



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, SEPTEMBER 09, 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
Associate Planner
Associate Planner
Assistant Planner
Planning Consultant
Planning Commission Secretary

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

NOTICES

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

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

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Secretary’s Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

Public Comment: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Staff. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.org. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

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

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****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 AUGUST 12, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 41 – ANHEUSER-BUSCH, 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. 41; and
- 2) Require that this matter be brought back before September 9, 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.

3. **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 749-3 INVOLVING THE OPERATION AND MAINTENANCE FOR A FOOD PROCESSING USE, INVOLVING VINEGAR AT 13117 MOLETTE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (OTUFUKU FOODS, INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of a food processing use, involving vinegar, 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. 749-3 be subject to a compliance review in five (5) years on, or before, September 9, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

4. **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. (CONTINUED FROM AUGUST 12, 2024 PLANNING COMMISSION MEETING)**

RECOMMENDATION: That the Planning Commission:

- 1) Conduct 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. 271-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and

5) Recommend that the City Council approve and adopt an Ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and

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

5. PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 438-1 – A REQUEST FOR A TEN-YEAR EXTENSION TO ALLOW THE ONGOING OPERATION AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY AND RELATED EQUIPMENT ON, AND AT THE BASE OF, AN EXISTING 195’ LATTICE TOWER LOCATED AT 13650 BORA DRIVE WITHIN THE M-2, HEAVY – MANUFACTURING, ZONE. (TECTONIC ENGINEERING CONSULTANTS ON BEHALF OF VERIZON WIRELESS)

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 Conditional Use Permit Case No. 438-1, and thereafter, close the Public Hearing; and

2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and

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 CUP request meets the criteria set forth in §157.05 of the City's Zoning Code, for the granting of a Conditional Use Permit related to a wireless telecommunications facility; and

5) Approve the requested CUP Case No. 438-1 subject to the conditions of approval as contained within Resolution No. 272-2024; and

6) Adopt Resolution No. 272-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and

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

6. PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 89 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT ESTABLISHMENT, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (ELEVATED RESTAURANT GROUP, LLC, DBA: DAVE’S HOT CHICKEN)

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 89, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 3) Find that the applicant's ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcohol beverage; and
- 4) Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 89 subject to the conditions of approval as contained within Resolution No. 273-2024; and
- 5) Adopt Resolution No. 273-2024, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) 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



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 AUGUST 12, 2024 MEETING

DATE: September 9, 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:

- AUGUST 12, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE AUGUST 12, 2024 REGULAR MEETING

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



APPROVED:

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

August 12, 2024

1. CALL TO ORDER

Vice Chairperson Mora called the meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson called upon Commissioner Cervantes to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Vice Chairperson Mora
Commissioner Cervantes
Commissioner Flores
Commissioner Jimenez

Staff:

Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Claudia Jimenez, Associate Planner
Jimmy Wong, Associate Planner
Laurel Reimer, Planning Consultant
Esmeralda Elise, Planning Commission Secretary

Absent:

Chairperson Ayala

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 AUGUST 12, 2024 REGULAR MEETING

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)

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)
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)
5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 5 – G&M OIL COMPANY, LLC
6. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 6 – PESCADO DORADO
7. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 58 – CHEVRON STATIONS, INC.

Vice Chairperson Mora requested a motion and a second for Consent Item Nos 1, 2, 3, 4, 5, 6 and 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Consent Item Nos 1, 2, 3, 4, 5, 6 and 7, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Mora read the City's appeal process.

7. 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.

Recommendation:

Vice Chairperson Mora called upon Director of Community Development Cuong Nguyen to introduce this item.

The following individuals spoke:

- Dino Torres, Director of Public Safety
- Captain Reese from the Whittier Police Department
- Rick Landis, Applicant, with the Santa Fe Springs Swap Meet

- Jack Rubens, Land Use Attorney, on behalf of the Santa Fe Springs Swap Meet

Vice Chair Mora opened the floor for public comment.

The Commissioners asked follow up questions to staff and the Applicant. A discussion ensued.

Vice Chair Mora requested a motion. It was moved by Commissioner Cervantes, seconded by Commissioner Jimenez to have the City staff work with the staff at the Swap Meet to enhance security and report back, which passed by the following roll call vote:

Ayes: Cervantes, Jimenez, and Mora

Nays: Flores

Absent: Ayala

8. 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:

Vice Chairperson Mora called upon Associate Planner Jimmy Wong to present this item.

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

Vice Chair Mora opened the Public Hearing at 7:52 p.m. and asked if the Applicant would like to address the Planning Commission.

Applicant Sung Woon Jung and his wife addressed the Planning Commissioners and provide a brief summary of his project and thanked the Planning Commissioners for their consideration.

Cindy Duff from the Laguna Niguel Association spoke.

Katelyn from La Habra spoke in favor of the project.

