05
Signature of Notary Date: My Commission Expires

For Notary Seal Or Stamp

JANET SUE BRASSLER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 22, 2005

11057554-x59

February 6, 2004

Mr. David Bacharowski
State Regional Water Quality Control Board
320 West 4th Street Ste. 200
Los Angeles, Ca. 90013
Fax:(213) 576-6625 –3 pages

Re: Deed Notice-Ashland Site
10505 S. Painter Avenue
Santa Fe Springs, Ca.

Dear Dave:

I am sending you a fax copy of the Deed Notification per our phone conversation this afternoon. Sixteen (16) buildings have been planned to be constructed on this site.

My client, Milestones Behavioral Treatment Program would like to obtain one building, approximately 8,875 square feet for its program use.

The program is administered by the State of California under the Lantermann Act. The program must be physically located within a specific geographical location. (It has been exceedingly difficult to identify a facility that can meet the program location requirement)
Milestones Behavioral Treatment Program has served the Santa Fe Springs community for ten (10) years. The program participants are mentally challenged adults 18-65 years. They attend the program from 9:00A.M to 2:00P.M. Monday through Friday. The participants travel into the community daily for approximately two hour outings.

This program would occupy a very small percentage of this site for a relatively short period of the day and week.
A building at this site would allow the expansion of the existing program; providing a broader range of community needed services.

Dave I appreciate your willingness to review this situation. I know you will do what ever you can To assist us in continuing these much needed services to this community.

Cordially,

Gaye Cardenas
(714) 670-0102

Cc: Joyce Williams

ASHLAND.

Ashland Inc.
P.O. Box 391
Columbus, OH 43216
(614) 790-3333
www.ashland.com

Kristina M. Woods
Senior Counsel
Law Department
Tel: (614) 790-3678
Fax: (614) 790-4268
kmwoods@ashland.com

December 12, 2001

VIA FEDERAL EXPRESS

Mr. Tom Hall
City of Santa Fe Springs
Fire Department Headquarters
11300 Greenstone Avenue
Santa Fe Springs, CA 90670

Re: Recorded Deed Notice - Soil Closure Plan
Ashland Santa Fe Springs Location At
10505 South Painter Avenue

Dear Mr. Hall:

Enclosed you will find a copy of the Deed Notification stamped by the County Recorder and recorded on November 16, 2001, at the Recorder's Office of Los Angeles County California. This fulfills Condition 1 set forth in Mr. Neal Welland's September 10, 2001 letter addressed to David L. Anderson regarding "Soil Closure Plan for Ashland Santa Fe Springs, Located at 10505 S. Painter Avenue."

Very truly yours,

Kristina M. Woods

Enclosure

cc: VIA FEDERAL EXPRESS
David Greenman
Enterprise Counsel Group
A Law Corporation
18800 Von Karman Avenue - Suite 100
Irvine, CA 92612

Mike Loar, Ashland Inc.
David Anderson, Ashland Inc.

Nigel Goulding
URS Corporation
2020 E. First Street – Suite 400
Santa Ana, CA 92705

KMW/jtr: I:\c-e\CYL\Ltr-re\SFSprings\Property\Use-Deed Notice.doc

WHEN RECORDED MAIL TO:

ASHLAND
KIMBERLY G. HUMPHREY
P.O. BOX 14000
LEXINGTON KY 40512

01-2196217

PROPERTY USE RESTRICTION

KNOW ALL MEN BY THESE PRESENTS that the property described in Attachment A hereto (Property") is subject to the following use restrictions pursuant to a risk-based cleanup of certain contaminated soils on the site overseen by the South Coast Regional Water Quality Management Board and the City of Santa Fe Springs Fire Department.

The Property may be used solely for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment, or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purposes or for day-care, nursing homes, or hospitals. This Property Use Restriction shall run with the land and be binding upon all present and future owners of the Property and their successors, personal representatives and assigns.

ASHLAND INC. (Owner)
By: [signature]
Name: [signature]
Its: [signature]

STATE OF Ohio)
) ss.
COUNTY OF Franklin)

On November 12, 2001 before me, Janet Sue Kessler, a Notary Public in and for said County and State, personally appeared Peter M Bokach personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[signature] 5-22-05
Signature of Notary Date: My Commission Expires

For Notary Seal Or Stamp

[illegible]

1105-554-X59

February 6, 2004

Mr. David Bacharowski
State Regional Water Quality Control Board
320 West 4th Street Ste. 200
Los Angeles, Ca. 90013
Fax:(213) 576-6625

Re: Deed Notice-Ashland Site
10505 S. Painter Avenue
Santa Fe Springs, Ca.

Dear Dave:

I am sending you a fax copy of the Deed Notification per our phone conversation this afternoon. Sixteen (16) buildings have been planned to be constructed on this site.

My client, Milestones Behavioral Treatment Program would like to obtain one building, approximately 8,875 square feet for its program use.

The program is administered by the State of California under the Lantermann Act. The program must be physically located within a specific geographical location. (It has been exceedingly difficult to identify a facility that can meet the program location requirement)
Milestones Behavioral Treatment Program has served the Santa Fe Springs community for ten (10) years. The program participants are mentally challenged adults 18-65 years. They attend the program from 9:00A.M to 2:00P.M. Monday through Friday. The participants travel into the community daily for approximately two hour outings.

This program would occupy a very small percentage of this site for a relatively short period of the day and week.
A building at this site would allow the expansion of the existing program; providing a broader range of community needed services.

Dave I appreciate your willingness to review this situation. I know you will do what ever you can To assist us in continuing these much needed services to this community.

Cordially,

Gaye Cardenas

Jimmy Wong

From: Susan Jang <susani1205@gmail.com>
Sent: Thursday, July 18, 2024 3:27 PM
To: Jimmy Wong
Subject: Fwd: 13181 Flores st, Santa Fe springs, CA 90670
Attachments: ashlandchemical_10505spainter_la.pdf

Hi, Jimmy.
I did get an written answer from the waterboard.
Please see attached below.

---------- Forwarded message ---------
From: **Srihiran, Atis@Waterboards** <Atis.Srihiran@waterboards.ca.gov>
Date: Tue, Jul 16, 2024 at 10:05 AM
Subject: RE: 13181 Flores st, Santa Fe springs, CA 90670
To: Susan Jang <susani1205@gmail.com>

Hi Sue,

The Los Angeles Water Board has reviewed the deed restriction for this site (attached). The deed restriction does not include or require any "methane mitigation" under the oversight of the Los Angeles Water Board. The scope of the Los Angeles Water Board's deed restriction is to prohibit the types of activities that can take place on the site, specifically the deed restriction prohibits the following:

- Chemical or manufacturing or distribution businesses
- Businesses that require state or federal RCRA permits for hazardous waste storage, treatment or disposal.
- Residential purposes
- Day-cares, nursing homes or hospitals.

Nothing in this deed restriction requires an OEHAA analysis for all proposed uses. Nor does the deed restriction prohibit land uses that may require a CUP from the city, except to the extent that a proposed use falls within one of the enumerated categories above. A meat processing plant does not appear to fall within any of the above restricted activities. As such, the proposed use **does not** warrant an OEHHA human health risk assessment and the analysis to satisfy Los Angeles Water Board requirements. The Los Angeles Water Board takes no position about whether this type of analysis is necessary or appropriate to comply with other regulatory or legal requirements.

Thank you,

Atis Srihiran

Water Resource Control Engineer

Site Cleanup Unit VI

Los Angeles Regional Water Quality Control Board

320 West 4th Street, Suite 200, Los Angeles, CA 90013

(213) 576-6629 | atis.srihiran@waterboards.ca.gov

From: Susan Jang <susani1205@gmail.com>
Sent: Thursday, July 11, 2024 11:50 AM
To: Srihiran, Atis@Waterboards <Atis.Srihiran@Waterboards.ca.gov>
Subject: Re: 13181 Flores st, Santa Fe springs, CA 90670

EXTERNAL:

Thank you so much. We do need much clarification on this matter.

Sincerely,

Susan

Sent from my iPhone

On Jul 11, 2024, at 9:53 AM, Srihiran, Atis@Waterboards <Atis.Srihiran@waterboards.ca.gov> wrote:

From my understanding, the Association is requiring the owner/tenant to conduct a human health risk analysis reviewed by OEHHA and OSHA at the subject address in order to have the CUP permit for meat processing approved, correct?

I am checking with our management and legal to see the need for the Water Board involvement in this.

Thanks,

Atis Srihiran

Water Resource Control Engineer

Site Cleanup Unit VI

Los Angeles Regional Water Quality Control Board

320 West 4th Street, Suite 200, Los Angeles, CA 90013

(213) 576-6629 | atis.srihiran@waterboards.ca.gov

<image001.png>

From: Susan Jang <susani1205@gmail.com>
Sent: Thursday, July 11, 2024 9:43 AM
To: Srihiran, Atis@Waterboards <Atis.Srihiran@Waterboards.ca.gov>
Subject: Re: 13181 Flores st, Santa Fe springs, CA 90670

EXTERNAL:

Human health risk analysis … they worded as

the association is responsible for coordinating from the former Ashland Chemical facility. In order to make an appropriate determination, the owner and/or tenant would need to have a human health risk analysis completed and reviewed by the California Office of Environmental Health Hazard Assessment (OEHHA) as well as the Occupational Safety and Health Administration(OSHA), since the meat would be located on-site at the facility and would ultimately be made available to the end user for human consumption.

Sent from my iPhone

> On Jul 11, 2024, at 8:26 AM, Srihiran, Atis@Waterboards <Atis.Srihiran@waterboards.ca.gov> wrote:
>
> Hi Sue,
>
> Thank you for your response. I believe the additional restrictions issued by the Los Angeles Water Board MarWest mentioned is the property use restriction. It is attached for your reference. Can you clarify MarWest is asking you to have water test or indoor air testing done?
>
> Thanks,
>
> **Atis Srihiran**
>
> Water Resource Control Engineer
>
> Site Cleanup Unit VI
>
> Los Angeles Regional Water Quality Control Board

320 West 4th Street, Suite 200, Los Angeles, CA 90013

(213) 576-6629 | atis.srihiran@waterboards.ca.gov

<image001.png>

From: Susan Jang <susani1205@gmail.com>
Sent: Wednesday, July 10, 2024 4:24 PM
To: Srihiran, Atis@Waterboards <Atis.Srihiran@Waterboards.ca.gov>
Subject: Re: 13181 Flores st, Santa Fe springs, CA 90670

EXTERNAL:

Hello, my name is Sue, and I'm the prospective buyer of the above property.

The association of the business building is called MarWest. While we are in the process of obtaining city's CUP permit for meat and fish processing, they are opposed of the idea. Marwest is asking us to have the water test done, because they are saying our plan of running a meat processing is hazardous according to the Ashland commercial facility agreement or something like that which I can not fully understand.

I will forward you their request in a separate email.

Sent from my iPhone

> On Jul 10, 2024, at 2:22 PM, Srihiran, Atis@Waterboards <Atis.Srihiran@waterboards.ca.gov> wrote:
>
> Hello Sue,

My name is Atis Srihiran from the Site Cleanup Program, Unit 6 at the Los Angeles Water Board. OEHHA staff forwarded me your email regarding the subject address because I am the case manager for the Ashland Chemical facility. I am reaching out to you if you could please let me know who is the Association that is requiring the OEHHA/OSHA risk assessment at the subject address? I was informed that OEHHA would only get involved if requested by the Water Board.

Thank you,

Atis Srihiran

Water Resource Control Engineer

Site Cleanup Unit VI

Los Angeles Regional Water Quality Control Board

320 West 4th Street, Suite 200, Los Angeles, CA 90013

(213) 576-6629 | atis.srihiran@waterboards.ca.gov

<image001.png>

<ashlandchemical_10505spainter_la.pdf>

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, On May 30, 2024, the City of Santa Fe Springs Community Development Department 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. The department also mailed the 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. Additionally, the notice was posted in Santa Fe Springs City Hall, the City's Town Center kiosk, and the City's Library on May 30, 2024; and

WHEREAS, on June 10, 2024, the Planning Commission of the City of Santa Fe Springs opened the public hearing for this item and continued the item to the next scheduled public hearing; and

WHEREAS, on July 15, 2024, the Planning Commission of the City of Santa Fe Springs continued the item to the next scheduled public hearing; 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 August 12, 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 Code, 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 12th day of August 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 that include fish and meat 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 Code 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 Code, Building Code, Property Maintenance Code, 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 **August 12, 2025**. Approximately three (3) months before **August 12, 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

ITEM #_10_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Laurel Reimer, AICP, Planning Consultant

SUBJECT: **PUBLIC HEARING (CONTINUED FROM JULY 15, 2024) TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND PART 4 (R-3, R-4 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) AND PART 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA.**

DATE: August 12, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1) Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and

2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and

3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and

4) Adopt Resolution No. 270-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and

5) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Adoption of the proposed Zoning Code amendments will not have a fiscal impact.

BACKGROUND:

On February 8, 2022, the City Council adopted the 2040 General Plan, which was the City's first comprehensive general plan update in over 25 years. The 2040 General Plan created new land use designations such as mixed-use and high-density residential. Following the completion of the General Plan update, the General Plan team completed a targeted Zoning Code update to ensure consistency between the newly updated General Plan and the Zoning Code, which was adopted on August 15, 2023. Key components of the targeted Zoning Code update included:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan land use map.

Many of the targeted Zoning Code updates satisfied portions of Program 11 (Zoning Code Revisions) of the City of Santa Fe Springs 2021-2029 Housing Element. After subsequent review by the California Department of Housing and Community Development (HCD), it was determined that additional minor revisions were needed to completely satisfy Program 11, specifically revisions pertaining to compliance with California Government Code §65583.2 (h) and (i).

The subject Zoning Code Amendment was originally scheduled and duly noticed to be considered at the July 15, 2024 Planning Commission meeting. Staff had been working with HCD since June 4, 2024, to confirm that the language of the proposed Zoning Code Amendment satisfied all requirements of Program 11. Staff did not receive confirmation from HCD until after the agenda packet for the July 15, 2024 meeting was published, therefore, staff requested a continuance to the next regularly held Planning Commission meeting on August 12, 2024 to allow additional time for HCD to approve of the proposed language.

Since the meeting was publicly noticed, staff requested to open the public hearing, receive comments, and thereafter continue the matter. No members of the public or Planning Commission spoke on the matter. Thereafter, there was a motion and a second, followed by a unanimous vote to continue the matters to August 12, 2024.

Zoning Code Amendments

Staff recommends the proposed Zoning Code Amendment (Attachment B) to add the following text to Sections 155.091 (Uses), 155.093 (Development Standards), 155.175.2 (Uses) and 155.175.4 (Development Standards):

> *For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment sites, those projects must comply with California Government Code §65583.2 (h) and (i).*[1]
>
> *Notes:*
>
> 1. *For housing element sites, please see General Plan Housing Element Tables H-33 and H-34 at www.santafesprings.org. Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20% affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6*

ANALYSIS

The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals:

- Goal H-2: A range of available housing types, densities, and affordability levels to meet the diverse needs of the community, including a balance between ownership and rental units.
- Goal H-3: A housing supply to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Goal H-5: Minimal non-governmental and governmental obstacles to the production of housing for all income groups.

The proposed Zoning Code Amendment will add notes to the uses tables for the Multiple-Family (R-3 and R-4) and Mixed-Use (MU, MU-DT, and MU-TOD) zones. These amendments will satisfy HCD's remaining comments pertaining to Program 11 of the Santa Fe Springs 2021-2029 Housing Element.

ENVIRONMENTAL:

The Zoning Code Amendment is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061(b)(3)) which provides that CEQA applies only to projects which have the potential to have a "significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The amendments to the zoning code will not have a significant effect on the environment.

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.

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on July 3, 2024, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on July 5, 2024, as required by the State Zoning and Development Laws.

On July 15, 2024, the Planning Commission of the City of Santa Fe Springs opened the public hearing for this item and continued the item to the next scheduled public hearing. As of the date of this report, staff has not received any further inquiry regarding the proposed amendment.

ATTACHMENT:

A. Attachment A – Public Hearing Notice
B. Attachment B – Amendments to Sections 155.091, 155.093, 155.175.2 and 155.175.4 of Chapter 155 (Zoning) of Title 15 (Land Use) of the Municipal Code of Santa Fe Springs

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Attachment A - Public Hearing Notice

FILE COPY

CITY OF SANTA FE SPRINGS
11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org
"A great place to live, work, and play"

quadient
CORRECTION
IMI
$000.01 º
07/03/2024 ZIP 90670
US POSTAGE

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONE TEXT AMENDMENT TO AMEND TITLE 15 (LAND USE), CHAPTER 155 (ZONING) AND CHAPTER 157 (WIRELESS TELECOMMUNICATIONS FACILTIIES) REGARDING NONCONFORMING SITUATIONS, OF THE SANTA FE SPRINGS MUNICIPAL CODE

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

PROJECT: A Zone Text Amendment (ZTA) to amend Sections 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, and 155.637, and replace Sections 155.385 through 155.404 (Nonconforming Uses) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, and to amend Section 157.03 within Title 15 (Land Use), Chapter 157 (Wireless Telecommunications Facilities), of the Santa Fe Springs Municipal Code

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

CEQA STATUS: The Zone Text Amendment is exempt from CEQA because is falls within the common sense exemption, pursuant to CEQA Guidelines, section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code section 21068 and in CEQA Guidelines, section 15382, as being a substantial, or potentially substantial, adverse change in the environment. Consequently, no other environmental documents are required by law.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 15, 2024 at 6:00 p.m.**

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 Commission 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 Laurel Reimer, Planning Consultant, via e-mail at: LaurelReimer@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7054

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

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 270-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.091, 155.093, 155.175.2, AND 155.175.4 WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared a Zoning Code Amendment to the Land Use provisions of the City's Municipal Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Sections 155.091, 155.093, 155.175.2 and 155.175.4 of the Zoning Code; and

WHEREAS, based upon the information received and Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations); and

WHEREAS, on July 5, 2024, the City of Santa Fe Springs Community Development Department 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

WHEREAS, on July 3, 2024, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, on July 15, 2024, the Planning Commission of the City of Santa Fe Springs opened the public hearing for this item and continued the item to the next scheduled public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on August 12, 2024, concerning amendments to the text of the City's Zoning Code.

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

SECTION I: The Planning Commission recommends that the following findings be made by the City Council regarding the Zoning Code Amendment:

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.

2. The Exhibits attached to this Resolution are each incorporated by reference and made a part of this Resolution.

3. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals:
    a. Goal H-2: A range of available housing types, densities, and affordability levels to meet the diverse needs of the community, including a balance between ownership and rental units.
    b. Goal H-3: A housing supply to meet the needs of extremely low-, very low-, low-, and moderate-income households.
    c. Goal H-5: Minimal non-governmental and governmental obstacles to the production of housing for all income groups.

4. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).

5. The Zoning Code Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Zoning Code Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code Section 21068 and CEQA Guidelines Section 15382 as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. The amendments to the municipal code will not have a significant effect on the environment.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts this Resolution recommending that the City Council adopt an ordinance amending the City's Municipal Code as set forth in Exhibit A attached hereto and incorporated herein by this reference.