Vice Chairperson Mora inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Vice Chairperson Mora closed the Public Hearing at 7:56 p.m. and requested a motion. It was moved by Commissioner Jimenez, seconded by Commissioner Flores to adopt Resolution No. 265-2024, which incorporates the Planning Commission’s findings and actions regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Mora read the City's appeal process.

9. 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:

Vice Chair Mora called upon Planning Consultant Laurel Reimer to present this item.

Vice Chair Mora opened the Public Hearing at 8:04 p.m.

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

Having no questions or comments, Vice Chair Mora closed the Public Hearing at 8:04 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Commissioner Jimenez to adopt Resolution No. 270-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Vice Chair Mora read the City's appeal process.

10. 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:

Staff recommended to continue this item to the September 9, 2024 Planning Commission Meeting.

Chair Ayala opened the Public Hearing at 8:05 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

Vice Chair Mora requested a motion. It was moved by Commissioner Jimenez, seconded by Commissioner Flores to continue this item to the September 9, 2024 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Mora

Nays: None

Absent: Ayala

11. 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:

Vice Chair Mora called upon Associate Planner Claudia Jimenez to present Item No. 11.

The Commissioners asked Associate Planner Claudia Jimenez some clarification questions.

Vice Chair Mora opened the Public Hearing at 8:19 p.m. and asked if the Applicant would like to address the Planning Commission.

Dan Plangen on behalf of Bridgeland Resources addressed the Planning Commissioners and provided a brief summary of his project and thanked the Planning Commissioners for their consideration.

Vice Chairperson Mora inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Commissioner Jimenez thanked Bridgeland Resources for developing a nice property on a once vacant property.

Having no further questions or comments, Vice Chairperson Mora closed the Public Hearing at 8:19 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Cervantes to adopt Resolution No. 269-2024, which incorporates the Planning Commission’s

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

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

Vice Chairperson Mora read the City's appeal process.

12. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen welcomed new Commissioner, Isabel Cervantes, gave an update on Dollar Tree opening on August 1st, and the City just opened its first temporary hydrogen facility at Tom's Truck Center.

Planning Commission Secretary Esmeralda Elise welcomed new Commissioner, Isabel Cervantes.

- Commissioners

The Commissioners welcomed new Commissioner, Isabel Cervantes.

Vice Chair Mora asked for an update on downtown Santa Fe Springs.

13. ADJOURNMENT

Vice Chairperson Mora adjourned the meeting at 8:26 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Ayala

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 41 – ANHEUSER-BUSCH, LLC

DATE: September 9, 2024

RECOMMENDATION(S):

It is recommended 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. 41; and
2. Require that this matter be brought back before September 9, 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

Anheuser-Busch, LLC ("ABONE") is a wholesale and distribution center that distributes a large portfolio of brands to millions of customers. ABONE is an integral part of Anheuser-Busch, LLC's sales strategy and works to meet the needs of a dynamic and evolving marketplace.

In accordance with Section 155.628, Triangle Distributing applied for and was originally granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 41 by the Planning Commission and the City Council at their respective meetings on November 6, 2006, and November 11, 2006, to allow the operation and maintenance of an alcohol beverage warehouse. In October 2020, Anheuser-Busch LLC took over Triangle Distributing and the privileges granted under ASCUP Case No. 41. Anheuser-Busch LLC maintains and operates as a beer and wine importer and wholesaler.

Anheuser-Busch, LLC maintains a Type 09 License (beer and wine importer) and Type 17 License (beer and wine wholesaler) 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 beer and wine importer and wholesaler operation.

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, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 41 in five years, before September 9, 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 September 9, 2029.

ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 41

ANHEUSER-BUSCH, LLC
12065 Pike Street
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.
6. That the Applicant 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 State Business and Professions Code.
7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages 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 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 alcohol beverages on display as well as surplus alcohol beverages in storage;
 - B. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - C. A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws

dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

- D. A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - E. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
- 9. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.
 - 10. 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.
 - 11. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
 - 12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 13. ***That ASCUP Case No. 41 shall be subject to a Compliance Review in five (5) years, no later than September 9, 2029, to ensure premises is still operating in strict compliance with the original Conditions of Approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
 - 14. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
 - 15. 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 at which time, the permit may become terminated and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia Jimenez, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 749-3 INVOLVING THE OPERATION AND MAINTENANCE FOR A FOOD PROCESSING USE, INVOLVING VINEGAR AT 13117 MOLETTE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (OTUFUKU FOODS, INC.)**

DATE: September 9, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of a food processing use, involving vinegar, 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. 749-3 be subject to a compliance review in five (5) years on, or before, September 9, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

In addition to the processing fees collected for the subject compliance review, there is no ongoing fiscal impact anticipated.

Conditional Use Permit Case No. 749-3

Page 2 of 10

BACKGROUND/DISCUSSION:

On July 29, 2024, Otafuku Foods, Inc. (“Applicant”) filed a Compliance Review request for CUP Case No. 749 to allow the continued operation and maintenance for a food processing use, involving vinegar (APN: 7005-007-049) (“Project Site”).

Project/Applicant Information

Project Location: 13117 Molette Street
Project Applicant: Otafuku Foods, Inc.
Property Owner: Otafuku Foods, Inc.
General Plan Designation: Industrial
Zoning Designation: M-2, Heavy Manufacturing
Existing Use on Project Site: A food processing use, involving vinegar

In accordance with Section 155.243 (D) (8) of the City’s Zoning Code, a Conditional Use Permit (CUP) is required for any animal, food, or beverage processing use involving vinegar, yeast, and sauerkraut facility within the M-2 (Heavy Manufacturing) Zone:

Code Section:	Conditional Uses:
§155.243	The following uses shall be permitted in the M-2 Zone only after a valid Conditional Use Permit has first been issued: (D) Animal, food, or beverage processing of the following kind: (8) Vinegar, yeast, and sauerkraut

Otafuku Foods, Inc., is a company that specializes in the marketing, development, and sales of various sauces, kinds of vinegar, and specialty components to food service, consumers, and industrial businesses. Notable sauces include Okonomi Sauce, Yakisoba Sauce, Tonkatsu Sauce, Takoyaki Sauce, Sushi Sauce, etc. Otafuku has been in the sauce business since 1922. Their parent company, Otafuku Sauce, is based out of Japan. The Santa Fe Springs manufacturing facility produce the sauces mentioned above locally.

Currently, Otafuku Foods, occupies a 16,400 sq. ft. building, with all activities occurring inside. Although the use of vinegar does trigger the need for a CUP, it should be noted that Otafuku Foods is not manufacturing vinegar. Vinegar is only a small ingredient (approximately 6%) within the various sauces that Otafuku is producing at the Santa Fe Springs facility. The final product is a highly diluted form through a mixture of sauce, water, etc. The typical fumes and odor normally associated with full-strength vinegar is not be present. Otafuku initially obtained a Conditional Use Permit (CUP 749) to allow the establishment, operation, and maintenance of a food processing use, involving vinegar on March 10, 2014. The Planning Commission reconsidered the CUP in March 2016 and recently amended the existing hours of operation on August 14, 2023.

ANALYSIS:

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on August 7, 2024, and found the food processing use, involving vinegar was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the subject use continues to operate in compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending that CUP 749 be subject to a compliance review in five (5) years, on or before, September 9, 2029, to ensure that the use is still operating in compliance with the conditions of approval (see Attachment D).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – August 7, 2024 Inspection Photos
3. Attachment C – Request for Compliance Review
4. Attachment D – Conditions of Approval

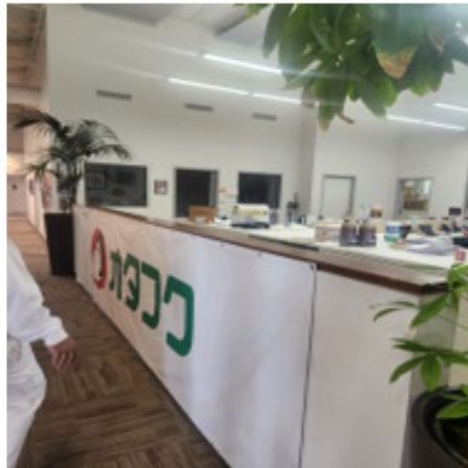
ATTACHMENT A – AERIAL PHOTOGRAPH

OTAFUKU FOODS, INC.



13117 Molette Street

ATTACHMENT B – AUGUST 7, 2024 INSPECTION PHOTOS



Conditional Use Permit Case No. 749-3

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ATTACHMENT C – REQUEST FOR COMPLIANCE REVIEW



Otafuku Foods Inc
13117 Molette street,
Santa Fe Springs, 90670
TEL: 562-404-4700

Subject: Conditional Use Permit (CUP) Case No. 749-
Otafuku Foods, Inc.
13117 Molette St. Santa Fe Springs, Ca 90670

This letter is to request a review of compliance of the above subject permit. We currently have the same manufacturing operations of sauces and dressings for foods service. Only changes that we have been an increase of production since all of the restaurants are open. We have increased the operational hours of operations from 1 shift (9 am- 5 pm) to 1 & ½ shifts. Mixing Dept. 1st Shift 4:30 am- 1:00 PM Filling/Packing Dept. 7:30am-4:00pm & ½ shift Mixing 8:00am – 4:30pm ½ shift Filling & Packing 11am- 7:30pm. Office Hours still 9 am- 5 pm. Employee count now is 27. 1st shift operation/office we have total 21, and ½ shift there is only 6 employees. Normally operation dates are Monday- Friday, Saturday as needed. There's has been no other changes to the CUP permit agreement.