ADOPTED and APPROVED this 12th day of August 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
David Ayala, Chairperson

ATTEST:

_____
Esmeralda Elise, Planning Commission Secretary

Exhibit A – Amendments to Sections 155.091, 155.093, 155.175.2 and 155.175.4 of Chapter 155 (Zoning) of Title 15 (Land Use) of the Municipal Code of Santa Fe Springs

Exhibit A – Zoning Code Amendment
Amendments to Sections 155.091, 155.093, 155.175.2 and 155.175.4
of Chapter 155 (Zoning) of Title 15 (Land Use) of the
Code of Santa Fe Springs

Key:
Normal Text = Existing unmodified Code language
~~Strikethrough Text~~ = Language to be removed from existing Code
Underline Text = Language to be added to Code

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.091 USES is hereby amended as follows:

§ 155.091 USES.

Principally permitted uses and conditional uses are shown in Table 1. Where a "P" is indicated, the use is a principal permitted use in the zone. Where a "CUP" is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an "AUP" is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an "X" is indicated, the use is not allowed.

TABLE 1: MULTIPLE-FAMILY RESIDENTIAL ALLOWED USES AND PERMIT REQUIREMENTS			
P: Permitted Use CUP: Conditional Use Permit X: Use Not Allowed AUP: Administrative Use Permit			
Use	**Land Use Regulation**		**Specific Use Regulations**
	R-3	**R-4**	
RESIDENTIAL USES			
Single-Unit Dwelling	X	X	
Multi-Unit Dwellings	P	P	<u>For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment sites, those projects must comply with California Government Code §65583.2 (h) and (i).[1]</u>
Two-Unit Dwellings, Duplexes, and Triplexes	P	P	
Accessory Dwelling Unit.	P	P	Permitted only as accessory use Subject to the regulations in §155.644
Accessory Uses	P	P	See § 155.092
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	

Employee Housing, Large	P	P	
Employee Housing, Small	P	P	Six or fewer occupants
Manufactured (Mobile) Homes	P	P	Requires permanent foundation
Mobile Home Park	P	P	
Supportive Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
Transitional Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
CARE SERVICES AND FACILITIES			
Residential Care, Assisted Living	CUP	CUP	
Community Care Facilities, Large	CUP	CUP	
Community Care Facilities, Small	P	P	Six or fewer occupants
Emergency Shelter, Permanent	X	X	
Emergency Shelter, Temporary Low Barrier Navigation Centers	X	X	
Family Day Care Home, Large	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family
Family Day Care Home, Small	P	P	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES			
Clubs, lodges and similar organizations, except those operated for profit	CUP	CUP	See § 155.622 Clubs, Lodges and Similar Organizations
Community Gardens	P	P	
Cultural Institutions	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Recreation, Public	P	P	
Recreation, Private	CUP	CUP	
Quasi-Public Facilities	CUP	CUP	May not include storage yards, warehouses, or similar facilities

Public Facilities	P	P	
Religious Assembly Facilities	CUP	CUP	
Schools, K-12 – Private	CUP	CUP	
Schools, K-12 – Public	P	P	
Business or Professional Schools	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	
RETAIL, COMMERCIAL SERVICE, AND OFFICE			
Office, Business, and Professional (non-medical and Dental Offices)	CUP	CUP	
OTHER USES			
Temporary Uses/Activities	Subject to the approval of the Director of Planning and Development		See Section 155.643 Sales Promotional Uses; Temporary.
Electrical Distribution Substations	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Utility Facilities			
Facilities with On-site Staff	CUP	CUP	
Facilities with No On-site Staff	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Chapter		

Notes:

1. For housing element sites, please see General Plan Housing Element Tables H-33 and H-34 at www.santafesprings.org. Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20% affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.093 DEVELOPMENT STANDARDS is hereby amended as follows:

§ 155.093 DEVELOPMENT STANDARDS.

The property development standards that follow shall apply to all lots in the multiple-family residential zones. The property development standards in §§ 155.445 through 155.463 shall also apply.

Table 2: Multiple-Family Residential Zones Development Standards			
Standards	**Land Use Regulation**		
	R-3	**R-4**	**Comments**
Minimum lot area	7,500 sf	20,000 sf	Small-lot subdivisions in R-3 zones may use PD process to create smaller lots
Minimum lot width	60 ft	None	
Minimum lot depth	125 ft	None	
Minimum dwelling size	500 sf per unit	--	Excludes garages and porch areas.
Maximum lot coverage	60%	--	
Open Space	200 sf/unit	150 sf/unit	See § 155.101
Storage	150 cu ft/unit	150 cu ft/unit	
Minimum setback - Front - Rear - Interior Side - Corner/Street Side Minimum setbacks for structures abutting a Single-Family Residential (R-1) zone - Rear - Interior Side	15 ft 5 ft 5 ft 10 ft 20 ft 15 ft	15 ft 5 ft 5 ft 10 ft 20 ft 15 ft	1. Additional 5 ft setback required for each additional 10 ft of building height above height limitation 2. When used for driveway access to serve parking facilities, a side yard shall be not less than 10 feet.
Maximum building height (base)	4 stories; 40 ft	4 stories; 55 ft	Increased height allowed with additional setbacks noted above
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	30 ft	30 ft	
Minimum distance between buildings containing dwelling units	20 ft	20 ft	The minimum distance between buildings set forth in this subchapter shall be increased by five feet for each 10 feet, or fraction thereof, above the building height limitation of 40 feet.

Maximum density[1]	25 du/ac	40 du/ac	
	See also residential density bonus in §155.625.1		

Notes:

1. For housing element sites, please see General Plan Housing Element Tables H-33 and H-34 at www.santafesprings.org. Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20% affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.175.2 USES is hereby amended as follows:

§ 155.175.2 USES

Table 1: Mixed Use Allowed Uses and Permit Requirements

P: Permitted Use — CUP: Conditional Use Permit
X: Use Not Allowed — AUP: Administrative Use Permit

Uses	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
RESIDENTIAL USES				
Single Unit Dwelling	X	X	X	
Multi-Unit Dwellings	P	P	P	For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment sites, those projects must comply with California Government Code §65583.2 (h) and (i).[1]
Accessory Dwelling Unit	P	P	P	Subject to the regulations in § 155.644
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	CUP	
Employee Housing, Large	P	P	P	
Employee Housing, Small	P	P	P	
Live/Work Unit	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
CARE SERVICES AND FACILITIES				
Community Care Facilities, Large	CUP	CUP	CUP	
Community Care Facilities, Small	P	P	P	

Emergency Shelter, Permanent	X	P	X	Emergency shelter facilities are subject to § 155.629.1
Emergency Shelter, Temporary Low Barrier Navigation Centers	P	P	P	
Family Day Care Home, Large	AUP	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family Allowed in stand-alone residential uses only.
Family Day Care Home, Small	P	P	P	Allowed in stand-alone residential uses only.
Hospitals and Clinic/Urgent Care: Clinic/Urgent Care	P/CUP	P/CUP	P/CUP	CUP required for: blood/plasma donation centers; new clinic/urgent care establishments with more than 10,000 SF of floor area; and hospitals.
Hospital	X	CUP	X	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES				
Commercial Recreation Facilities (Indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622.
Community Gardens	P	P	P	
Cultural Institutions	P	P	P	
Entertainment Venue (Indoor facilities only)	P / CUP	P / CUP	P / CUP	CUP is required for new establishments with more than 10,000 SF of floor area or establishments with Live Entertainment (Incidental or Standalone). Adult uses are subject to §155.602.
Gymnasium and Fitness Centers (Large)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area.
Gymnasium and Fitness Centers (Small)	P	P	P	
Parks and Public Plazas	P	P	P	
Religious Assembly Facilities	P	P	P	
Schools, K-12 – Private	CUP	CUP	CUP	
Schools, K-12 – Public	P	P	P	
Technical Trade, Business or Professional Schools	CUP	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	CUP	
EATING ESTABLISHMENTS				
Breweries, Wineries, or Distilleries,	CUP	CUP	CUP	Subject to § 155.628 Sale or service of alcoholic beverages.

Cigar Lounges and Bars	P / CUP	P / CUP	P / CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Cocktail Lounges and Bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and §155.628 Sale or service of alcoholic beverages.
Restaurants				
Where the Outdoor Dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving Alcoholic Beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages.
With Drive-in or Drive-through Facilities	CUP	CUP	CUP	
All Other Restaurants	P	P	P	
RETAIL, COMMERCIAL SERVICE, AND OFFICE				
Automated Teller Machines (ATMs) – Drive-through	CUP	CUP	CUP	
Automated Teller Machines (ATMs) – Standalone	P	P	P	
Business Support Services	P	P	P	
Check Cashing Business and/or Pawn Shop	X	CUP	X	
Financial Institutions and Related Services	P	P	P	
Hotel and/or Motel	CUP	CUP	CUP	
Office, Business, and Professional (non-medical and dental offices)	P	P	P	
Office, Medical or Dental	P/ CUP	P	P/CUP	CUP required for medical or dental office developments with more than 10,000 SF of floor area
Personal Services, General	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	
Retail, General	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 SF of floor area or more than 2,000 SF of outdoor sales
Retail, Restricted	CUP	CUP	CUP	
Veterinary Clinic and/or Animal Grooming (Indoor Only)	P	P	P	Outdoor kennels or dog runs are not permitted.

AUTOMOBILE-ORIENTED USES				
Automobile Sales and Rental	X	X	X	
Automobile Washing/Detailing	X	X	X	
Automobile Service, Major	X	X	X	
Automobile Service, Minor	X	X	X	
Drive-in/Drive-through Establishments	CUP	CUP	CUP	
Service/Fueling Station, Automobile	X	X	X	
LIGHT INDUSTRIAL				
Laboratory – Medical, Analytical, Research, Testing (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Manufacturing – Light (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and Development (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
OTHER USES				
Transit Stations	CUP	CUP	P	
Utility Facilities				
Facilities with On-site Staff	CUP	CUP	CUP	
Facilities with No On-site Staff	P	P	P	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Section			

Notes:

1. For housing element sites, please see General Plan Housing Element Tables H-33 and H-34 at www.santafesprings.org. Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20% affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.175.4 DEVELOPMENT STANDARDS is hereby amended as follows:

§ 155.175.4 DEVELOPMENT STANDARDS.

Table 2: Mixed-use zones Development Standards			
Standards	**Land Use Regulation**		
	MU-DT	**MU**	**MU- TOD**

Minimum lot area	20,000 sf	20,000 sf	20,000 sf
Minimum lot width	None	None	None
Minimum lot depth	None	None	None
Maximum FAR	3.0	3.0	4.0
Minimum landscape area	10 SF per linear foot of frontage plus 5% of the total parking areas		
Open Space (residential only)	200 sf/unit	200 sf/unit	150 sf/unit
Storage (residential only)	150 cu ft/unit	150 cu ft/unit	150 cu ft/unit
Minimum setback	10 ft. See also § 155.175.5		
Maximum building height (base)	6 stories; 80 ft	4 stories; 60 ft	6 stories; 80 ft
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	See § 155.175.7 Stepbacks		
Maximum density[1]	40 du/ac	40 du/ac	60 du/ac
	See also residential density bonus in §155.625.1		

Notes:

1. For housing element sites, please see General Plan Housing Element Tables H-33 and H-34 at www.santafesprings.org. Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20% affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6

ITEM # 11_

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Vince Velasco, Senior Planner

SUBJECT: **PUBLIC HEARING TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

DATE: August 12, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on September 9, 2024.

FISCAL IMPACT:

N/A

BACKGROUND:

The proposed ordinance will not only clean up the City's Zoning Code by updating the references from the Director of Planning to the Director of Community Development in various sections but also define a poster billboard and establish procedures for the conversion of an existing static poster billboard to an electronic poster billboard.

ANALYSIS:

N/A

ENVIRONMENTAL

N/A

DISCUSSION:

Staff is recommending a continuance of the subject Zoning Code Amendment (ZCA) to the next regularly held Planning Commission meeting on September 9, 2024. A continuance will provide staff with additional time to work with the billboard company directly affected by these changes and concurrently enter into an Operating Agreement.

SUMMARY

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.

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on August 1, 2024, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on August 1, 2024, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiries regarding the proposed amendment.

Since the subject ZCA was duly noticed, if any members of the public would like to provide a comment, it is recommended that the Planning Commission open the public hearing and receive the public comments. After hearing all public comments, the Commission should then take action on the subject ZCA.

ATTACHMENT(S):

A. Attachment A - Public Hearing Notice

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

FILE COPY

CITY OF SANTA FE SPRINGS
11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org
"A great place to live, work, and play"

quadient
CORRECTION
IMI
$000.01 0
ZIP 90670
043M31222321
US POSTAGE

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.

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

PROJECT: A Zoning Code Amendment (ZCA) to amend Sections 155.003 (Definitions), 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program), 155.526 (Comprehensive Sign Program Requirement for Unified Developments), 155.527 (Window Displays), 155.536 (Sign Guidelines), and add Section 155.537 (Static Poster Billboard Conversion Program) within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code.

PROJECT LOCATION/APPLICANT: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

CEQA STATUS: The Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations).

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, August 12, 2024, at 6:00 p.m.**

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item 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 Commission 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 Vince Velasco, Senior Planner, via e-mail at: VinceVelasco@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7353.

ITEM # 12

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. 1005 AND MODIFICATION PERMIT ("MOD") CASE NO 1361 - TO CONSTRUCT A NEW ±19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 2'-0" ALONG FREEMAN AVENUE AND TELEGRAPH ROAD. (EPD SOLUTIONS ON BEHALF OF BRIDGELAND RESOURCES, LLC.)**

DATE: August 12, 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. 1005 and MOD Case No. 1361, 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 Code 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 Code, for the granting of a DPA; 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 Code, for granting of a MOD; and

6) Approve the requested DPA Case No. 1005 and MOD Case No. 1361, subject to the conditions of approval as contained within Resolution No. 269-2024; and

7) Adopt Resolution No. 269-2024, 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 January 18, 2024, EPD Solutions, Inc. on behalf of Bridgeland Resources LLC ("Applicant") submitted a request for a Development Plan Approval (DPA Case No. 1005) to construct of a new ± 19,124 sq. ft. concrete tilt-up industrial building and for a Modification Permit (MOD Case No. 1361) to reduce the required front yard setback by 2'-0" along Freeman Avenue and Telegraph Road ("Project") on property located at 10320 Freeman Avenue ("Project Site")

Project/Applicant Information:

Project Site:	10320 Freeman Avenue (APN: 8011-004-031)
Project Applicant:	EPD Solutions, Inc., on behalf of Bridgeland Resources, LLC
Property Owner:	Bridgeland Resources, LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property	Undeveloped parcel, contains one active and two inactive oil wells

Project Description

The applicant is seeking approval for a DPA (Case No. 1005) to construct a new ±19,124-sq. ft. concrete tilt-up industrial building and a MOD (Case No. 1361) to reduce the

required front yard setback by 2 feet along Freeman Avenue and Telegraph Road. The Project Site, approximately 1.1 acres, is currently undeveloped. The properties to the east, north, and west are developed with warehouse and office uses. The properties to the south consists oil and gas drilling fields. Therefore, the proposed project is consistent and compatible with the surrounding uses.

Surrounding Land Uses:

The Project Site is located at the northeast corner of Freeman Avenue and Telegraph Road. Freeman Avenue is designated as a local street, while Telegraph Road is designated as a major arterial (6 lanes), both within the Circulation Element of the City's General Plan.

Direction	Zone District	General Plan	Land Use
West	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse
East	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse
North	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse
South	M-2 – Heavy Manufacturing, Zone	Industrial	Undeveloped-oil and gas field

Additionally, the subject site is within 1,000 feet of a former landfill and 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 ± 19,124 sq. ft. concrete tilt-up industrial building.

ANALYSIS

Development Plan Approval (DPA Case No. 1005)

Site Plan

The Project will include the construction of a new ±19,124 sq. ft. concrete tilt-up industrial building and associated improvements on the Project Site. The Project will provide ingress and egress through a single driveway along Freeman Avenue. The outdoor rear north-facing area will be used for parking and the loading/unloading areas 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). Based on the proposed building height of 32 feet, the required building setback shall also be a minimum of 32 feet from the front property line along Freeman Avenue and Telegraph Road. However, the Project proposes a 30-foot setback along both frontages, and therefore, the Project requires concurrent approval of a MOD to allow a reduction of the required front yard setback. A complete description of the MOD request is provided below.

Floor Plan

The floor plan reveals that the proposed building will have an approximate floor area of 19,124 square feet, with ± 1,450 square feet allocated for the first floor office area, ± 1,450 square feet designated for the second floor mezzanine, and the remaining 16,224 square feet designated for warehouse/manufacturing use.

Elevations

The elevations demonstrate that the proposed industrial building will showcase a contemporary design. The architect considered both arterial frontages along Telegraph Road and Freeman Avenue and have incorporated a majority of the architectural treatment and features along the facades facing both arterials. The entrance to the office area (north elevation) is adorned with extensive glazing (clerestory windows), color variations, varying heights, and a unique blend of materials (concrete and aluminum). 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 that adjoin both streets (Telegraph Road and Freeman Avenue). Moreover, in compliance with the Zoning Code, the Applicant will landscape at least 6% of the parking area. The overall landscape requirement for the project is 10,200 square feet, and the Applicant is providing a total of 11,256 square feet of landscaping. The project's landscaping calculation consists of the following:

Area	Calculation	Required (sq. ft.)	Total Provided
Frontage	25 x 408 sq. ft.	10,200	11,256 sq. ft.
Parking	6,854 sq. ft. x 6%	411	

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

Parking Requirements

A total of 39 parking stalls will be available for the new industrial building, including 35 standard stalls, 2 EV charging stalls, and 2 van-accessible stalls. As outlined in the proposal, the Project is required to provide a total of 38 parking spaces. The project's parking calculation is detailed on the following page.

Use	Calculation (sq. ft.)	Required	Provided
Industrial	0-20,000 ÷ 500	38 stalls	39 stalls
	Total	**38 Stalls**	

Therefore, the proposed Project meets the minimum parking requirements specified by the City's Zoning Code.

Loading/Roll Up Doors

According to the plan, the proposed building will feature a total of three (3) loading/unloading doors, including two (2) dock-high doors and one (1) grade-level door along the north elevation. The applicant will install a 14-foot-high screen wall with 10-foot–high tube steel sliding gate to screen the on-site truck and loading activities. All proposed loading doors are strategically positioned to avoid direct visibility from Freeman Avenue.

In accordance with the City's Zoning Code, all dock-high loading areas shall provide and maintain a minimum unobstructed area of 120' to allow for proper on-site truck maneuvering. In addition, all grade-level loading areas shall provide and maintain a minimum unobstructed area of 10 feet in width and 25 feet in length. As indicated in the site plan, the proposed design will furnish the necessary unobstructed area in all required locations.

Modification Permit (MOD Case No. 1361)

According to Section 155.248 of the City's Zoning Code, 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 property contains a building with a height greater than 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. Based on the proposed building height of 32 feet, the minimum setback along Freeman Avenue and Telegraph Road is required to be 32 feet. While the proposed project has diligently provided a 32-foot setback in portions of the front yard setback along both frontages, a continuous setback of 32 feet is not provided.

Although the Project does not meet the standard setback requirements outlined in the City's Zoning Code, 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 exceeds the normal setback. For example, in portions of the building where the height decreases to 30 feet, the provided setback is also 30 feet.

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 meets the following criteria:

a. The Project is consistent with the applicable General Plan designation and all applicable policies as well as with applicable zoning designation and regulations;
b. The Project 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 6, 2024, the City's Traffic Engineer evaluated the proposed Project on the vacant lot located on the northeast corner of Telegraph Road and Freeman Avenue. After reviewing the project details, it was determined that neither a traffic impact study nor a vehicle miles traveled (VMT) analysis would be required. This decision was based on the estimated trip generation for the project, which would generate 95 daily trips, 14 trips

during the AM peak hour, and 13 trips during the PM peak hour. 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 Code, to grant a DPA when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Code. 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 Code, before granting a DPA, 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 Code, to grant a modification from requirements of property development standards set forth in the City's Zoning Code 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 Code. 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 Code, 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 Code, 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 June 13, 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 Engineering/Public Works, Fire (Environmental & Rescue), Police Services and Waste Management Departments provided additional and modified conditions. A detailed list of these conditions is provided in Exhibit A of Attachment #E.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 1, 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 August 1, 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 property owners within a 500- foot radius.

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Public Hearing Notice
3. Attachment C – Radius Map of Public Hearing
4. Attachment D – Plans
    a. Site Plan
    b. Renderings
5. Attachment E – Resolution 269-2024
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Class 32 Categorical Exemption Report
    c. Exhibit C – Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



10320 Freeman Avenue
Development Plan Approval (DPA) Case No. 1005
Modification (MOD) Case No. 1361

ATTACHMENT B – PUBLIC HEARING NOTICE

FILE COPY

CITY OF SANTA FE SPRINGS
11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org
"A great place to live, work, and play"

quadient
CORRECTION
IMI
$000.01 0
08/01/2024 ZIP 90670
043M31222321
US POSTAGE

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 1005
MODIFICATION PERMIT CASE NO. 1361

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. 1005 – To allow the construction of a new ±19,124 sq. ft. industrial building and related improvements within the M-2 Zone (Heavy Manufacturing Zone); and

MODIFICATION PERMIT CASE NO. 1361 – To allow a 2'-0"' reduction of the required front yard setback along Freeman Avenue and Telegraph Road.

PROJECT LOCATION/APPLICANT: 10320 Freeman Avenue (APN: 8011-004-031) /Bridgeland Resources, LLC

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, August 12, 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.

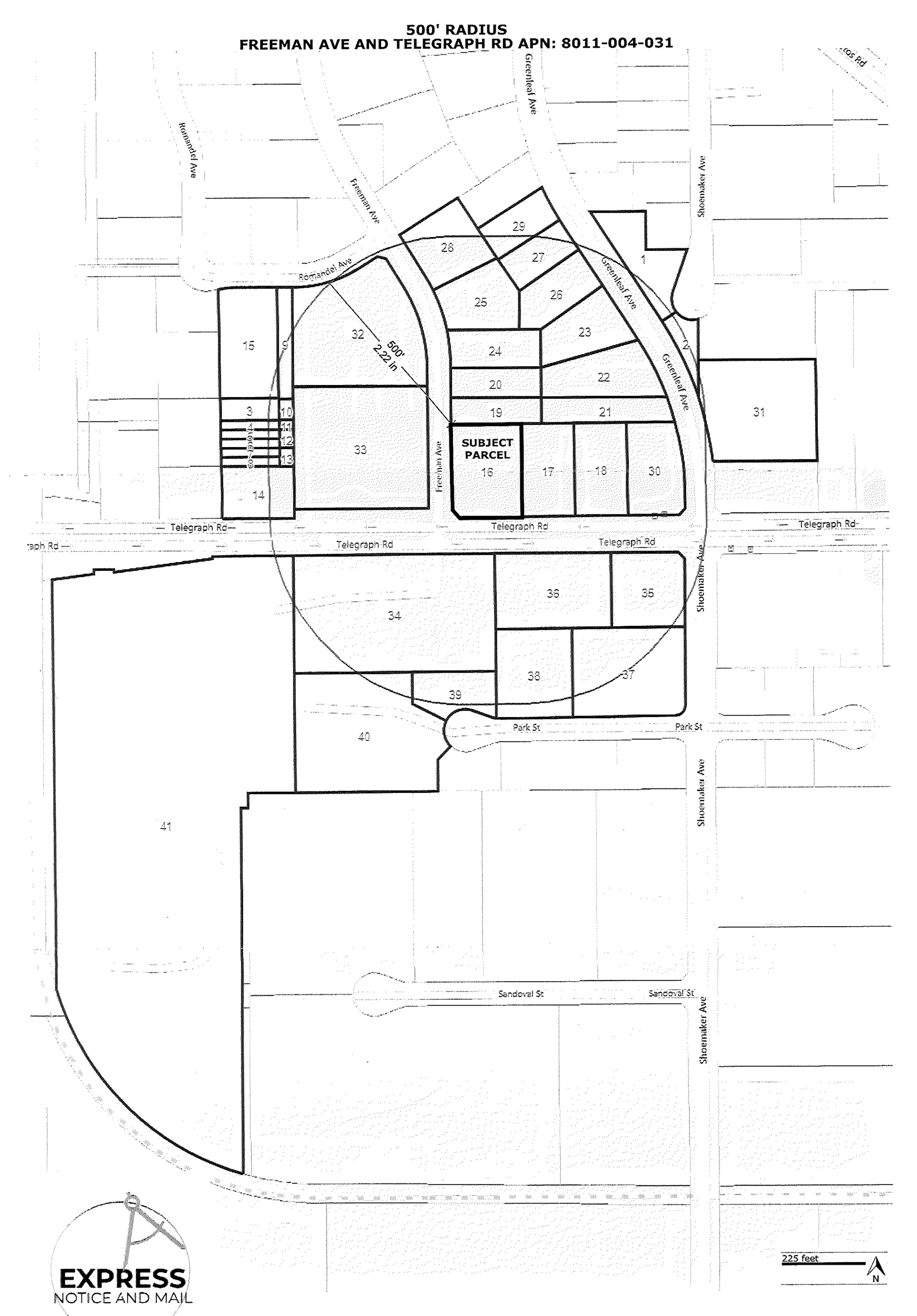
ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence 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 Commission 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 Claudia L. Jimenez, Associate Planner, via e-mail at: claudiajimenez@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7356

ATTACHMENT C - RADIUS MAP OF PUBLIC HEARING

500' RADIUS
FREEMAN AVE AND TELEGRAPH RD APN: 8011-004-031

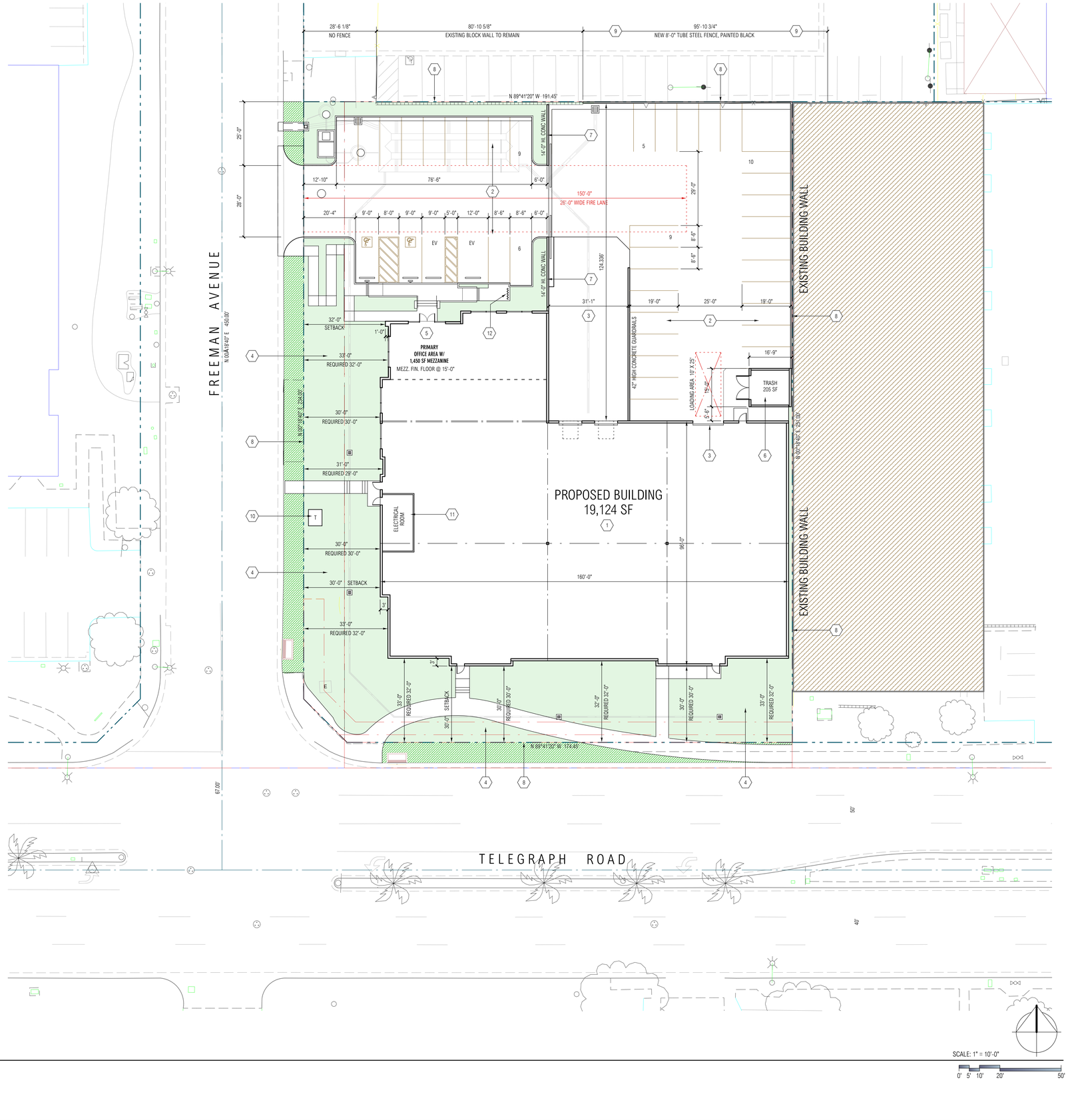


EXPRESS
NOTICE AND MAIL

© 2024 Digital Map Products. All rights reserved.

ATTACHMENT D – PLANS

a. Site Plan
b. Renderings



SITE PLAN

SCALE: 1" = 10'-0"

0' 5' 10' 20' 50'

PROJECT DATA

ZONE:	ML
SITE AREA:	47,912 SF / 1.099 AC
FOOTPRINT AREA:	16,224 SF
FIRST FLOOR OFFICE:	1,450 SF
SECOND FLOOR AREA	1,450 SF
TOTAL BUILDING AREA:	19,124 SF
COVERAGE:	37.12 %
F.A.R.:	40.15 %
PARKING REQUIRED:	
0 - 40,000 SF (1/500 SF)	38 STALLS
40,001 SF - 100,000 SF (1/750 SF)	00 STALLS
100,001 SF - 200,000 SF (1/1,000 SF)	00 STALLS
TOTAL STALLS	38 STALLS
PARKING PROVIDED:	
ACCESSIBLE STALLS	2 STALLS
STANDARDS STALLS	35 STALLS
EV CHARGER STALLS	2 STALLS
TOTAL STALLS	39 STALLS
BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CAL GREEN)	2 STALLS
1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING	1 STALLS
TOTAL BICYCLE STALLS PROVIDE	3 STALLS
LANDSCAPE REQUIRED:	
FRONTAGE 25' X 408' = 10,200 SF	10,200 SF
6% OF PARKING AREA) = 6,854 SF X .06	411 SF
TOTAL LANDSCAPE REQUIRED:	10,611 SF
LANDSCAPE PROVIDED: (2,126 SF PARKING LANDSCAPE)	11,256 SF

GENERAL NOTES:
1. NO MORE THAN 15% OFFICE BUILDOUT IS ANTICIPATED. TOTAL OFFICE PROVIDED WILL BE 2,900 SF

TRASH AREA CALCULATION

REQUIRED TRASH AREA:	
1 % FOR THE FIRST 20,000 SF	195 SF
1/2% FOR AFTER 20,000 SF	00 SF
TOTAL REQUIRED	195 SF
PROVIDED TRASH AREA	205 SF

KEYNOTES: (00)

1. PROPOSED PAINTED CONCRETE TILT-UP INDUSTRIAL BUILDING.
2. TYPICAL PARKING STALL - 8.5' X 19'. STRIPING PER CITY STANDARDS.
3. TRUCK YARD W/ DOCK HIGH AND GRADE LEVEL TRUCK DOORS.
4. LANDSCAPING - SEE CONCEPT LANDSCAPE PLAN.
5. PRIMARY BUILDING ENTRANCE.
6. 6'-0" CONCRETE PAINTED TRASH ENCLOSURE AND ROOF COVER LOCATIONS.
7. CONCRETE 14'-0" HIGH SCREENWALL WITH 10'-0" HIGH TUBE STEEL SLIDING GATE.
8. PROPERTY LINES.
9. PROPOSED 8'-0" HIGH BLACK TUBE STEEL FENCE.
10. ELECTRICAL TRANFORMER TO BE SCREENED BY LANDSCAPE.
11. ELECTRICAL EQUIPMENT TO BE LOCATED IN THE ELECTRICAL ROOM.
12. BIKE RACK LOCATION.

GENERAL NOTES:

1. EXISTING STRUCTURES ONSITE TO BE REMOVED.
2. CONCEPTUAL MONUMENT SIGN LOCATIONS ARE PROVIDED ONLY. NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE.
3. ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUNDED.
4. DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
5. DAMAGED SECTIONS OF CURB & GUTTER ALONG PIONEER BLVD. SHALL BE REPAIRED.
6. STATE OF CALIFORNIA "GENERAL CONSTRUCTION NPDES PERMITS AND WDID NUMBERS MUST BE OBTAINED PRIOR TO PERMIT.
7. PROVIDE 1 FOOTCANDLE MIN. THROUGH-OUT THE DEVELOPMENT AND SHALL BE APPROVED BY THE POLICE SERVICES DEPARTMENT.

PROJECT INFORMATION

ASSESSOR PARCEL NUMBER (S):	8011-004-031
GENERAL PLAN DESIGNATION:	INDUSTRIAL
ZONE DESIGNATION:	ML (LIMITED MANUFACTURING)
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	B/ S-1

PROJECT CODE REQUIREMENTS

2023 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
2023 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
2023 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 29)
2023 COUNTY OF LOS ANGELES MECHANICAL CODE (TITLE 29)
2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)

WIND SPEED: 95 MPH
EXPOSURE: C
ASCE7-16

APPLICANT

RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY SUITE 100
IRVINE CA, 92618
PH: (949) 341-0920
FAX (949) 341-0922
CONTACT: MIKE GILL

OWNER

12720 TELEGRAPH LLC
109 N. POST OAK LAKE LANE
SUITE 230
HOUSTON, TX 77024

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

TELEGRAPH / FREEMAN AVENUE DEVELOPMENT

12909 TELEGRAPH AVENUE
SANTA FE SPRINGS, CA

OWNER
12720 Telegraph LLC
109 N. POST OAK LAKE LANE
SUITE 230
HOUSTON, TX 77024

CD		
BID		
PC		
DD		
SD	6/10/24	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	23051.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	23051-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
SITE PLAN

SHEET: A1-1P

Attachment 4b - Renderings





ATTACHMENT E – RESOLUTION 269-2024

a. Exhibit A – Conditions of Approval
b. Exhibit B – Class 32 Categorical Exemption Report
c. Exhibit C – Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 269-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING DEVELOPMENT PLAN APPROVAL CASE NO. 1005 AND MODIFICATION PERMIT CASE NO. 1361

WHEREAS, a request was filed for Development Plan Approval Case No. 1005 to construct a new ±19,124 sq. ft. concrete tilt-up industrial building; and

WHEREAS, a request was concurrently filed for Modification Permit Case No.1361 to reduce the required front yard setback by 2'-0" along Freeman Avenue and Telegraph Road; and

WHEREAS, the subject property is located on the northeast corner of Freeman Avenue and Telegraph Road, with Assessor Parcel Numbers of 8011-004-031, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Bridgeland Resources, LLC. 109 N. Post Oak Lane, Suite 230, Houston, Texas 77024; and

WHEREAS, the applicant is EPD Solutions, Inc., on behalf of Bridgeland Resources, LLC.; and

WHEREAS, the proposed development which includes Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361 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 environmental, and therefore the project qualifies for a categorical exemption from CEQA, specifically Class 32, Section 15332 (In-Fill Development Projects). The project will not have a significant impact to noise, traffic, air quality, or water quality. If the Planning Commission agrees, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

WHEREAS, the City of Santa Fe Springs Community Development Department on August 1, 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 August 1, 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 August 12, 2024 concerning Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361.

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 1. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA). As a result, the project is subject to the City's environmental review process. The project, however, qualifies as an in-fill development project 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 and 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 2: DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Code, 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 Code, "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 and its designation in the General Plan for Industrial use affirm its suitability for industrial activities.
2. By introducing a new concrete tilt-up 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 industrial building. The new 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.*

Although the building's aesthetic leans towards a utilitarian style, its design effectively fulfills its intended purpose as a warehouse. The use of varied exterior finishes and subtle architectural details helps to break up the building's massing, resulting in a clean and professional appearance suitable for the business. Overall,

the design achieves a balance between practical functionality tailored to the warehouse's needs and visual appeal, aligning with the specific requirements of the 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 dedicated to ensuring compliance with the City's Zoning Code throughout the planning of the proposed project. The primary focus of landscaping will be along Freeman Avenue and Telegraph Road, prioritizing views of the project site from the street. Furthermore, the strategic placement of the three (3) loading/unloading doors ensure they remain discreet from public view. Nevertheless, a 14-foot-high screen wall and 10-foot-high metal gate with a perforated metal mesh will be erected to further 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 Code "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 development 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 3. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Code, 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	10001 Freeman Ave	Setback Reduction	June 2024
MOD 1325	13020 Telegraph Rd	Setback Reduction	April 2020
MOD 1301	10135 Geary Ave	Setback Reduction	November 2018
MOD 1293-1296	11718 Burke St	Setback Reduction	October 2018

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 30 feet, this action would provide a less attractive building since the elements of the building that extend beyond 30 feet are simply architectural features used to enhance the building’s design and curb appeal

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 32 feet, the setback along Freeman Avenue and Telegraph Road, should be a continuous 32 feet, maintaining a 1-to-1 ratio with the building height. The applicant provides a setback of 30 feet along a portion of Freeman Avenue and Telegraph Road, however, the Zoning Code mandates the entire building to adhere to a setback of 32 feet. As previously mentioned, a reduction of the overall building height to 30 feet would eliminate the architectural features used to enhance the building's design and curb appeal.

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 setback of 30 feet at various portions 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 Code, 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. 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 30-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 Code, 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 30-foot setback; however, said reduction would provide a less attractive building since the elements of the building that extend beyond 30 feet 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 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 269-2024 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. 1005 to construct a new ±19,124 sq. ft. concrete tilt-up industrial building and Modification Permit Case No. 1361 to reduce the required front yard setback by 2'-0" along both Freeman Avenue and Telegraph Road on property located at 10320 Freeman Avenue Freeman Avenue, within the M-2 (Heavy Manufacturing) Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of August 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
David Ayala, Chairperson

ATTEST:

_____
Esmeralda Elise, Planning Commission Secretary

Resolution No. 269-2024 – Attachments:
Exhibit A – Conditions of Approval
Exhibit B – Class 32 Categorical Exemption Report
Exhibit C – Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

Attachment E - Resolution No. 269-2024Exhibit A - Conditions of Approval

CONDITIONS OF APPROVAL

Development Plan Approval (DPA) Case No. 1005 &
Modification Permit (MOD) Case No. 1361
10320 Freeman Avenue
APN: 8011-004-031

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Alex Flores 562-868-0511 x7507)

STREETS

1. That the applicant shall pay a flat fee of $43,955 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road and Freeman Avenue.