Minoru Takeuchi
Vice President
Otafuku Foods, Inc.

ATTACHMENT D – CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x 3302)

1. That the applicant shall provide a 10'-0" high fence to secure and screen the outdoor storage within 30 days of Planning Commission Approval. **(Satisfied)**.
2. That the applicant shall not increase the approved storage area at any time, and shall maintain the rear parking area free of all debris, equipment, and miscellaneous items which could impede vehicle travel. **(Ongoing)**
3. That should the applicant vacate the property, the fence improvements shall be fully removed and the parking spaces shall be repainted and returned to their original use. **(Ongoing)**

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562.868.0511 x7507)

STREETS

4. That the applicant shall pay a flat fee of \$10,620 to reconstruct/resurface the existing street frontage to centerline for Molette Street. **(NEW)**
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 owner shall pay the actual cost of sign installation. **(Satisfied)**
6. The owner and/or developer shall pay for the removal, construction of one driveway per City Standard R-6.4A and inspection. **(Satisfied)**

MISCELLANEOUS

7. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. A professional civil engineer registered in the State of California shall prepare the grading plan. The owner shall pay drainage review fees in conjunction with this submittal. **(Satisfied)**

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868-0511 x3812)

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

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION)

Contact: Kevin Yang: 562.868.0511 x 3811

10. 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)**
11. That 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. **(Ongoing)**

WASTE MANAGEMENT :

(Contact : Joe Barrios x7342)

12. 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)**

PLANNING AND DEVELOPMENT DEPARTMENT:

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

13. This approval allows the applicant, Otafuku Foods, Inc., to establish, operate and maintain a vinegar processing facility at 13117 Molette Street (APN: 7005-007-049). **(Ongoing)**
14. That the proposed vinegar processing use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(Ongoing)**
15. That the subject vinegar processing use shall be limited to the following hours of operation: Monday through ~~Friday~~ **Saturday** from ~~9:00am and 6:00pm~~ **4:30 am -**

8:30 pm ~~Saturday~~ and Sunday – Closed. **Any modification to the hours of operation shall be subject to review and approval of the Director of Planning or his/her designee. (Revised – Ongoing)**

16. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall. **(Ongoing)**
17. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
18. That the proposed vinegar processing use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
19. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
20. That CUP Case No. 749 shall be subject to a compliance review after one (4) **(5)** years, on or before, ~~August 14, 2024~~. **September 09, 2029**. Approximately three (3) months before, ~~August 14, 2024~~ **September 09, 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)**
21. That the applicant, Otafuku Foods, 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 arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. 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)**

Conditional Use Permit Case No. 749-3

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22. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
23. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



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. *(CONTINUED FROM AUGUST 12, 2024 PLANNING COMMISSION MEETING)*

DATE: September 9, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Conduct 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. 271-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Recommend that the City Council approve and adopt an Ordinance to effectuate

the proposed amendments to the text of the City's Zoning Code; and

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

FISCAL IMPACT

Adoption of the proposed Ordinance No. 1146, which implements amendments to the City's Zoning Code, is not expected to have any immediate fiscal impact.

BACKGROUND/DISCUSSION

Billboards in the United States have a rich history that dates back to the 19th century. The concept of outdoor advertising began with painted signs on buildings and evolved into standalone structures along roads and highways. The early 20th century saw billboards become a prominent feature of American landscapes, especially with the rise of automobiles and the expansion of the highway system. From hand-painted signs to digital displays, the format and content of billboards have continually adapted to meet the demands of advertisers and consumers alike. Today, billboards remain a significant part of the advertising industry, offering a versatile and impactful way to communicate messages to the public.

The terms Outdoor Advertising and Billboard have been synonymously defined in the City's Zoning Code since its inception in 1961. The first electronic billboards emerged in the 1970s, utilizing simple light bulbs and basic technology to create illuminated signs. These early versions were relatively limited in terms of visual capabilities. The development of digital billboard technology continued throughout the early 2000s, with advancements making these installations more economically feasible by 2004-2005. By 2007, digital billboards were permitted on U.S. interstate highways. In 2012, the City adopted Ordinance No. 1036, which defined an electronic billboard and established procedures for allowing such digital billboards within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone.

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 but also define a poster billboard and establish procedures for the conversion of an existing static poster billboard to an electronic poster billboard. Staff recommends the proposed ordinance (Attachment B, Exhibit A) to define and identify those procedures:

- To amend Section 155.003 to define a poster billboard.
- To amend Section 155.519 to update the Director of Planning to the Director of Community Development.
- To amend Section 155.526 to update the Director of Planning to the Director of Community Development.
- To amend Section 155.536 to update the Director of Planning to the Director of Community Development.