2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Telegraph Road 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 per Santa Fe Springs City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street improvements shall include the installation of (1) new driveway approach per City standard plan R-6.4C on Freeman Ave and (1) new ADA compliant curb ramp per Caltrans Standard plan A88A at the northeast corner of Telegraph Road and Freeman Ave. The curb and gutter shall be reconstructed along the Telegraph Road frontage from the local depression of the existing catch basin to the easterly property line. The existing driveway on Freeman Ave shall be removed and replaced with landscaping and new curb and gutter. Any curb and gutter replacement shall be per City standard plan R-7.

4. All 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.

5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall have posted "No Stopping

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

Any Time" signs. City Forces will install the offsite signs and the applicant shall pay $1,200 for the cost of installation.

6. That the applicant shall pay for and install, replace or modify any street name signs, traffic control signs, striping and pavement markings that may be required in conjunction with the development.

7. 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.

8. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding any existing or new overhead utility services into the property along Telegraph Road and/or Freeman Avenue. This condition only pertains to the service line that branches off of a main/distribution/transmission line.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basins and appurtenances built for this project shall be constructed in accordance with current "California Regional Water Resources Control Board" specifications. New Public storm drain main lines or existing storm drain main line extensions, that may be required for storm water overflow, shall be approved by the City Engineer. Plan & Profiles must be prepared by a current California Licensed Civil Engineer for submittal.

10. 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 any new Fire hydrants.

11. That sanitary sewer laterals shall be constructed in accordance with current LA County Building Code. Plans for Public sanitary sewer main lines or main line extensions shall be approved by the City Engineer and LA County Sanitation District. A sewer study and sewer flow test shall be submitted along with the sanitary sewer plans for proposed connections to any City of Santa Fe Springs owned sewer mains. The sewer study is to be submitted and stamped by a licensed Civil Engineer.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

12. All buildings shall be connected to the sanitary sewers per current LA County Building Code.

13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamped approval from the Planning Department and Public Works Water Department prior to the Fire Department's review of Fire Sprinkler Plan and/or Fire Protection plan. 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.

14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the City storm drain system. Connections include storm water treatment BMP's, storm water overflow through parkway drains, culverts, or surface drainage onto the street.

15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed lateral connections to all Public water, reclaimed water, sanitary sewer, and storm drain main lines. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

FEES

16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

17. 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

18. That Civil Plans for Offsite Improvements shall be submitted to the Public Works Engineering Department for approval. The applicant shall pay review

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

fees in conjunction with this submittal. A professional Civil Engineer registered in the State of California shall prepare the plans.

19. That a hydrology study shall be submitted to the Building Department for approval. The study shall be prepared by a Professional Civil Engineer.

20. 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.

21. 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).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:
(Contact: Kevin Yang 562.868.0511 x 3818)

22. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

23. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a monitored manual/automatic fire alarm system in accordance with California Fire Code Section 907. Plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

24. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

25. 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.

26. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.

27. A methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Santa Fe Springs Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Santa Fe Springs Department of Fire-Rescue.

28. All inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current California Geological Energy Management Division (CALGEM) standards.

29. All abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868.0511 x 3812)

30. Prior to issuance of building permits, the applicant shall comply with the applicable conditions below and obtain notification in writing from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:

    a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

release, or potential release at the site, the applicant must comply with part b.

b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.

c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

Permits and approvals:

31. 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.

32. All abandoned pipelines, tanks, and related facilities shall be removed unless approved by the City Engineer and the Fire Chief. Appropriate permits for such works shall be secured before abandonment work begins.

33. The applicant shall comply with 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.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

POLICE SERVICES DEPARTMENT:
(Contact: Kristen Haining 562.409.1850 x3302)

34. The Applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Community Development Department. The photometric plan shall be designed to provide adequate lighting (minimum of 1-foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plan shall be submitted and approved prior to building permit issuance.

35. The Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

36. 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 for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.

37. The proposed building, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces

38. 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 damage. The Applicant shall

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.

39. Property must be properly maintained at all times. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.

40. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.

41. The Applicant 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.

42. During the construction phase of the proposed project, the contractor/project supervisor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency.

43. During the construction phase of the proposed project, the contractor/project supervisor shall maintain the job site in a clean and orderly manner. All trash, debris, and graffiti shall be removed immediately. Overgrown vegetation and weeds shall be cut and maintained on a regular basis. All dirt, dust, and debris that has migrated to the street shall be immediately cleaned. Portable toilets shall not be visible from the public street and maintained properly.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409.7569)

44. 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.

45. 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.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

46. 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)

47. This approval shall allow the Applicant to construct, operate, and maintain a new ±19,124 sq. ft. industrial building on the subject property located at 10320 Freeman Avenue (APN: 8011- 004-031)

48. Approval of Development Plan Approval (DPA) Case No. 1005 is still contingent upon the approval of Modification Permit (MOD) Case No. 1361, to allow a 2'-0" reduction of the required front yard setback along Freeman Avenue and Telegraph Road.

49. 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 the California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.

50. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with Ordinance No. 1054.

51. 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 Building Division. Said indication shall be clearly printed with a minimum front size of 20 point.

52. 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.

53. Prior to the grading permit, the property owner/developer shall submit and obtain approval for a Construction Maintenance Plan from the Community Development Department. Said plan shall identify all actions and resources that will be utilized to ensure the construction site is well-maintained and

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

free from graffiti throughout the entire construction project. Resources may include, but are not limited to, security guards, fencing, lighting, cameras.

54. In addition to a Construction Maintenance Plan, the owner/developer shall submit a maintenance deposit in the amount of $.10 cents per square foot of the property. This deposit will serve as security for the ongoing maintenance of the development site, including the prevention and removal of graffiti, trash, and debris, throughout the duration of the project. The deposit may be used to cover the costs of any necessary maintenance activities on the development site if the developer fails to fulfill their obligations. The maintenance deposit shall be maintained until final approval is granted.

55. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
- Name of the development/project.
- Name of the development company.
- Address or address range for the subject site.
- 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)

56. Prior to the commencement of construction activities, 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.

57. Secure fencing with locking gates and appropriate lighting shall be installed around the construction site and remain in place during construction to prevent trespassing and theft.

58. The applicantshall 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.*

59. Applicant must include the location of all easements on the construction plans. These easements must be clearly labeled and accurately depicted

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

to ensure compliance with all relevant regulations and to prevent any conflicts during the construction process. The plans should be submitted to and approved by the Community Development Department prior to the issuance of any construction permits.

60. 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.

    - To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
        - A roof plan showing the location of all roof-mounted equipment;
        - Elevations of all existing and proposed mechanical equipment; and
        - 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.

61. 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 Code, except in the existing electrical overhead easement controlled by Edison.

62. 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.

63. 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.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

64. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of Building Official or designee *(Calculations are subject to change)*. All outdoor trash enclosures shall provide a solid roof cover.

65. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

66. 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.

67. If a double-check detector assembly is provided, the Community Development Department 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.

68. 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.

69. 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)*.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

NOTE: Staff will 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.)

70. 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)*.

71. 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.

72. The applicant shall submit a lighting program that is integrated into the landscape design (corner of Freeman and Telegraph Road) 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.

73. 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.)

74. 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.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

75. 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.

76. 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 39 parking stalls shall be provided

77. 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.

78. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.

79. 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 Code and the Sign Guidelines of the City.

80. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
    - 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.

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

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.

- 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.

- 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

81. 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 accessed to any contractor or sub-contractor that fails to obtain a Business License.

82. 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).

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

83. 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.

84. 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.

85. 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.

86. 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.

87. 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.

88. All other requirements of the City's Zoning Code, 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.

89. 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.

90. 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

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

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 1005, & MOD 1361.

Scott Wood

(Name of Applicant – Print name)

DocuSigned by:
D3D631957B8843E...

(Signature of Authorized Agent)

Bridgeland Resources, LLC

(Name of Company)

President

(Title

Date 7/23/2024 | 2:35 PM PDT

Docusign Envelope ID: A69BB0EF-FFAC-469C-ADB7-D6540F74C3C9

FREEMAN AND TELEGRAPH INDUSTRIAL PROJECT

Exemption Checklist

Lead Agency:

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

Project Applicant:

12720 Telegraph LLC
109 N Post Oak Lane, Suite 230
Houston, Texas 77024

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

3333 Michelson Drive, Suite 500
Irvine, California 92612

May 2024

This page intentionally left blank.

Table of Contents

1 INTRODUCTION 1
1.1 PURPOSE OF NOTICE OF EXEMPTION 1
1.2 DOCUMENT ORGANIZATION 1
2 PROJECT SETTING 3
2.1 PROJECT LOCATION 3
2.2 EXISTING PROJECT SITE 3
2.3 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE 3
2.4 SURROUNDING LAND USES 3
3 PROJECT DESCRIPTION 17
3.1 PROJECT OVERVIEW 17
3.2 PROJECT FEATURES 17
3.3 GENERAL PLAN AND ZONING 17
3.4 CONSTRUCTION 18
3.1 DISCRETIONARY APPROVALS AND PERMITS 18
5 CLASS 32 INFILL EXEMPTION REQUIREMENTS 27
5.1 PROPOSED PROJECT CEQA EXEMPTION 28
5.2 EXCEPTIONS FOR EXEMPTIONS 41
4 REFERENCES 44

Figures

Figure 2-1: Regional Location 5
Figure 2-2: Local Vicinity 7
Figure 2-3: Aerial 9
Figure 2-4: Existing Site Photos 11
Figure 2-5: Existing General Plan Designation 13
Figure 2-6: Existing Zoning 15
Figure 3-1: Conceptual Site Plan 21
Figure 3-2: Elevations 23
Figure 3-3: Conceptual Landscape Plan 25

Tables

Table 1: Surrounding Existing Land Use and Zoning Designations 4
Table 2: Construction Schedule 19
Table 3: Zoning Development Standards 28
Table 4: Project Trip Generation 30
Table 5: Operational Noise Level Standards 32
Table 6: Construction Reference Noise Levels at 50 Feet 33
Table 7: Construction Equipment Noise Level Summary 34
Table 8: Operational Noise Level Compliance 34
Table 9: Vibration Source Levels for Construction Equipment 35
Table 10: Project Construction Vibration Levels 36
Table 11: Regional Construction Emissions 37
Table 12: Regional Operational Emissions 38
Table 13: Project Total GHG Emissions 39

Appendices

A. Trip Generation and VMT Screening Analysis
B. Noise Impact Analysis
C. Air Quality and Greenhouse Gas Impact Analysis
D. Low Impact Development Plan
E. Phase I Environmental Site Assessment
F. Phase II Environmental Site Assessment
G. Cultural Resources Assessment
H. Geotechnical Investigation
I. Biological Resource Assessment
J. Preliminary Drainage Study

1 INTRODUCTION

The Applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to develop the Freeman & Telegraph Industrial Project (proposed Project), which would abandon the existing on-site oil wells and construct an approximately 19,124 square feet (SF) light industrial building with parking, landscaping, and access improvements. The City of Santa Fe Springs is the Lead Agency for the proposed Project. The Lead Agency will utilize this document as evidence that the proposed Project qualifies for the Class 32 Infill Exemption, which is further described below.

1.1 PURPOSE OF NOTICE OF EXEMPTION

Article 19 of the California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code Section 21084, a list of classes of projects which have been determined not to have a significant effect on the environment. This document demonstrates that the proposed Project qualifies for a CEQA Exemption as an Infill Development Project (Class 32 Exemption), consistent with the provisions of CEQA Guidelines Sections 15332 and 15300.2 and provides information for City decision-makers to find that the proposed Project is exempt under CEQA.

Pursuant to CEQA Guidelines Section 15332, the proposed Project qualifies for a Class 32 Exemption because it is: (1) consistent with the General Plan designation and policies and zoning regulations; (2) is located within the City limits, surrounded by urban uses and is less than 5 acres in size; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities and public services. Additionally, this document demonstrates that the proposed Project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2.

Existing Plans, Programs, or Policies (PPPs) and Project Design Features (PDFs)

Throughout the analysis of this document, reference is made to requirements that are applied to all development on the basis of federal, state, or local law. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. The proposed Project incorporates various measures that serve to reduce potentially significant impacts. These measures are referred to as Project Design Features (PDFs) and are listed below.

1.2 DOCUMENT ORGANIZATION

This Class 32 Exemption Checklist includes the following sections:

Section 1. Introduction

Provides information about CEQA, its requirements for environmental review, and explains the Exemption Checklist that evaluates the potential impacts of the proposed Project to the physical environment.

Section 2. Project Setting

Provides information about the proposed Project's location, the Project site, and background.

Section 3. Project Description

Includes a description of the proposed Project's physical features and construction and operational characteristics.

Section 4. Discretionary Approvals

Describes anticipated approvals and permits needed for implementation of the proposed Project.

Section 5. Class 32 Infill Exemption Requirements

Includes the Exemption Checklist and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The Project site is located in the northern portion of the City of Santa Fe Springs, in the County of Los Angeles, at the corner of Freeman Avenue and Telegraph Road. The site is located within Township 3 South, Range 11 West, San Bernadino Principal Meridian as shown on the Santa Fe Springs, California 7.5-minute U.S. Geologic Survey (USGS) topographic map. Regional access to the Project site is provided by Interstate 5 (I-5), Interstate 605 (I-605), and State Route 72 (SR-72). Local access to the Project site is provided by Telegraph Road and Freeman Avenue. The Project site and surrounding area is shown in Figure 2-1, *Regional Location*.

The Project site is identified by Assessor's Parcel Number 8011-004-031. The Project site is bounded by industrial development to the north, Freeman Avenue followed by light industrial development to the west, Telegraph Road followed by an oil and gas drilling field to the south, and industrial development to the east. The Project vicinity and surrounding area is shown in Figure 2-2, *Local Vicinity*.

2.2 EXISTING PROJECT SITE

The Project site is comprised of one parcel encompassing approximately 1.1 acres of land. The Project site is largely undeveloped, but heavily disturbed and currently contains one active and two inactive oil wells. In addition, the Project site is located within the City's Methane Zone. The site is generally flat at an elevation of approximately 80 feet above mean sea level. Multiple ornamental trees exist along the southern portion of the Project site. Existing conditions of the Project site and adjacent uses are shown in Figure 2-3, *Aerial,* and Figure 2-4, *Existing Site Photos*.

2.3 EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE

The Project site has a General Plan land use designation of Industrial and a zoning designation of Heavy Manufacturing (M-2). The Industrial land use designation is intended to provide locations for general industrial, manufacturing, outdoor storage, and logistic activities at a maximum floor area ratio (FAR) of 0.75.

The M-2 zone district provides sites for heavy industrial uses, oil and gas drilling, select manufacturing operations, salvage operations, automobile and truck services, and similar and compatible uses (Santa Fe Springs Municipal Code Section 155.241). Warehousing is a permitted use within the M-2 zone.

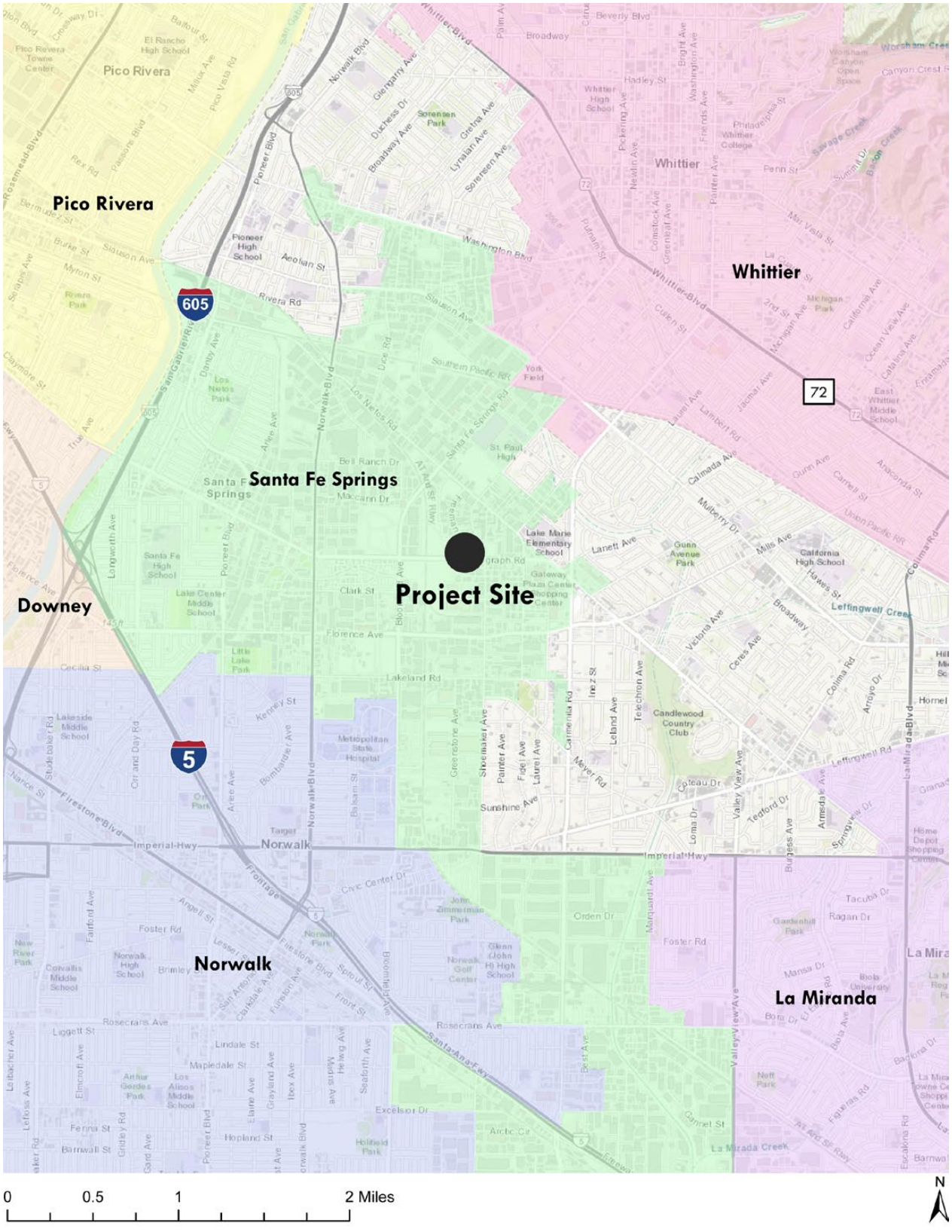
2.4 SURROUNDING LAND USES

The Project site is located within a developing area within the City of Santa Fe Springs as described in Table 1 below:

Table 1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	City General Plan Designation	City Zoning Designation
North	Industrial development.	Industrial	M-2
West	Freeman Avenue followed by light industrial development.	Industrial	M-2
South	Telegraph Road followed by an oil and gas drilling field.	Industrial	M-2
East	Industrial development.	Industrial	M-2

Regional Location

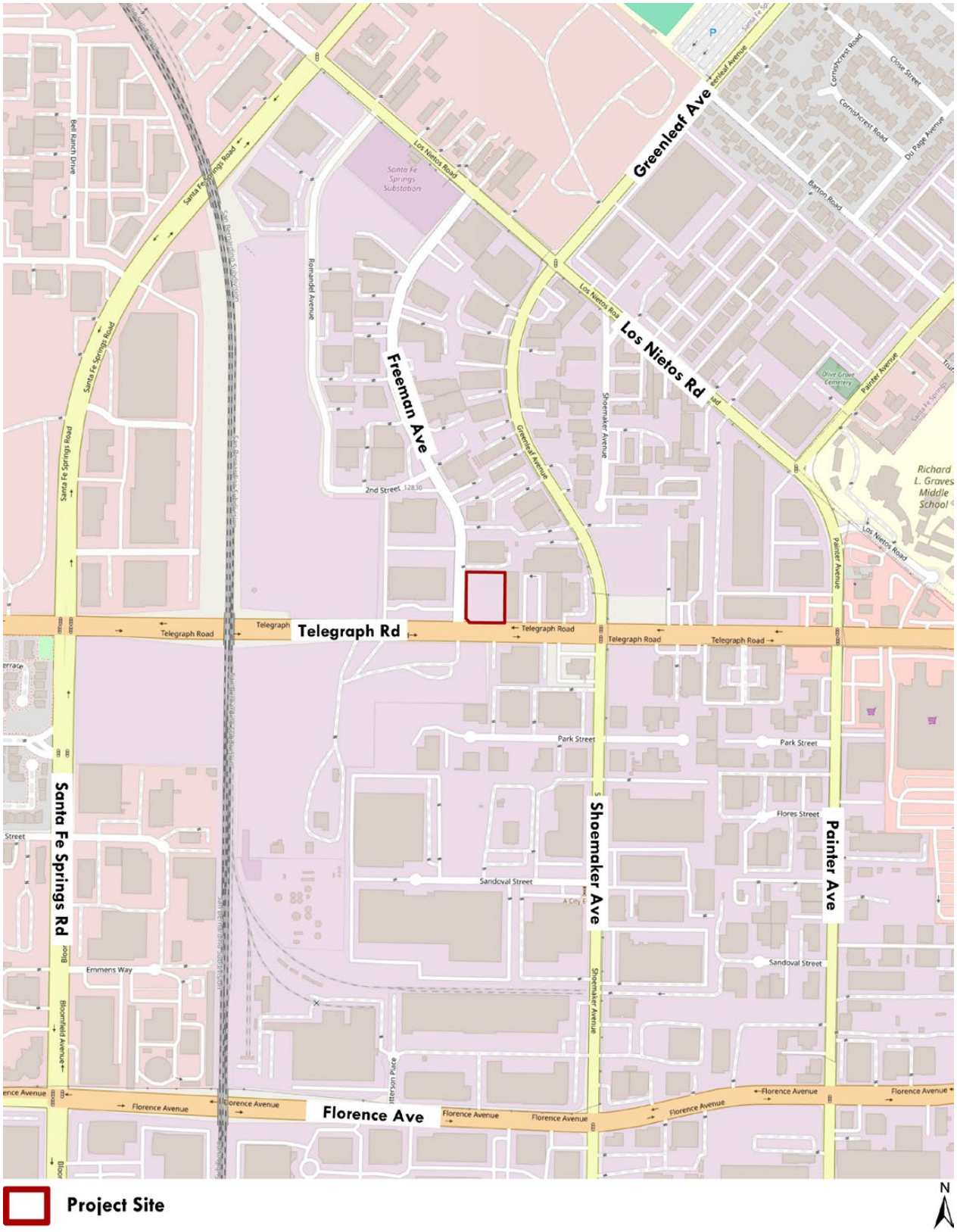


Freeman & Telegraph
City of Santa Fe Springs

Figure 2-1

This page was intentionally left blank.

Local Vicinity



Freeman & Telegraph
City of Santa Fe Springs

Figure 2-2

This page was intentionally left blank.

Aerial View



Freeman & Telegraph
City of Santa Fe Springs

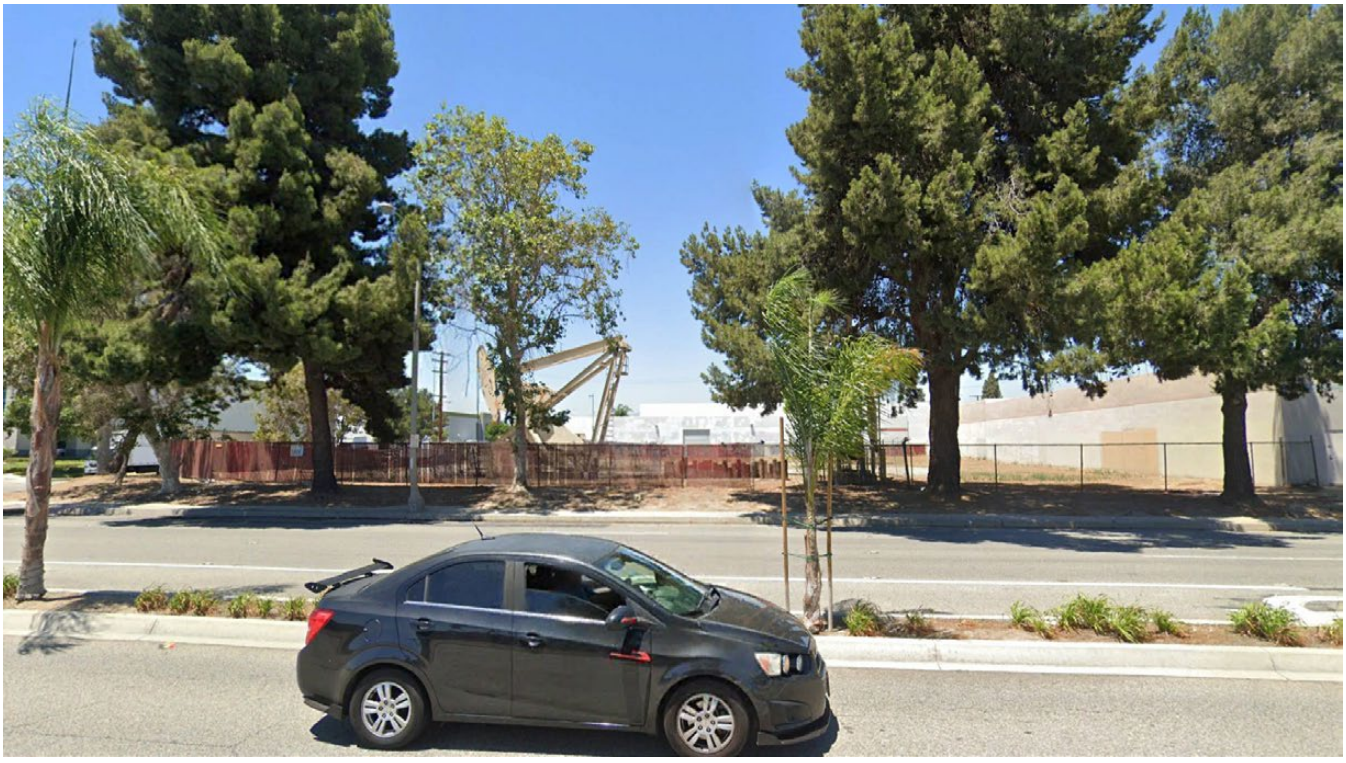
Figure 2-3

This page was intentionally left blank.

Existing Site Photos



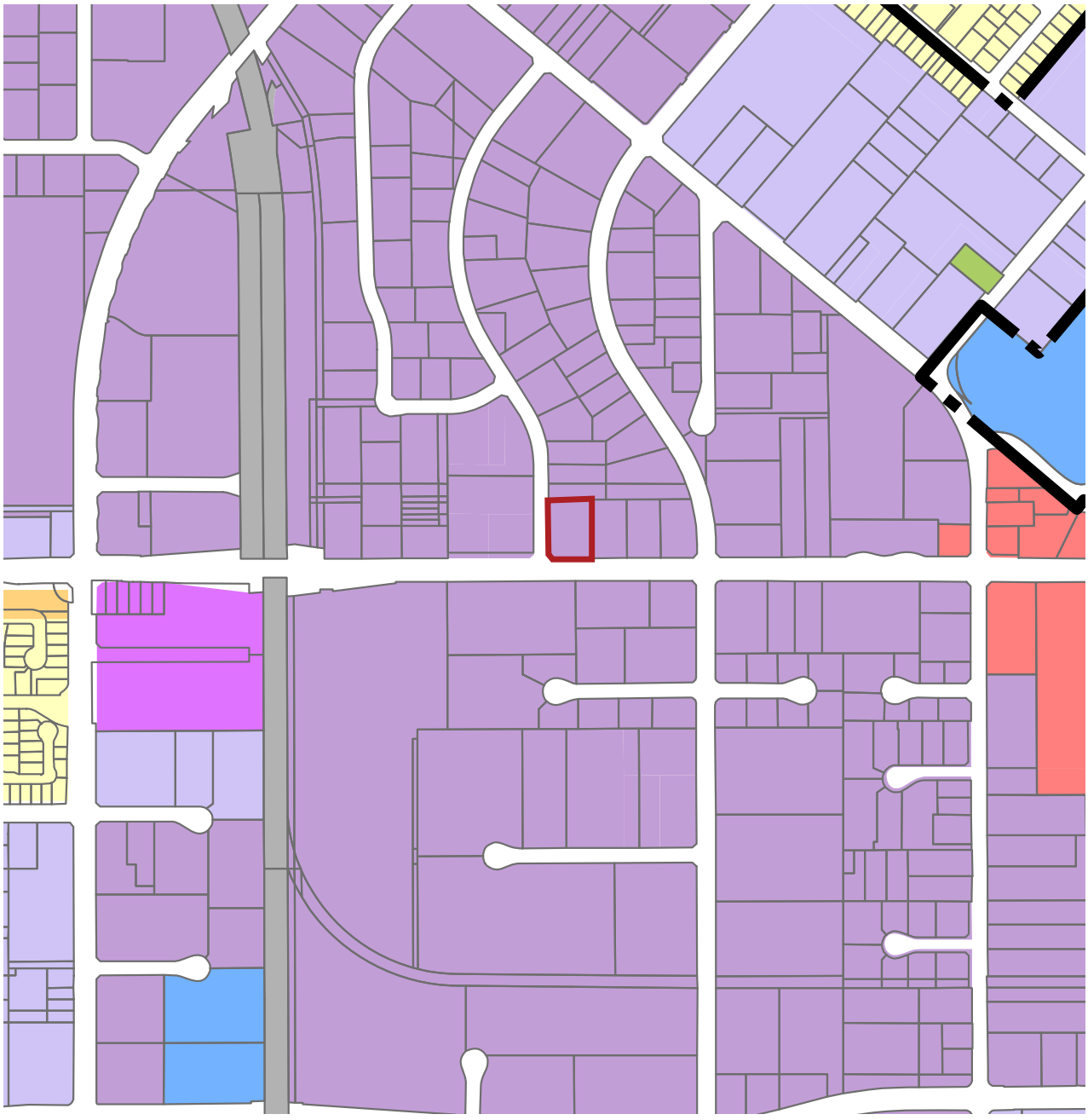
View of project site from Freeman Ave facing east.



Looking north at the site from Telegraph Rd.

This page intentionally left blank.

Existing General Plan Designation

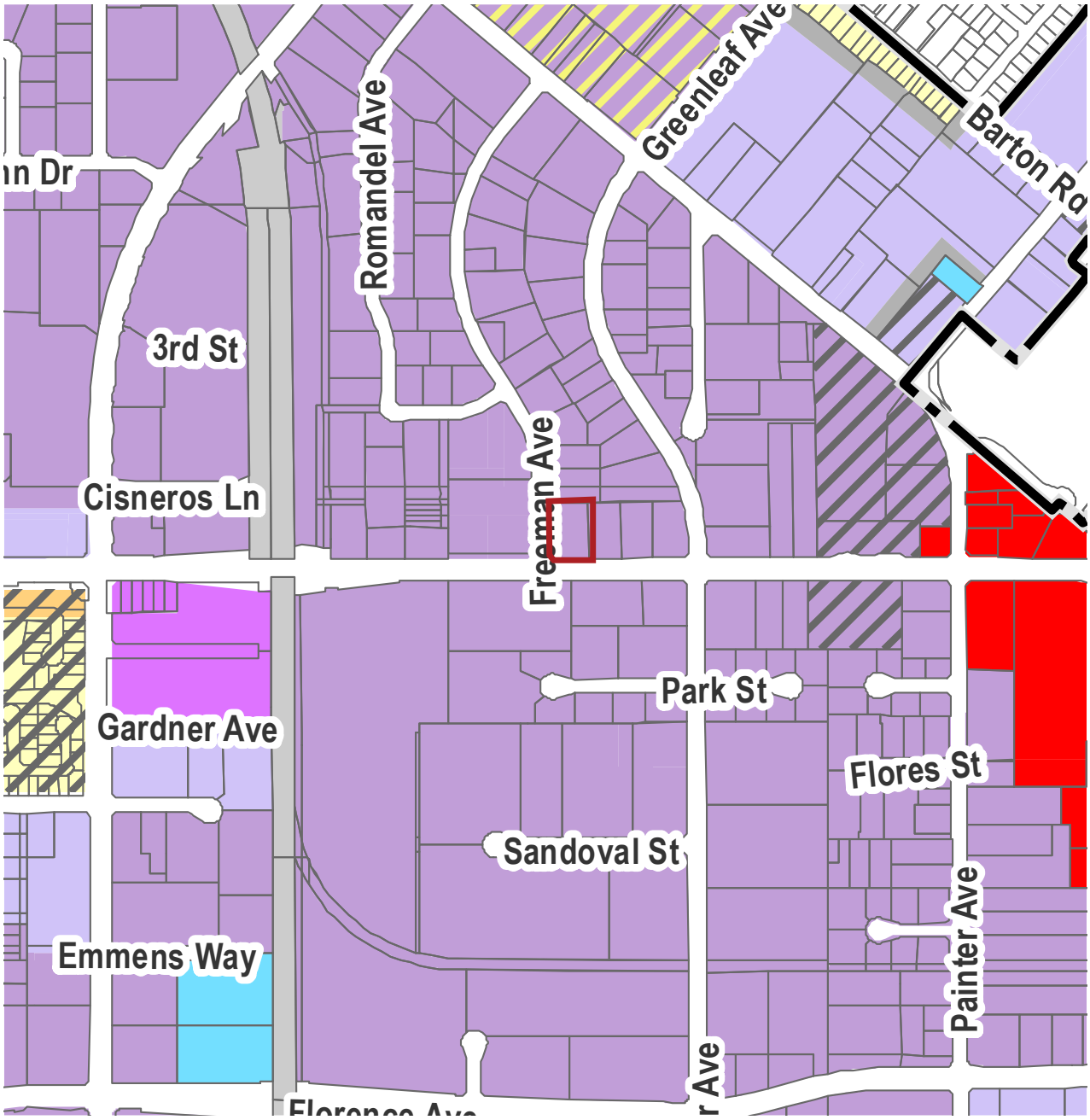


Freeman & Telegraph
City of Santa Fe Springs

Figure 2-5

This page intentionally left blank.

Existing Zoning Designation



Freeman & Telegraph
City of Santa Fe Springs

Figure 2-6

This page intentionally left blank.

3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to abandon the existing on-site oil wells and to construct an approximately 19,124 square feet (SF) light industrial building with parking, landscaping, and access improvements. The proposed building would result in a FAR of 0.40. The conceptual site plan is provided as Figure 3-1, *Conceptual Site Plan*. Abandonment of the oil wells would be conducted pursuant to the requirements listed under Sections 117.129 and 117.130 of the Santa Fe Springs Municipal Code.

3.2 PROJECT FEATURES

Building Summary and Architecture

The proposed Project consists of a new light industrial building totaling 19,124 SF, inclusive of a 1,450 SF ground floor office and a 1,450 SF mezzanine. The Project would be designed with the proposed building fronting Freeman Avenue. A 205 SF trash enclosure is proposed at the western portion of the site.

The proposed Project would include a 30 to 33-foot building setback from Freeman Avenue and a 30 to 33-foot building setback from Telegraph Road. In addition, the building and dock doors would be set back approximately 82 feet and 124 feet from the northern property line, respectively. The proposed building would abut the existing building to the east.

The warehouse building would have a maximum height of 32 feet. As shown in Figure 3-2, *Elevations*, the proposed Project would establish an architectural presence through emphasis on building finish materials and consistent material usage and color scheme. The proposed building would feature shades of white and grey with blue glazing.

Parking and Loading Dock Summary

A total of 39 passenger vehicle stalls, inclusive of two accessible stalls and two electric vehicle (EV) charging stalls, would be provided in surface lots to the north of the building. In addition, a bicycle rack would be installed, providing three spaces for bicycle parking.

The proposed warehouse would include two dock doors and one grade door along the northern side of the building. A truck yard and a 10-foot by 25-foot loading area are also proposed for truck use, adjacent to the dock doors.

Access and Circulation

The Project proposes to close the existing driveway along Freeman Avenue. The Project would be accessible via one proposed 28-foot-wide driveway along Freeman Avenue, north of the driveway to be closed. Internal circulation would be provided via a 25 to 29-foot-wide drive aisle. Access to the truck loading dock area would be controlled by sliding gates.

A total of four ADA accessible pathways would be constructed for pedestrian access, which would include two to Freeman Avenue and two to Telegraph Road.

Landscaping and Fencing

The proposed Project includes approximately 11,256 SF of landscaping as shown in Figure 3-3, *Conceptual Landscape Plan*. Proposed landscaping would include 24-inch and 36-inch box trees, various shrubs, and groundcover to screen the proposed building from public viewpoints.

A new 8-foot-high tube steel fence is proposed at the northeastern corner of the site, which would extend for 95 feet and 10.75 inches to the west. To the immediate left of the steel fence, the existing block wall would remain in place, which would extend for 66 feet and 10.125 inches. The existing building wall along the western property line would also remain in place. The truck court would be secured by a 14-foot-high concrete screen wall with a 10-foot-high tube steel sliding gate.

Infrastructure Improvements

Water and Sewer Improvements

The proposed Project includes new domestic, fire, and irrigation water service lines connecting to the 12-inch main line within Freeman Avenue. The Project proposes to connect to the existing 6-inch sewer lateral, which then conveys wastewater to the existing 10-inch sewer main line within Freeman Avenue.

Drainage Improvements

The Project proposes to install several inlets and on-site drainage pipes to convey site runoff to a proposed detention system and biofiltration system at the northwestern corner of the site. Treated runoff would then be discharged onto Freeman Avenue through a proposed parkway culvert.

3.3 GENERAL PLAN AND ZONING

The Project site has a General Plan land use designation of Industrial and zoning designation of M-2. The Industrial land use designation has a maximum allowed FAR of 0.75. The proposed Project would be developed at a FAR of 0.40 and would be consistent with the existing land use designations and zoning classifications associated with the Project site.

3.4 CONSTRUCTION

Construction activities for the Project would occur over one phase and would include abandonment of the on-site oil wells and demolition, site preparation, grading, building construction, paving, and architectural coatings. Grading work of soils is expected to result in an export of 650 cubic yards of soil. Construction is expected to occur over 7 months beginning in the fourth quarter of 2025 and would occur within the hours allowable by the Santa Fe Springs Municipal Code Section 155.424.

Oil Well Abandonment

As part of Project construction, the three on-site oil wells would be abandoned and capped. Abandonment of the oil wells would be conducted pursuant to the requirements listed under Sections 117.129 and 117.130 of the Santa Fe Springs Municipal Code. Abandonment would occur through the California Department of Conservation, Geologic Energy Management Division (CalGEM). Should future soils testing during the well abandonment process deem it necessary, the Project would include necessary Methane Mitigation Systems as part of Project design pursuant to Santa Fe Springs Municipal Code requirements.