Zoning Code Amendment – Poster Billboard Conversion Program

Page 3 of 4

- To add Section 155.537 to establish procedures for the conversion of an existing static poster billboard to an electronic poster billboard.

ANALYSIS

The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:

1. Policy LU-4.8 – Experiential Enhancement. Encourage and support the use of technology to enhance customer experience, including but not limited to virtual reality, location-based computing, robotics, and internet connectivity and communications.
 - The conversion of static displays to electronic displays offers a versatile and impactful way to communicate messages to the public. Integrating modern technology will allow billboard operators the flexibility to display multiple messages in a rotation, including emergency alerts. The electronic billboard also reduces the need for paper and vinyl materials used in static billboards and thus, produces less overall waste. While the electronic billboard emits a glare of lighting, modern LED technology is energy-efficient and features pre-set dimming levels to ensure that the display is visually appealing without causing discomfort to drivers or nearby residents.
2. Policy ED-4.5 – Targeted Economic Incentives. Assess the value of alternative incentive concepts and programs for specific business types, in relation to what competing cities within the region are doing, along with a thoughtful assessment of actual overall competitive strength of the community.
 - An operating agreement is required for the conversion of an existing static poster billboard to an electronic poster billboard. The operating agreement will be required to include compensation to the City, the utilization of the billboard for City messages of community interest, and the utilization of the billboard to display Amber Alert messages and emergency-disaster communications.

ENVIRONMENTAL

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 the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. Consequently, no other environmental documents are required by law.

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.

Zoning Code Amendment – Poster Billboard Conversion Program

Page 4 of 4

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 News) on August 2, 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 Project.

ATTACHMENT(S):

Attachment A – Public Hearing Notice

Attachment B – Resolution No. 271-2024, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code.

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

FILE COPY



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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.

RESOLUTION NO. 271-2024

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 155.003 (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

WHEREAS, the City has prepared a Zoning Code Amendment to the City's Zoning Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Sections 155.003 (Definitions), 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program), 155.526 (Comprehensive Sign Program Requirements for Unified Developments) and 155.536 (Sign Guidelines), and to add Section 155.537 (Static Poster Billboard Conversion Program); 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 August 2, 2024, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos Community News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on August 1, 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 August 12, 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 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 September 9, 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. 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 2. 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. Consequently, no other environmental documents are required by law.

SECTION 3: FINDINGS

The Planning Commission recommends that the following findings be made by the City Council regarding the Zoning Code Amendment:

1. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City’s Zoning Code.
2. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy LU-4.8 – Experiential Enhancement. Encourage and support the use of technology to enhance customer experience, including but not limited to virtual reality, location-based computing, robotics, and internet connectivity and communications

The conversion of static displays to electronic displays offers a versatile and impactful way to communicate messages to the public. Integrating modern technology will allow billboard operators the flexibility to display multiple messages in a rotation, including emergency alerts. The electronic billboard also reduces the need for paper and vinyl materials used in static billboards and thus, produces less overall waste. While the electronic billboard emits a glare of lighting, modern LED technology is energy-efficient and features pre-set dimming levels to ensure that the display is visually appealing without causing discomfort to drivers or nearby residents.

- b. Policy ED-4.5 – Targeted Economic Incentives. Assess the value of alternative incentive concepts and programs for specific business types, in relation to what competing cities within the region are doing, along with a thoughtful assessment of actual overall competitive strength of the community.

An operating agreement is required for the conversion of an existing static poster billboard to an electronic poster billboard. The operating agreement will be required to include compensation to the City, the utilization of the billboard for City messages of community interest, and the utilization of the billboard to display Amber Alert messages and emergency-disaster communications.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 271-2024 determining that the Zoning Code Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and recommends that the City Council adopt Ordinance No. 1146 amending Sections 155.003 (Definitions), 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program), 155.526 (Comprehensive Sign Program Requirements for Unified Developments) and 155.536 (Sign Guidelines), and to add Section 155.537 (Static Poster Billboard Conversion Program) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 9th day of September 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 Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code

Exhibit A – Zoning Code Amendment
Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the
Code of Santa Fe Springs

Key:

Normal Text = unmodified Code language

~~Strikethrough Text~~ = Language from previous draft both parties agree to remove

Underline Text = Language from previous draft both parties agree to add

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003
DEFINITIONS is hereby amended as follows:

BILLBOARD, ELECTRONIC. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. An electronic billboard may be internally or externally illuminated. Electronic billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. An electronic billboard consists of a digital display area and a sign structure.

BILLBOARD, STATIC. A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

BILLBOARD, POSTER. A billboard whose sign face measures no less than two hundred (200) square feet and no more than three hundred (300) square feet (cabinetry and trim excluded).