Table 2: Construction Schedule

Construction Phase	Work Days
Demolition	3
Site Preparation	12
Grading	4
Building Construction	125
Paving	10
Architectural Coating	10

3.5 OPERATIONAL CHARACTERISTICS

The Project would maintain and operate as a light industrial facility and is expected to begin operation in the second quarter of 2026. Typical operational characteristics would include employees traveling to and from the site, delivery of materials and supplies to the site, and truck loading and unloading. In order to provide a conservative environmental analysis, light industrial operations were assumed to be 24 hours a day, 7 days a week.

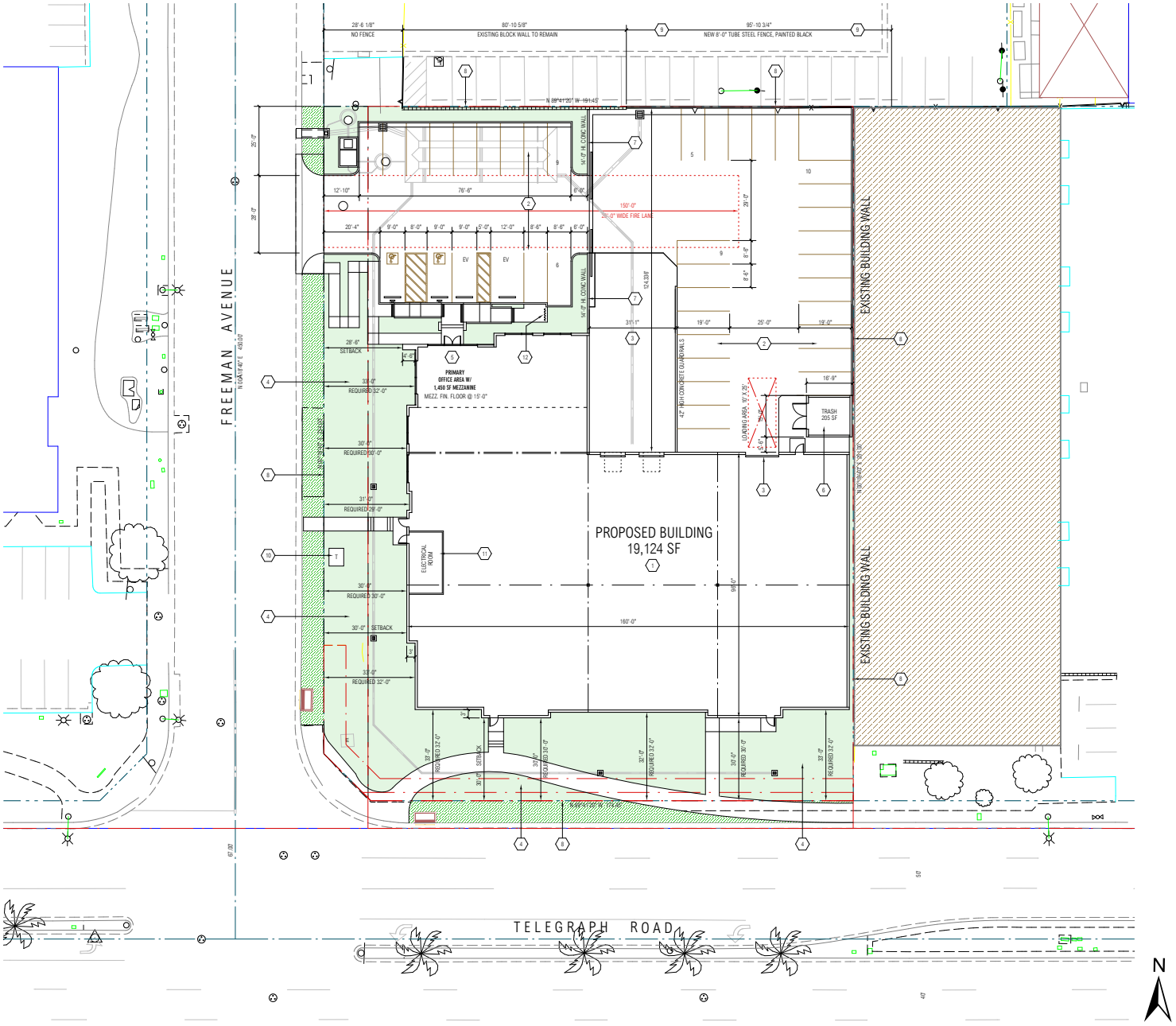
3.6 DISCRETIONARY APPROVALS AND PERMITS

The following discretionary approval and permits are anticipated from the City of Santa Fe Springs to be necessary for implementation of the proposed Project:

- Development Plan Review
- Approval of the CEQA document – Class 32 Categorical Exemption
- Approvals and permits necessary to execute the Project, including but not limited to, demolition permit, grading permit, building permit, etc.

This page intentionally left blank.

Conceptual Site Plan

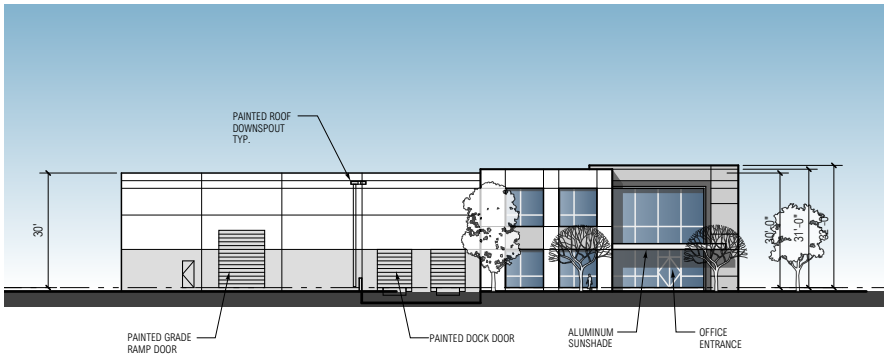


Freeman & Telegraph
City of Santa Fe Springs

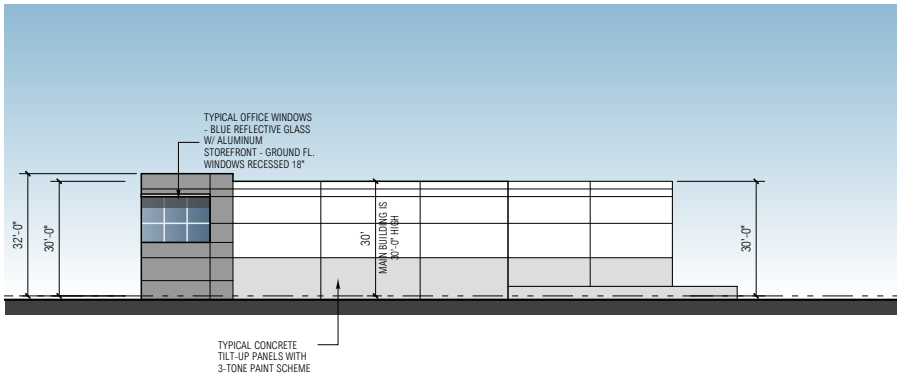
Figure 3-1

This page was intentionally left blank.

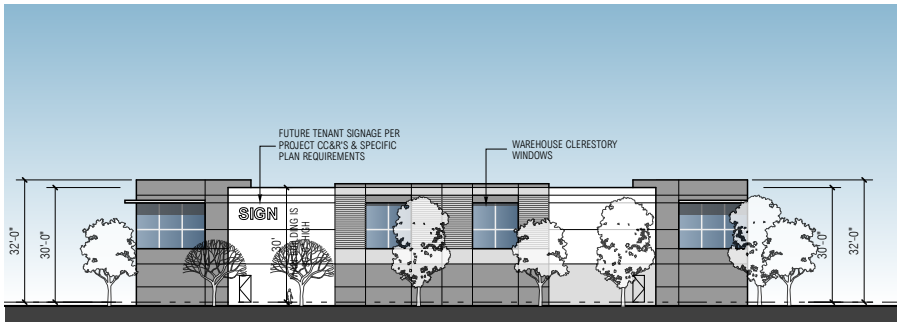
Building Elevations



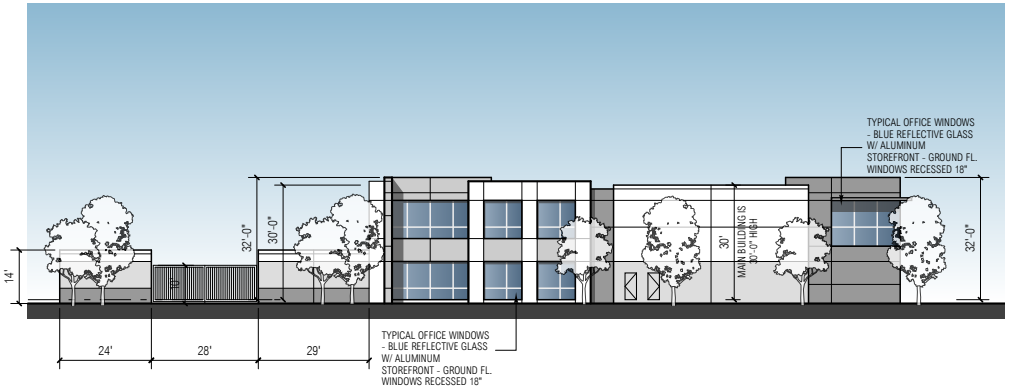
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



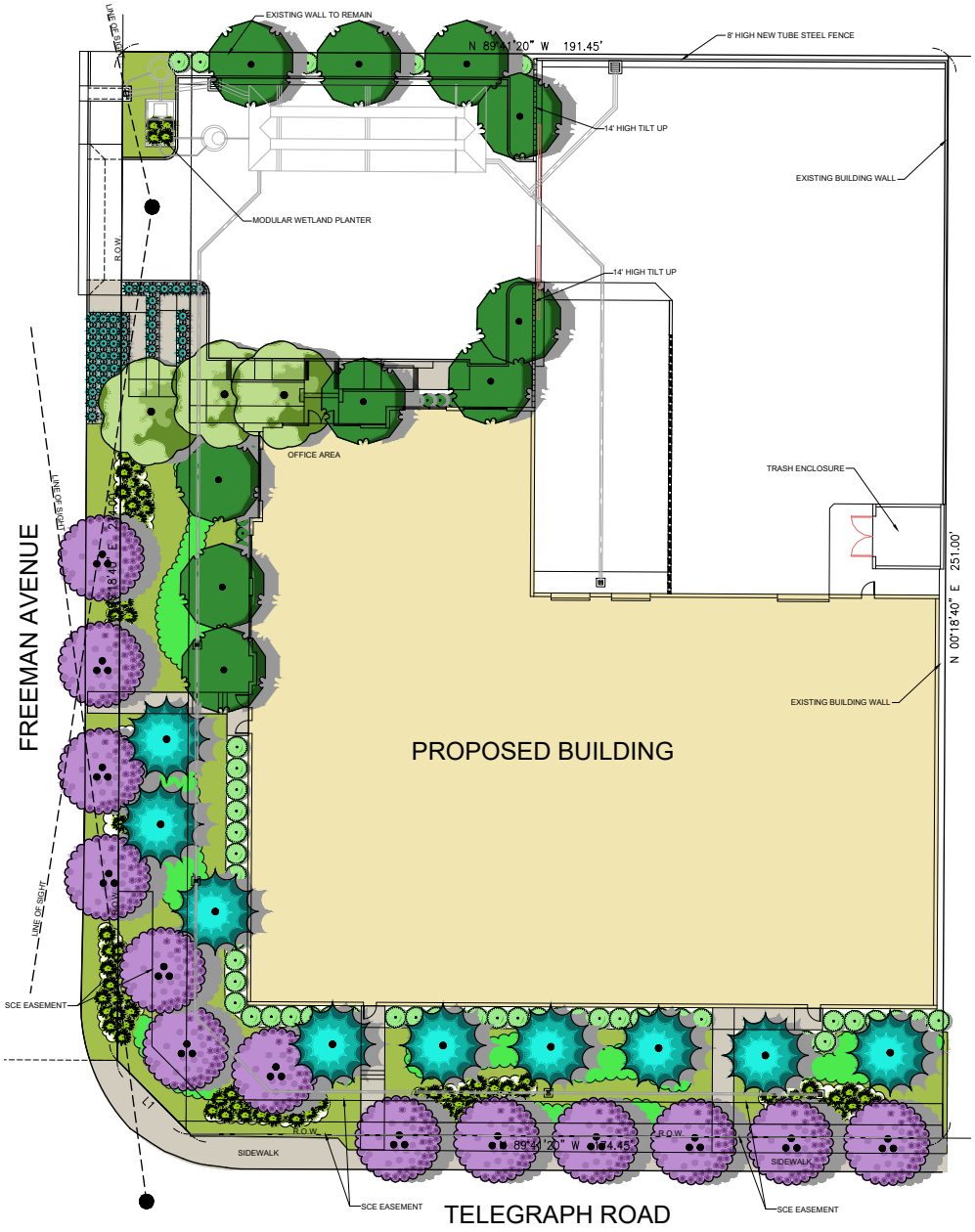
WEST ELEVATION

FINISH SCHEDULE:

1. FIELD COLOR
   SW 7636 - ORIGAMI WHITE
2. LIGHT ACCENT COLOR
   SW 6002 - ESSENTIAL GRAY
3. DARK ACCENT COLOR
   SW 2819 - DOWNING SLATE
5. CANOPIES - ALUCOBOND:
   CLEAR ANODIZED
6. GLAZING
   PPG SOLARCOOL PACIFICA
   CLEAR ANODIZED STOREFRONT

This page was intentionally left blank.

Conceptual Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WULCOLS	QTY
TREES				
	LAGERSTROEMIA X `MUSKOGEE` / LAVENDER CRAPE MYRTLE STD.	24"BOX	MED	13
	OLEA EUROPAEA `WILSONII` / WILSON OLIVE	36"BOX	LOW	3
	PINUS ELDARICA / AFGHAN PINE	24"BOX	LOW	9
	TRISTANIA CONFERTA / BRISBANE BOX	24"BOX	MED	10

CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - MED WATER - 5 GAL
LIGUSTRUM TEXANUM / TEXAS PRIVET
NANDINA DOMESTICA / HEAVENLY BAMBOO
PODOCARPUS GRACILIOR `COLUMN` / FERN PINE
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN
XYLOSMA CONGESTUM / SHINY XYLOSMA

GRASSES - LOW WATER - 5 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA LINDHEIMERI `AUTUMN GLOW` TM / LINDHEIMER`S MUHLY
PENNISETUM `FAIRY TAILS` / FOUNTAIN GRASS

LARGE SCALE PERIMETER SHRUBS - LOW WATER - 5 GAL.
ARBUTUS UNEDO / STRAWBERRY TREE SHRUB
CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB
DODONAEA VISCOSA `PURPUREA` / PURPLE LEAFED HOPSEED BUSH
ELEAGNUS PUNGENS / SILVERBERRY

SMALLER ACCENT SHRUBS - 5 GAL - LOW WATER
AGAVE DESMETTIANA `VARIEGATA` / VARIEGATED AGAVE
AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE
AGAVE X `BLUE GLOW` / BLUE GLOW AGAVE
ALOE STRIATA / CORAL ALOE
BOUGAINVILLEA X `ROSENKA` / ROSENKA BOUGAINVILLEA
CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH
LANTANA X `NEW GOLD` / NEW GOLD LANTANA
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
SALVIA GREGGII `FURMANS RED` / FURMAN`S RED SALVIA

SHRUB / GROUND COVER PALETTE - LOW WATER USE
LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM / GREEN CLOUD TEXAS RANGER
SALVIA CLEVELANDII `ALLEN CHICKERING` / CLEVELAND SAGE
TECOMA X `SUNRISE` / YELLOW BELLS
WESTRINGIA FRUTICOSA / COAST ROSEMARY
ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE AMERICANA / CENTURY PLANT
AGAVE ATTENUATA 'AGAVWS' / RAY OF LIGHT FOXTAIL AGAVE
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE
CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH
HESPERALOE PARVIFLORA / RED YUCCA
IVA HAYESIANA / SAN DIEGO POVERTY WEED
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
SALVIA GREGGII `FURMANS RED` / FURMAN`S RED SALVIA - SPACE 3` O.C.
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO

GROUND COVER PALETTE - LOW WATER USE
ACACIA REDOLENS `DESERT CARPET` TM / BANK CATCLAW
IVA HAYESIANA / SAN DIEGO POVERTY WEED
LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE
MYOPORUM PARVIFOLIUM `PUTAH CREEK` / PUTAH CREEK MYOPORUM

Freeman & Telegraph
City of Santa Fe Springs

Figure 3-3

This page intentionally left blank.

4 CLASS 32 INFILL EXEMPTION REQUIREMENTS

Article 19 of the California Environmental Quality Act (CEQA Guidelines Sections 15300 to 15333), includes a list of classes of projects that have been determined to not have a significant effect on the environment and as a result, are exempt from review under CEQA.

Class 32 Infill Exemption

One of the classes of projects exempt from CEQA review are projects that are specified as urban infill development. CEQA Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

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.

Exceptions

In addition to meeting the five requirements stated above, the CEQA Guidelines Section 15300.2 provides specific instances where exceptions apply to a project that would otherwise meet the requirements for an exemption. These exceptions are:

a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

b) Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

c) Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

d) Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

e) Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.

f) Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources.

4.1 PROPOSED PROJECT CEQA EXEMPTION

The analysis below provides substantial evidence that the proposed Project properly qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment. Additionally, the analysis shows there are no exceptions to qualifying for the categorical exemption, as identified in CEQA Guidelines Section 15300.2.

a. Criterion Section 15332(a): General Plan and Zoning Consistency: *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.*

The Project site has a City of Santa Fe Springs General Plan Land Use designation of Industrial and zoning designation of M-2. The Industrial land use designation has a maximum allowed FAR of 0.75.

Table 3 shows the proposed Project's consistency with the M-2 zoning development standards, as listed in Municipal Code Section 155.244. As shown, the Project would meet all of the requisite development standards, including lot size, setback, landscaping, and parking requirements. Therefore, the proposed Project would be consistent with the applicable zoning regulations.

Table 3: Zoning Development Standards

Development Feature	M-2 Zoning Requirement	Proposed Project Consistency
Minimum Lot Area	7,500 SF	**Consistent.** The Project site is approximately 47,912 SF, which exceeds the 7,500 SF minimum.
Minimum Lot Dimension	Width: 75 ft Depth: N/A	**Consistent.** The Project site has a width and depth of approximately 191 feet and 250 feet, respectively.
Maximum Coverage	N/A	**Consistent.** The proposed Project would have a building coverage of 37.12 percent of the lot area.
Building Height	N/A; unless: 50 feet if the property is within 100 feet of a residential zone, school, or park.	**Consistent.** The proposed Project would result in a maximum building height of 32 feet. The Project site is adjacent to similar industrial uses.
Front yard setback	Major/Secondary Highway/Freeway: 30 ft	**Consistent.** The Project site is adjacent to Telegraph Road, which is classified as a major arterial roadway. The proposed Project would provide a 30-foot setback from Telegraph Road.
Side yard setback	Local street: 20 ft	**Consistent.** The Project site is adjacent to Freeman Avenue. The proposed Project would provide a 30-foot setback from Freeman Avenue.
Rear yard setback	N/A; unless: Local street: 20 ft Major/Secondary Highway/Freeway: 30 ft	**Consistent.** The Project site does not adjoin any streets at the rear yard. The proposed Project would abut the existing building wall along the eastern property line.
Parking Requirement	0 – 20K GFA: 1 space/500 SF Required: 39 spaces	**Consistent.** The proposed Project would provide 39 total parking spaces.

Development Feature	M-2 Zoning Requirement	Proposed Project Consistency
Minimum Driveway Width	Single Lane: 14 ft Combined Entrances or Exits: 24 ft	**Consistent.** Ingress and egress from the Project site would be provided through a 28-foot-wide driveway.
Minimum Landscaping Area	25 SF/LF of frontage; and 6% of total parking area within parking areas Required: 10,611 SF	**Consistent.** The proposed Project would provide 11,256 SF of landscaping.

b. Criterion Section 15332(b): Project Location, Size, and Context: *The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounded by urban uses.*

The proposed Project is within the city limits of the City of Santa Fe Springs, on a 1.1-acre site, northeast of the corner of Freeman Avenue and Telegraph Road. As shown on Figure 2-2, *Local Vicinity*, the site is surrounded by industrial to the north, east, and west, and an oil and gas drilling field to the south. As the Project site is less than five acres and substantially surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

c. Criterion Section 15332(c): Endangered, Rare, or Threatened Species: *The Project site was determined to have no value as habitat for endangered, rare or threatened species.*

The 1.1-acre Project site contains multiple ornamental trees along the southern border. However, the Project site has been heavily graded as shown in Figure 2-3, *Aerial*. As determined by the Biological Resources Assessment conducted for the Project (included as Appendix I), the site has been disturbed and does not contain any endangered, rare or threatened species. In addition, as a standard condition of approval, the Applicant is required to comply with Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). Compliance with the California Fish and Game Code and MBTA would ensure that impacts to nesting birds and raptors, which may use vegetation, including existing scattered ornamental trees on or near the Project site for nesting, during construction would not occur.

For the reasons described above, the proposed Project site has no value as habitat for endangered, rare or threatened species and meets the criteria of CEQA Guidelines Section 15332(c).

d. Criterion Section 15332(d): Significant Effects: *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

TRAFFIC

The Project proposes the construction of a new 19,124 SF warehouse building on the Project site. The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition (2021).

As shown in Table 5, the operation of the proposed Project would generate 95 daily trips including 14 trips during the AM peak hour and 13 trips during the PM peak hour. In terms of Passenger Car Equivalent (PCE) trips, the Project would generate135 daily PCE trips, 20 PCE trips during the AM peak hour, and 18 PCE trips during the PM peak hour as calculated using trip rates from the ITE.[1]

[1] The trip generation was modeled based on a previous site plan, which showed a building square footage of 19,481 square feet. Therefore, the trip generation provides a conservative estimate of the trips resulting from the proposed Project.

Table 4: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
General Light Industrial [1]		TSF	4.87	0.65	0.09	0.74	0.09	0.56	0.65
Warehouse	19.481	TSF	95	12	2	14	2	11	13
Vehicle Mix		***Percent*** [3]							
Passenger Vehicles		72.50%	68.78	8.70	1.25	9.95	1.29	7.90	9.18
2-Axle Trucks		4.60%	4.36	0.55	0.08	0.63	0.08	0.50	0.58
3-Axle Trucks		5.70%	5.41	0.68	0.10	0.78	0.10	0.62	0.72
4+-Axle Trucks		17.20%	16.32	2.06	0.30	2.36	0.30	1.87	2.18
Total Trip Generation		100%	95	12	2	14	2	11	13
PCE Trip Generation [2]		***PCE Factor***							
Passenger Vehicles		1.0	69	9	1	10	1	8	9
2-Axle Trucks		1.5	6	1	0	1	0	1	1
3-Axle Trucks		2.0	11	2	0	2	0	1	1
4+-Axle Trucks		3.0	49	6	1	7	1	6	7
Total PCE Trip Generation			135	18	2	20	2	16	18
Total Passenger Vehicle Trips			69	9	1	10	1	8	9
Total Project Trip Generation			95	12	2	14	2	11	13
Total Project PCE Trip Generation			135	18	2	20	2	16	18

TSF = Thousand Square Feet, PCE = Passenger Car Equivalent

[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021* . Land Use Code 110 - General Light Industrial

[2] PCE factors from San Bernardino County CMP, Appendix B - Guidelines for CMP TrafficImpact Analysis Reports in San Bernardino County, 2016

[3] Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage

As the City of Santa Fe Springs has not adopted vehicle miles travelled (VMT) guidelines, the Los Angeles County Traffic Impact Analysis (TIA) guidelines were utilized for this Project. The Los Angeles County TIA guidelines include screening thresholds to identify if a project would be considered to have a less-than significant impact on VMT and therefore could be screened out from further VMT analysis. Based on the guidelines, projects exempt from the VMT analysis are also exempt from preparing a Level of Service (LOS) analysis.

LA County TIA guidelines Section 3.1.2.1 – Non-Retail project Trip Generation Screening Criteria, as stated in the LA County TIA guidelines, would apply to this Project:

> *"If the answer is no to the question below, further analysis is not required, and a less than significant determination can be made.*
>
> - *Does the development project generate a net increase of 110 or more daily vehicle[2] trips?"*
>
> *A project's daily vehicle trip generation should be estimated using the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. If the project proposed land use is not listed in the ITE Trip Generation Manual, please submit a trip generation study to Public Works for review and approval".*

A VMT Screening Assessment was prepared for the proposed Project (included as Appendix A) to determine the applicability of the Screening Criteria, further described below.

As shown on Table 4 above, the Project would generate 95 daily trips, 14 trips during the AM peak hour, and 13 trips during the PM peak hour. Based on the County's threshold of 110 or more daily trips, it would not be necessary to prepare a VMT analysis. As the Project is exempt from the VMT analysis and is also not required to prepare a LOS analysis. Thus, impacts related to VMT are presumed to be less than significant.In addition, the Project would be accessed via one driveway on Freeman Avenue. The driveway access has been reviewed by the City of Santa Fe Springs pursuant to the City's design regulations, which would ensure

that no issues related to site access would occur. There is no existing bicycle infrastructure such as bicycle trails/lanes on the surrounding streets. Therefore, the Project would not alter or conflict with any bicycle facilities. Sidewalks currently exist adjacent to the site along both Freeman Avenue and Telegraph Road. The proposed Project would provide onside pedestrian walkways that would connect to new sidewalks along Freeman Avenue and Telegraph Road.

The proposed Project would not result in any significant effects relating to traffic; therefore, the proposed Project meets the traffic related criteria of CEQA Guidelines Section 15332(d).

NOISE

Noise Terminology

Various noise descriptors are utilized in this noise analysis, and are summarized as follows:

Leq: The equivalent sound level, which is used to describe noise over a specified period of time, typically 1-hour, in terms of a single numerical value. The Leq of a time-varying signal and that of a steady signal are the same if they deliver the same acoustic energy over a given time. The Leq may also be referred to as the average sound level.

Lmax: The instantaneous maximum noise level experienced during a given period of time.

Lmin: The instantaneous minimum noise level experienced during a given period of time.

CNEL: The Community Noise Equivalent Level, which, similar to the Ldn, is the average A-weighted noise level during a 24-hour day that is obtained after an addition of 5 dBA to measured noise levels between the hours of 7:00 pm to 10:00 pm and after an addition of 10 dBA to noise levels between the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Ambient Noise: The "ambient noise level" is the background noise level associated with a given environment at a specified time and is usually a composite of sound from many sources from many directions.

Noise Regulations

Noise Element of the General Plan

The City's General Plan Noise Element includes a compatibility matrix to determine if new land uses are compatible with the existing noise environment, which illustrates that exterior noise levels for industrial land uses are normally acceptable below 70 dBA CNEL and conditionally acceptable with noise levels below 75 dBA CNEL.

Municipal Code

Municipal Code Section 155.424, Operational noise level standards. Noise levels shall not exceed levels set forth in Table 5, below.

Table 5: Operational Noise Level Standards

Jurisdiction	Receiving Land Use	Exterior Noise Level Standard (dBA L_{eq})[2]	
		Daytime	Nighttime
City of Santa Fe Springs[1]	Any school, church, or hospital	45	45
	A-1, R-1 or R-3 Zone	50	45
	C-1 or C-4 Zone	60	55
	ML, PF or BP Zone	60	60
	M-1 or M-2 Zone	70	70

[1] Source: Appendix B
L_{eq} represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. "Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

Municipal Code Section 155.425, Special noise sources. The following additional provisions shall apply to certain special noise sources:

(B) Construction of Building.

1. It is unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate power construction tools or equipment in the performance of any outside construction or repair work on buildings, structures, or projects, except between the hours of seven a.m. and seven p.m.

Construction. The construction noise threshold from *Transit Noise and Vibration Impact Assessment* (2018), identifies a significant construction noise impact if construction noise exceeds 80 dBA Leq over an eight-hour period during the daytime at the nearby sensitive receivers (e.g., residential, etc.).

The *Transit Noise and Vibration Impact Assessment* (2018) provides thresholds for increases in ambient noise from vehicular traffic based on increases to ambient noise. An impact would occur if existing noise levels at noise-sensitive land uses (e.g., residential, etc.) are less than 60 dBA CNEL and the Project creates an increase of 3 dBA CNEL or greater Project-related noise level increase; or if existing noise levels range from 60 to 65 dBA CNEL and the Project creates 2 dBA CNEL or greater noise level increase.

Construction Noise: This analysis conservatively analyzes the Project's potential impacts, as modeling was based on the previous version of the site plan which proposed a general light industrial building totaling 19,481 SF. The construction activities for the proposed Project are anticipated to include demolition, site preparation, grading, building construction, paving, and architectural coating. Construction of the proposed Project would occur over a 7-month period. Noise impacts from construction activities associated with the proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. Table 6 presents the combined noise levels for the loudest construction equipment, assuming all equipment operates at the same time.

Table 6: Construction Reference Noise Levels at 50 Feet

Construction Stage	Reference Construction Equipmnet[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Composite Reference Noise Level (dBA L_{eq})[2]	Reference Power Level (dBA L_w)[3]
Demolition	Auger Drill Rig	77	84.2	115.9
	Drill Rig Truck	72		
	Grapple (on backhoe)	83		
Site Preparation	Tractor	80	84.0	115.6
	Backhoe	74		
	Grader	81		
Grading	Scraper	80	83.3	114.9
	Excavator	77		
	Dozer	78		
Building Construction	Crane	73	80.6	112.2
	Generator	78		
	Front End Loader	75		
Paving	Paver	74	77.8	109.5
	Dump Truck	72		
	Roller	73		
Architectural Coating	Man Lift	68	76.2	107.8
	Compressor (air)	74		
	Generator (<25kVA)	70		

[1] FHWA Road Construction Noise Model.
[2] Represents the combined noise level for all equipment assuming they operate at the same time consistent with FTA Transit Noise and Vibration Impact Assessment guidance.
[3] Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings.
Source: Appendix B

Per Section 155.425[B] of the City's Municipal Code, noise from construction activities is exempt from the City's established noise standards as long as the activities occur between the hours of 7:00 a.m. and 7:00 p.m. The proposed Project's construction activities would occur pursuant to these regulations, which would be detailed in the construction permits.

Neither the City's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase. Thus, the construction noise thresholds from the FTA *Transit Noise and Vibration Impact Assessment* (2018), have been utilized, which identifies a significant construction noise impact if construction noise exceeds 80 dBA at sensitive receptors. The nearest sensitive receptors to the Project site include a middle school located 1,722 feet to the east; two residences, one being 2,117 feet to the west and the other 2,130 feet to the west; and a high school 2,763 feet north of the Project site.

Modeling of the construction noise to the location of the existing sensitive receptors is summarized in Table 7, which shows that construction noise at the closest sensitive receptors is anticipated to range from 43.1 dBA Leq to 55.6 dBA Leq, which is less than the 80 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 7-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day,

and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings.

Table 7: Construction Equipment Noise Level Summary

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})						
	Demolition	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels[2]
R1	51.2	50.9	50.2	47.5	44.8	43.1	51.2
R2	55.6	55.3	54.6	51.9	49.2	47.5	55.6
R3	53.8	53.5	52.8	50.1	47.4	45.7	53.8
R4	53.8	53.5	52.8	50.1	47.4	45.7	53.8

[1] Construction noise source and receiver locations are shown in Appendix B
[2] Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix B.
Source: Appendix B

Overall, as temporary construction activity would occur in compliance with the City's regulations and would be less than the noise level threshold at existing sensitive receptors, impacts related to construction noise would be less than significant.

Operational Noise. Implementation of the proposed Project would result in the operation of a light industrial building. Noise impacts associated with the Project would be from loading dock activity, roof-top air conditioning units, trash enclosure activity, parking lot vehicle movements and truck movements.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Santa Fe Springs exterior noise level standards at nearby noise-sensitive receiver locations. Table 8 shows the operational noise levels associated with the Project will satisfy the City of Santa Fe Springs exterior noise level standards.

Table 8: Operational Noise Level Compliance

Receiver Location[1]	Land Use	Project Operational Noise Levels (dBA Leq)[2]		Noise Level Standards (dBA Leq)[3]		Noise Level Standards Exceeded?[4]	
		Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	School	36.8	36.8	45.0	45.0	No	No
R2	School	41.4	41.3	45.0	45.0	No	No
R3	Residential	27.7	26.8	50.0	45.0	No	No
R4	Residential	28.4	27.6	50.0	45.0	No	No

[1] See Appendix B for the receiver locations.
[2] Proposed Project operational noise levels as detailed in Appendix B.
[3] City of Santa Fe Springs Municipal Code, Section 155.424.
"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.
Source: Appendix B

The noise produced from the operations of the Project would not exceed noise level standards at existing sensitive receptors thus, impacts related to operational noise would be less than significant.

Traffic Noise.

Traffic generated by the operation of the proposed Project would influence the traffic noise levels in surrounding off-site areas and at the Project site. However, the off-site Project-related traffic represents an

incremental increase to the existing roadway volumes, which is not expected to generate a noise level increase of 3 dBA CNEL at nearby sensitive land uses adjacent to study area roadways, since a doubling of the existing traffic volumes would be required to generate a 3 dBA CNEL increase. According to the NEC Freeman & Telegraph Road Trip Generation and VMT Screening Analysis (Appendix A), the Project is anticipated to generate a net total of 95 two-way trips per day (actual vehicles) that includes 26 truck trips. The incremental Project-related off-site traffic noise levels due to the Project trips are estimated at less than 1 dBA CNEL. Therefore, due to the low traffic volumes generated by the Project, the off-site traffic noise levels generated by the Project are considered less than significant and no further analysis is required.

Aircraft Noise. The nearest airport is Fullerton Municipal Airport that is located 6.5 miles southeast of the Project site. The Project site is located outside of the 60 dBA CNEL noise contours of this airport. Therefore, the proposed warehouse would not be exposed to excessive aircraft noise and impacts would be less than significant.

Ground-borne Vibration. The City does not have quantified vibration standards applicable to the proposed Project. However, the Caltrans *Transportation and Construction Vibration Guidance Manual* (2013) provides guidelines for assessing the potential for adverse vibration effects related to structural damage and human perception. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 9 provides vibration levels for particular construction activities at a distance of 25 feet.

Table 9: Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089
Vibratory Roller	0.210

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual

Table 10: Project Construction Vibration Levels

Location[1]	Distance to Const. Activity (Feet)[2]	Typical Construction Vibration Levels PPV (in/sec)[3]						Thresholds PPV (in/sec)[4]	Thresholds Exceeded?[5]
		Small bulldozer	Jack-hammer	Loaded Trucks	Large bulldozer	Vibratory Roller	Highest Vibration Level		
R1	2,763'	0.000	0.000	0.000	0.000	0.000	0.000	0.3	No
R2	1,722'	0.000	0.000	0.000	0.000	0.000	0.000	0.3	No
R3	2,117'	0.000	0.000	0.000	0.000	0.000	0.000	0.3	No
R4	2,130'	0.000	0.000	0.000	0.000	0.000	0.000	0.3	No

[1] Construction noise source and receiver locations are shown in Appendix B.
[2] Distance from receiver building facade to Project construction boundary (Project site boundary).
[3] Based on the Vibration Source Levels of Construction Equipment (Table 9).
[4] Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Table 19, p. 38.
[5] Does the peak vibration exceed the acceptable vibration thresholds?
"PPV" = Peak Particle Velocity
Source: Appendix B

The primary source of vibration during construction would be from the operation of a vibratory roller. As shown on Table 10, a vibratory roller would create a vibration level of 0.210 inch-per-second PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest offsite sensitive receptors (the closest being a middle school 1,722 feet to the east of the Project site) would be 0.00 inch per second PPV, which would be below the 0.3 inch per second PPV threshold detailed above in Table 9. Therefore, impacts related to construction vibration would be less than significant.

Overall, the proposed residential Project would not result in any significant effects relating to noise or vibration; therefore, the proposed Project meets the noise related criteria of CEQA Guidelines Section 15332(d).

AIR QUALITY

Air Quality Management Plan Consistency: The Project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources.

As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993), for purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As discussed previously, the proposed Project would be consistent with the existing land use and zoning designations. As a result, the proposed Project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the proposed Project would not exceed thresholds. As described in the analysis below, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Construction Emissions: Construction activities associated with the proposed Project would generate pollutant emissions from the following construction activities: demolition, site preparation, grading, building construction, paving, architectural coating. The quantity of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. In addition, the proposed Project would generate a need for construction worker vehicle trips to and from the Project site during the estimated 7 months of construction.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.

In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, would be required. As shown in Table 11, CalEEMod results provide that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction emissions would result in a less than significant impact.

Table 11: Regional Construction Emissions

Construction Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
2025						
Demolition	0.2	2.4	4.6	0.0	0.1	0.1
Site Prep	1.6	14.7	14.1	0.0	2.8	1.6
Grading	2.0	19.1	17.4	0.0	3.6	1.9
Building Construction	1.2	10.5	12.1	0.0	0.5	0.4
Maximum Daily Emissions	2.0	19.1	17.4	0.0	3.6	1.9
2026						
Building Construction	2.3	19.9	23.5	0.0	0.8	0.7
Paving	0.7	5.0	7.2	0.0	0.2	0.2
Architectural Coating	18.8	1.1	1.5	0.0	0.0	0.0
Maximum Daily Emissions	18.8	19.9	23.5	0.0	0.8	0.7
Maximum Daily Emission 2025-2026	**18.8**	**19.9**	**23.5**	**0.0**	**3.6**	**1.9**
SCAQMD Significance Thresholds	*75*	100	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Appendix C

Operational Emissions: Development and operation of the proposed warehouse would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with mobile sources (emissions

from vehicle trips) and area sources (natural gas consumption, landscaping, applications of architectural coatings, and consumer products).

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table 12. This analysis conservatively analyzes the Project's potential impacts, as modeling was based on the previous version of the site plan which proposed a general light industrial building totaling 19,481 SF. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the proposed Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and impacts would be less than significant.

Table 12: Regional Operational Emissions

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NOx	CO	SOx	PM10	PM2.5
Mobile	0.3	2.7	3.4	0.0	1.3	0.4
Area	0.6	0.0	0.8	0.0	0.0	0.0
Energy	0.0	0.2	0.2	0.0	0.0	0.0
Off-Road	0.0	1.8	17.6	0.0	0.0	0.0
Stationary	0.4	1.1	1.0	0.0	0.1	0.1
Total Project Operational Emissions	**1.3**	**5.8**	**23.0**	**0.0**	**1.4**	**0.4**
SCAQMD Significance Thresholds	*55*	*55*	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Appendix C

Localized Significant Thresholds: The SCAQMD recommends the evaluation of localized NO_x, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest LST sensitive receptor to the Project site is the Richard L Graves Middle School at 13243 Los Nietos Road, approximately 525 meters (1,722 feet) to the southwest of the Project site. However, significance thresholds in the Mass Rate LST Look-up Tables are provided up to 500 meters (approximately 1,640 feet). Since the Project would not exceed regional thresholds and is beyond the maximum distance measured for LST analyses, localized air quality impacts would be less than significant.