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.519
INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM is hereby amended as follows:

(E) *Permitted use in the M-2 zone.* Subject to the limitations of this ~~s~~Section, and notwithstanding the provisions of any other ~~s~~Section of the zoning ordinance, electronic billboards shall be a permitted use in the M-2 zone along the 605 corridor.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.519
INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM is hereby amended as follows:

(J) *Standards of design.*

(5) *Screening.* All exposed portions of electronic billboards, including backs, sides, under areas, support members and support posts, shall be screened to the satisfaction of the Director of ~~Planning~~ Community Development or designee.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.526 COMPREHENSIVE SIGN PROGRAM REQUIREMENTS FOR UNIFIED DEVELOPMENTS is hereby amended as follows:

A comprehensive sign program shall be prepared for approval by the Director of Planning Community Development for all unified commercial and industrial developments such as shopping centers, business parks, industrial parks and similar developments which are five or more acres in area. The comprehensive sign program shall specify the design criteria including but not limited to sign area allocation per unit or building and shall show the relationship of the individual signs to the buildings and development as a whole. All signs shall be designed in good taste, have balance and symmetry and be fabricated and installed with high quality workmanship and in accordance with the approved comprehensive sign program.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.527 WINDOW DISPLAYS is hereby amended as follows:

Window signs shall not exceed 25% of the window area of the premises served and shall be subject to the sign limitations of the underlying zone except that window signs exceeding said 25% area limitations may be permitted for special sales events provided that approval is granted by the Director of Planning Community Development and that said signs exceeding the area limitations shall be limited to not more than five 14-day periods in any calendar year.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.536 SIGN GUIDELINES is hereby amended as follows:

Sign guidelines established by the Director of Planning Community Development shall be considered part of the sign provisions of this Chapter as contained herein. The sign guidelines may be changed or modified from time to time as determined necessary by the Director of Planning Community Development to promote aesthetically pleasing sign usage in the city.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.537 STATIC POSTER BILLBOARD CONVERSION PROGRAM is hereby added as follows:

§ 155.537 STATIC POSTER BILLBOARD CONVERSION PROGRAM.

(A) *Purpose and Intent.* The purpose of this Section is to provide reasonable controls regarding the conversion of certain existing static poster billboards along surface streets in the City to electronic poster billboards. The intent is to allow for modernization of certain existing static poster billboards to electronic poster billboards in exchange for reducing the overall number of static poster billboards with a minimum one to one (1:1) exchange ratio. In no instance is this Section intended to allow for the development of new poster billboards (static or electronic).

(B) *Location.* The conversion of existing static poster billboards along surface streets to electronic poster billboards shall only be permitted where:

- 1) The sign face is not primarily viewed from a freeway.
- 2) The existing static poster billboard is located on a commercial or industrial zoned property and is not within one hundred (100) feet of residentially zoned property that has a current residential use, unless it is determined by the Director of Community Development that based on a photometric study that there is no significant additional light intrusion than currently exists. The measurement shall be from the closest visible edge of the sign face to the closest edge of the residential use. If the sign face will not be visible to the residential use, no spacing is required.
- 3) The replacement electronic poster billboard is no less than one thousand (1,000) feet from any other electronic poster billboard on the same side of the street or roadway and faces the same direction.
- 4) The existing static poster billboard is not attached to a building rooftop.
- 5) No structural alteration to the existing sign structure is required.

(C) *Removal Required.* For every existing static poster billboard that is converted to an electronic poster billboard, a minimum of one additional static poster billboard shall be removed. The applicant, in conjunction with the Director of Community Development, shall agree on the static poster billboard to be removed.

(D) *Operating Agreement Required.* The conversion of an existing static poster billboard to an electronic poster billboard shall only be permitted when the City has entered into an operating agreement with an electronic poster billboard owner to allow for an electronic poster billboard under certain circumstances; including (i) compensation to the City; (ii) the utilization of the electronic poster billboard by the City to display messages of community interest and information, and public safety; (iii) the utilization by the City (or other appropriate agencies) to display "Amber Alert" messages and emergency-disaster communications; (iv) to establish quality and maintenance standards; and (v) the removal of other existing poster billboards on a one to one (1:1) ratio, at a minimum.

(E) *Standards of design.*

- 1) *Maximum number of faces.* No electronic poster billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed.
 - a) The faces of two-sided electronic poster billboards shall be identical in size.
 - b) The top, bottom, and sides of the faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the electronic poster billboard.
- 2) *Maximum face size.* Each face of the sign shall be no larger than 12 feet by 25 feet (total 300 square feet), excluding cabinetry and trim.

- 3) *Screening.* The support structure for each electronic poster billboard shall be painted a complementary color, as approved by the Director of Community Development or designee. Additionally, all mechanical equipment shall be screened to the satisfaction of the Director of Community Development or designee.
- 4) *Branding.* The City of Santa Fe Springs name and/or City seal shall be included on each electronic poster billboard. The Director of Community Development or designee shall approve the location of the name and/or City seal.
- 5) *Removal of superfluous equipment.* Any pre-existing ladders or other ancillary structures that were required for the static poster billboard, but which are not required for an electronic poster billboard, shall be removed in connection with the conversion.
- 6) *Utilities.* When converting an existing static poster billboard to an electronic poster billboard, the applicant shall use the existing billboard utilities and upgrade only if necessary. The utilities shall be screened or otherwise concealed to the extent practical, as determined by the Director of Community Development.

(F) *Operational restrictions.*

- 1) No electronic poster billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four-second intervals.
- 2) *Minimum display time.* Each message on the sign must be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.
- 3) *Maximum display time.* Electronic poster billboard messages shall be displayed for no longer than two minutes at a time.
- 4) Each electronic poster billboard shall be made available to the appropriate agencies for the purposes of displaying "Amber Alerts" or other emergency messages, at no cost, and in accordance with local and regional emergency protocols.
- 5) Each operator of an electronic poster billboard shall monitor the poster billboard's condition in accordance with industry standards. All material outages and malfunctions must be repaired within 48 hours of being notified of a malfunction.
- 6) No electronic poster billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to, a radio frequency identification device, geographic positions system, or other device.
- 7) No electronic poster billboard shall emit audible sound, odor, or particulate matter.
- 8) No electronic poster billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for

any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."

- 9) No electronic poster billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals, nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.
 - 10) Each electronic poster billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
 - 11) Electronic poster billboards shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot candle meter at a distance of 150 feet.
 - 12) No electronic poster billboard shall be maintained in the City unless the name of the person or company owning or maintaining it and the identifying number of the electronic poster billboard are plainly displayed thereon.
- (G) *Additional requirements.* Prior to issuance of the required City permits for any electronic poster billboard project subject to the requirements of this Chapter, the applicant shall provide the following:
- 1) The telephone number and email address of a maintenance service, to be available 24 hours a day, to be contacted in the event that an electronic poster billboard becomes dilapidated or damaged.
 - 2) Proof of lease demonstrating a right to install the electronic poster billboard on the subject property.
 - 3) A list of locations of all electronic billboards in the City owned or managed by the entity that will own or manage the subject electronic poster billboard.



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 – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 438-1 – A REQUEST FOR A TEN-YEAR EXTENSION TO ALLOW THE ONGOING OPERATION AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY AND RELATED EQUIPMENT ON, AND AT THE BASE OF, AN EXISTING 195’ LATTICE TOWER LOCATED AT 13650 BORA DRIVE WITHIN THE M-2, HEAVY – MANUFACTURING, ZONE. (TECTONIC ENGINEERING CONSULTANTS ON BEHALF OF VERIZON WIRELESS)**

DATE: September 9, 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 Conditional Use Permit Case No. 438-1, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 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 CUP request meets the criteria set forth in §157.05 of the City’s Zoning Code, for the granting of a Conditional Use Permit related to a wireless telecommunications facility; and

Conditional Use Permit Case No. 438-1

Page 2 of 14

- 5) Approve the requested CUP Case No. 438-1 subject to the conditions of approval as contained within Resolution No. 272-2024; and
- 6) Adopt Resolution No. 272-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

FISCAL IMPACT

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

BACKGROUND/DISCUSSION

On May 23, 2024, Tectonic Engineering Consultants on behalf of Verizon Wireless ("Applicant") submitted a request for a ten-year extension (CUP Case No. 438-1) to allow the ongoing operation and maintenance of an unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 195' lattice tower ("Project") on property located at 13650 Bora Drive ("Project Site").

Project/Applicant Information:

Project Site:	13650 Bora Drive (APN: 8059-029-032)
Project Applicant:	Tectonic Engineering Consultants on behalf of Verizon Wireless
Property Owner:	Petros Investments, LLC
Facility Owner:	Crown Castle
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Wireless Telecommunications Facility

Project Description

The Applicant seeks approval of a 10-year extension of CUP Case No. 438-1 to allow the ongoing operation and maintenance of the subject wireless telecommunications facility. In addition, Verizon Wireless is proposing the following modifications to the facility: the removal of eighteen (18) coax cables and auxiliary equipment from the equipment room, and the replacement of three (3) existing panel antennas with three (3) new panel

Conditional Use Permit Case No. 438-1

Page 3 of 14

antennas and three (3) new CBRS antennas integrated with 4408 RRUS. The Project Site is approximately 0.853 acres and is currently developed with an industrial building measuring approximately 16,630 square feet. The property to the east is a multi-tenant industrial building, the properties to the west and the north are undeveloped, and the property to the south is developed with a self-storage facility. Therefore, the existing wireless telecommunications facility remains consistent and compatible with the surrounding uses.

Surrounding Land Uses:

The Project Site is located at the end of Bora Drive. Bora Drive is designated as a local street within the Circulation Element of the City's General Plan. The Project Site is zoned M-2 (Heavy – Manufacturing) and has a General Plan designation of Industrial. The zoning, General Plan designation, and land use of the surrounding properties are as follows:

Direction	Zone District	General Plan	Land Use
West	M-2 – Heavy Manufacturing, Zone RR – Railroad	Industrial Railroad Right-of-Way	Vacant
East	M-2 – Heavy Manufacturing, Zone	Industrial	Multi-tenant Industrial Building
North	M-2 – Heavy Manufacturing, Zone	Industrial	Vacant
South	M-2 – Heavy Manufacturing, Zone RR – Railroad	Industrial Railroad Right-of-Way	Self-storage Facility

Additionally, the subject site is not within 1,000 feet of a former landfill and within 500 feet of an Oil & Gas well, thus the site is not considered to be within the City's Methane Zone.

The Applicant is requesting a ten-year extension to allow the ongoing operation and maintenance of an unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 195' lattice tower in addition to the proposed modifications aforementioned.

ANALYSIS**Municipal Code Consistency Analysis**

The procedures set forth in Section 157.04 (A) of the City's Municipal Code state that all wireless telecommunications facilities are subject to the granting of a Conditional Use Permit, which is reviewed and considered by the City's Planning Commission.

Conditional Use Permit Case No. 438-1

Code Section	Wireless Telecommunications Facility Permit Requirements
157.04 (A)	(A) <i>Wireless telecommunications facility conditional use permit.</i> All wireless telecommunications facilities are subject to the granting of a conditional use permit. Wireless telecommunications facility conditional use permits are subject to Planning Commission approval unless otherwise provided for in this chapter

General Plan Consistency Analysis

Approval of the proposed Wireless Telecommunications Facility Conditional Use Permit would promote several specific General Plan Goals or Policies described in the table below.

General Plan Consistency		
General Plan Element	Policy	Project Consistency
Land Use	LU-2.8: Business Catalyst: Catalyze business growth with programs ranging from incentives to help drive private investments, and create/improve the necessary infrastructure for growth, networking, communications, and business development.	The subject wireless telecommunications facility could catalyze an industrial district by providing enhanced connectivity, attracting future business into the area, and driving economic growth through technology.
	LU-4.8: Experiential Enhancement: Encourage and support the use of technology to enhance customer experience, including but not limited to virtual reality, location-based computing, robotics, and internet connectivity and communications.	The continued use of the facility would provide enhanced wireless connectivity for businesses and their employees in the surrounding area.

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 1, Section 15301 (Existing Facilities). 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 Section 15301, Class 1 (Existing

Facilities) of the California Environmental Quality Act (CEQA). The proposed modifications to the existing wireless telecommunications facility is not significant, therefore there is no expansion of the existing use.

Lastly, the project site is not included on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5 and is not identified on the EPA's database (Environfacts).

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 Conditional Use Permit (CUP) 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 a CUP 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 155.176 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 CUP. The written findings are included in Resolution 272-2024.

- (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) Given 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.

For CUPs related to a wireless telecommunications facility, as per Section 157.05 of the City's Municipal Code, the Commission shall also give due consideration to the additional findings below. The written findings are included in Resolution 272-2024.

- 1. The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- 2. The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.

3. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.
4. The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

SUMMARY

Conditions of Approval

On June 17, 2024, the Community Development Department (“CDD”) circulated a project summary and all application materials to various city departments for their review, comments, and input on the existing conditions of approval. Alongside the CDD's conditions, the Fire Department and Police Services Department provided additional and modified conditions. A detailed list of these conditions is provided in Exhibit A of Attachment G.

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 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 August 30, 2024 as required by the State Zoning and Development Laws and by the City's Zoning Code.

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

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Public Hearing Notice
3. Attachment C – Radius Map of Public Hearing
4. Attachment D – Site Photos
5. Attachment E – Project Plans
6. Attachment F – Radio Frequency Study
7. Attachment G – Resolution 272-2024
 - a. Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

ATTACHMENT A – AERIAL PHOTOGRAPH



13650 Bora Drive

Conditional Use Permit (CUP) Case No. 438

ATTACHMENT B – PUBLIC HEARING NOTICE

FILE COPY



quadiant
CORRECTION
IMI
\$000.01⁰
08/29/2024 ZIP 90670
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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 438-1**

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. 438-1 – A request for a ten-year extension to allow the ongoing operation and maintenance of an unmanned wireless telecommunication facility and related equipment on an existing 195' lattice tower within the M-2 (Heavy Manufacturing), Zone.

PROJECT LOCATION/APPLICANT: 13650 Bora Drive (APN: 8059-029-032) / Tectronic Engineering Consultants on behalf of Verizon Wireless, Attention: Emmanuel Higgins, 2415 Campus Drive., Suite # 265, Irvine, CA 92612

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, September 9, 2024 at 6:00 p.m.**