Greenhouse Gas Emissions: The SCAQMD has proposed interim numeric GHG significance thresholds that are based on capture of approximately 90 percent of emissions from development, which is 10,000 metric tons carbon dioxide equivalent (MTCO2e) per year for industrial developments (SCAQMD 2008). SCAQMD's approach is widely used by cities in the South Coast Air Basin, including the City of Santa Fe Springs. As such, both thresholds are utilized herein to determine if GHG emissions from this Project would be significant. CalEEMod v. 2022.1.1 was used to calculate Project-generated emissions (Appendix C).

During construction, temporary sources of GHG emissions include construction equipment and workers' commutes to and from the site. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. As shown on Table 13, the proposed Project has the potential to generate a total of approximately 5 MTCO2e per year from construction emissions amortized over 30 years per SCAQMD methodology.

During operations, the proposed residences would generate long-term GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. Natural gas use results in the emission of two GHGs: CH_4 (the major component of natural gas) and CO_2 (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. Table 13 shows the increase in operational GHG emissions that would result from operation of the proposed warehouse. The large majority of GHG emissions generated from the residences would be from vehicle trips. As shown in Table 13, Project operations would generate a maximum of approximately 652 MTCO2e per year. Summing the construction and operational emissions, the proposed Project would result in total GHG emissions of approximately 657 MTCO2e, which is below the SCAQMD threshold of 10,000 MTCO2e.

Table 13: Project Total GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
Project Operational Emissions	
Mobile	507
Area	0
Energy	75
Water	11
Waste	7
Refrigerant	1
Off-Road	46
Stationary	5
Total Project Gross Operation Emissions	652
Project Construction Emissions	5
Project Total Emissions	**657**
Significance Threshold	10,000
Threshold Exceeded?	**No**

Source: Appendix C

Overall, the proposed light industrial Project would not result in any significant effects relating to greenhouse gas emissions; therefore, the proposed Project meets the greenhouse gas related criteria of CEQA Guidelines Section 15332(d).

WATER QUALITY

The Project site is within the San Gabriel River watershed and under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB), which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the LARWQCB are documented in its Basin Plan, and the regulatory program of the LARWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

Construction. Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would use heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a stormwater pollution prevention plant (SWPPP). Construction of the Project would disturb more than one acre of soil; therefore, the proposed Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction Best Management Practices (BMPs) such as:

- Prompt revegetation of proposed landscaped areas;
- Perimeter gravel bags or silt fences to prevent off-site transport of sediment;
- Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways;
- Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted wind storms;
- Specifications for construction waste handling and disposal;
- Contained equipment wash-out and vehicle maintenance areas;
- Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms;
- Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways;
- Construction timing to minimize soil exposure to storm events; and
- Training of subcontractors on general site housekeeping.

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City's construction permitting process would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operations. The new light industrial uses would introduce pollutants such as trash and debris, oil and grease from vehicles, and pesticides and sediments from landscaping. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the proposed Project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.

Under the City of Santa Fe Springs Municipal Code Chapter 52, the Project would be required to implement a standard urban stormwater mitigation plan (SUSMP) to implement low impact development (LID) requirements, included as Appendix D, to control pollutant discharge. The SUSMP prepared for the proposed Project would include pollutant source and treatment control BMPs. The Project proposes to install several inlets and on-site drainage pipes to convey site runoff to a proposed detention system and biofiltration system at the northwestern corner of the site. Treated runoff would then be discharged onto Freeman Avenue through a proposed parkway culvert. To comply with the City's LID requirements, the Project site is required

to retain either the 85th percentile, 24-hour storm event or a 0.75 inch, 24-hour rain event, whichever is greater.

The SUSMP prepared for the proposed Project determined that post-development conditions would adequately contain the volume of runoff produced from an 85th percentile, 24-hour storm event. In addition, the Hydrology Study prepared for the Project, included as Appendix J, determined that post-development conditions would improve reduce the volume and speed of runoff flows on-site, improving hydrologic conditions. With implementation of the LID requirements pursuant to City Ordinance No. 1045, and subsequent verification during the plan check and permitting process, the Project would not violate any water quality standards or waste discharge requirements, nor would it otherwise substantially degrade surface or ground water quality.

Overall, the proposed residential Project would not result in any significant effects relating to water quality; therefore, the proposed Project meets the water quality related criteria of CEQA Guidelines Section 15332(d).

e. Criterion Section 15332(e): Utilities: The site can be adequately served by all required utilities and public services.

The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The Project site is located in an urbanized and developed area. The proposed Project would connect to existing utility service lines surrounding the Project site, within Freeman Avenue and Telegraph Road. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations would be addressed prior to occupancy. Given the Project size and its location within an area that is currently served by utilities, the site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e).

4.2 EXCEPTIONS FOR EXEMPTIONS

In addition to investigating the applicability of CEQA Guidelines Section 15332 (Class 32), this CEQA document also assesses whether any of the exceptions to qualifying for the Class 32 categorical exemption for an Infill Project are present. The following analysis compares the criteria of CEQA Guidelines Section 15300.2 (Exceptions) to the Project.

a. Criterion 15300.2(a): Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project does not qualify for an exemption under Classes 3, 4, 5, 6 or 11. The Project is located within an urban developed area and is not located within a sensitive environment. In addition, the Project would not result in any impacts on an environmental resource of hazardous or critical concern. Therefore, the exception under criterion 15300.2(a) is not applicable.

b. Criterion 15300.2(b): Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects with similar uses over a similar geological area over time is significant.

The Project meets the requirements of CEQA Guidelines Section 15332. The proposed Project would redevelop a site that is currently vacant and heavily graded. The Project site is already served by utilities and public services, as well as transportation. Any construction effects would be temporary, confined to the Project vicinity, and reduced to a less than significant level by implementing existing applicable regulatory

requirements. Therefore, the Project's impacts would be less than significant and not cumulatively considerable. No successive projects of the same or similar use within the vicinity of the Project are known or expected to occur over time that would result in cumulatively considerable impacts. Furthermore, as discussed throughout this justification document, the proposed Project would not result in significant environmental impacts that would be capable of combining with impacts from other cumulative projects to result in a cumulative impact. Therefore, the exception under CEQA Guidelines Section 15300.2 (b) does not apply to the Project.

c. Criterion 15300.2(c): Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no known unusual circumstances that are applicable to the Project, which may result in a significant effect on the environment. The proposed Project consists of the development of a new light industrial building within a developed area that is served by utilities and transportation. The Project site would be consistent with the City's General Plan and the Municipal Code; thus, provision of a light industrial building would not introduce a new activity to the area that could result in a significant effect on the environment. Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the Project.

d. Criterion 15300.2(d): Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The Project site is not located within a state scenic highway corridor. The nearest Officially Designated State Scenic Highway to the Project site is the section of State Route 91 (SR-91) that runs parallel to the Santa Ana River (Caltrans, 2019). This portion of SR-91 is located approximately 15 miles southeast of the Project site and is not visible from the Project site. The nearest Eligible State Scenic Highway to the Project site is the section of SR-57, located approximately 10 miles southeast of the Project site. Therefore, the exception under CEQA Guidelines Section 15300.2(d) does not apply to the Project.

e. Criterion 15300.2(e): Hazardous Waste Sites: Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.

The Project site is currently vacant and heavily graded, with one active and two inactive wells. As determined in the Phase I Environmental Site Assessment (ESA) prepared for the Project (included as Appendix E), the site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code. In addition, to evaluate potential impacts from the on-site oil wells, a Phase II ESA was performed on-site to conduct soil and soil gas sampling (included as Appendix F). Concentrations of TPH-cc, VOCs, and metals were not found to exceed regulatory thresholds for industrial sites. Methane and H_2S were not detected in soil gas samples; however, an elevated ethylbenzene concentration was found in one soil gas sample. Nonetheless, abandonment of the wells would be conducted pursuant to Chapter 117 of the Municipal Code. Municipal Code Sections 117.126 through 117.146 list the abandonment and maintenance procedures the Project must comply with, in accordance with Department of Conservation, Division of Oil, Gas and Geothermal Resources standards. Thus, the Project site is not listed on any list compiled pursuant to Section 65962.5 and construction of the Project would be conducted pursuant to existing regulatory requirements.

f. Criterion 15300.2(f): Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. As previously described, the Project site is undeveloped and heavily graded. The Project site does not contain any structures aside

from one active and two idle oil wells. As such, the proposed Project does not contain nor would not result in impacts to historic resources. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the Project.

On the basis of the evidence provided above, the proposed Project is eligible for a Class 32 Categorical Exemption in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines. Because the proposed Project meets the criteria for categorically exempt infill development projects listed in CEQA Guidelines Section 15332 and it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the Project.

REFERENCES

BFSA Environmental Services. (2024). *Cultural Resource Study*. **Appendix G.**

Caltrans. (2019). *California State Scenic Highway System Map*. Accessed March 2024 from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

City of Santa Fe Springs. (2021). *Santa Fe Springs 2040 General Plan*. Accessed March 2024 from: https://www.reimaginesantafesprings.org/documents#GP

City of Santa Fe Springs. (2023). *Santa Fe Springs, California Code of Ordinances*. Accessed March 2024 from https://codelibrary.amlegal.com/codes/santafesprings/latest/santafesprings_ca/0-0-0--1073665416

EPD Solutions, Inc. (2024). *Air Quality and Greenhouse Gas Impact Analysis*. ***Appendix* C.**

EPD Solutions, Inc. (2024). *Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis*. **Appendix A.**

Hernandez Environmental Services. (2023). *Biological Resources Assessment*. **Appendix I.**

LGC Geotechnical, Inc. (2024). *Preliminary Geotechnical Evaluation*. **Appendix H.**

Partner Engineering and Science, Inc. (2022). *Phase I Environmental Site Assessment Report*. **Appendix E.**

Partner Engineering and Science, Inc. (2023). *Phase II Subsurface Investigation Report*. **Appendix F.**

Urban Crossroads. (2024). *Noise and Vibration Impact Analysis*. **Appendix B**

Walden & Associates (2024a). *Preliminary Drainage Study*. **Appendix J.**

Walden & Associates. (2024b). *Preliminary Low Impact Development Standard Urban Storm Water Mitigation Plan*. **Appendix D.**

All Appendices are available upon request.

Date:	January 11, 2024
Revised on:	June 4, 2024
Prepared by:	Maryam Javanmardi Simon Lin
To:	City of Santa Fe Springs
Site:	NEC Freeman & Telegraph Rd, Santa Fe Springs EPD Project # 23-087
Subject:	Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis

This technical memorandum evaluates the trip generation and need to prepare a level of service (LOS) or vehicle miles traveled (VMT) analysis for the proposed industrial project (Project) located on the northeast corner of Freeman & Telegraph Road in the City of Santa Fe Springs. The existing site is currently vacant. The proposed Project will consist of one (1) new warehouse building totaling a combined 19,481 SF (Square Feet). The building will have 18,031 SF of ground floor footprint, including 1,450 SF of office, and an additional 1,450 SF of second story mezzanine office space. The Project includes two (2) dock doors along the north side of the building. The proposed Project will be accessible via one new point of entry. One new driveway will be constructed along Freeman Avenue. Truck access will be via the 30-foot driveway along Freeman Avenue. Circulation to and from the site will be from the section of Freeman Avenue northwest of the site that connects Los Nietos Road to the north and Telegraph Road south of the project site. The Project site plan is shown in Figure 1. The proposed Project was assessed utilizing the guidelines outlined in *the City of Santa Fe Springs Transportation Study Guidelines* [1] and Los Angeles County (*LA County) Traffic Impact Analysis (TIA) guidelines*.[2]

Project Trip Generation

The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE)[3]. The rates for General Light Industrial (Land Use Code 110) were used to evaluate the proposed Project. Project truck trips were determined using data from the South Coast Air Quality Management District (SCAQMD) *Warehouse Truck Trip Study Data Results and Usage*[4]. As neither the City's guidelines nor LA County TIA guidelines specify Passenger Car Equivalent (PCE) factors, PCE factors as defined in the San Bernardino County Congestion Management Plan (CMP)[5] were added to the truck trips to account for the larger vehicle size and increased roadway capacity utilized by large trucks.

Table 1 presents the trip generation estimate for the proposed Project. As shown in Table 1, the Project would generate 95 daily trips, 14 trips during the AM peak hour, and 13 trips during the PM peak hour. In terms of Passenger Car Equivalent (PCE), the Project would generate135 daily trips, 20 trips during the AM peak hour, and 18 trips during the PM peak hour.

VMT Screening Analysis

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB743 specified that the new criteria should promote the reduction of greenhouse

[1] City of Santa Fe Springs Transportation Study Guidelines- February 2023
[2] Los Angeles County Public Works- Transportation Impact Analysis Guidelines- July 2020
[3] *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE). 2021.
[4] SCAQMD Warehouse Truck Trip Study Data Results and Usage, July 17, 2014.
[5] San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. The provisions of Section 15064.3(c) were implemented statewide beginning on July 1, 2020.

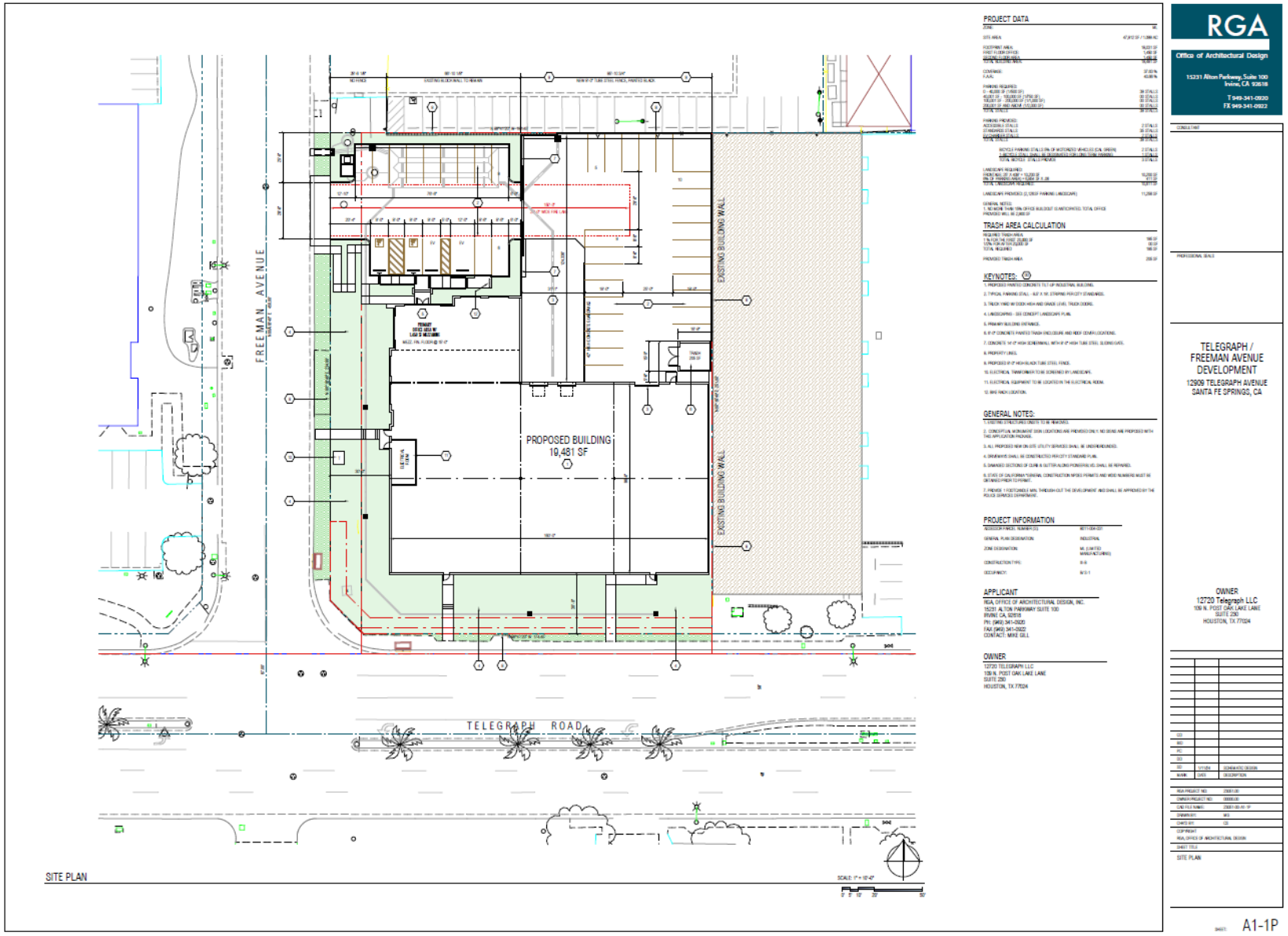
The Project was assessed utilizing the guidelines outlined in *the City of Santa Fe Springs Transportation Study Guidelines* and *LA County TIA guidelines*. The City's guidelines include screening thresholds to identify if a project would be considered to have a less-than significant impact on VMT and therefore could be screened out from further VMT analysis.

Type C-Project Type Screening-Project generating less than 110 daily vehicle trips

Based on Table 1 discussed previously, the Project would generate 95 daily trips, 14 trips during the AM peak hour, and 13 trips during the PM peak hour. Based on the City's threshold of 110 or more daily trips, it should not be necessary to prepare a vehicle mile traveled (VMT) analysis. Based on LA County's guidelines, projects exempt from the VMT analysis are also exempt from preparing a Level of Service (LOS) analysis. As the Project is exempt from the VMT analysis and is also not required to prepare a Level of Service (LOS) analysis.

If you have any questions about this information, please contact me at (408) 893-0402 or techservices@epdsolutions.com.

Figure 1: Project Site Plan



Source: RGA

Table 1: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
General Light Industrial [1]		TSF	4.87	0.65	0.09	0.74	0.09	0.56	0.65
Warehouse	19.481	TSF	95	12	2	14	2	11	13
Vehicle Mix		***Percent*** [3]							
Passenger Vehicles		72.50%	68.78	8.70	1.25	9.95	1.29	7.90	9.18
2-Axle Trucks		4.60%	4.36	0.55	0.08	0.63	0.08	0.50	0.58
3-Axle Trucks		5.70%	5.41	0.68	0.10	0.78	0.10	0.62	0.72
4+-Axle Trucks		17.20%	16.32	2.06	0.30	2.36	0.30	1.87	2.18
Total Trip Generation		100%	95	12	2	14	2	11	13
PCE Trip Generation [2]		***PCE Factor***							
Passenger Vehicles		1.0	69	9	1	10	1	8	9
2-Axle Trucks		1.5	6	1	0	1	0	1	1
3-Axle Trucks		2.0	11	2	0	2	0	1	1
4+-Axle Trucks		3.0	49	6	1	7	1	6	7
Total PCE Trip Generation			135	18	2	20	2	16	18
Total Passenger Vehicle Trips			69	9	1	10	1	8	9
Total Project Trip Generation			95	12	2	14	2	11	13
Total Project PCE Trip Generation			135	18	2	20	2	16	18

TSF = Thousand Square Feet, PCE = Passenger Car Equivalent

[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation,11th Edition, 2021*. Land Use Code 110 - General Light Industrial

[2] PCE factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

[3] Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage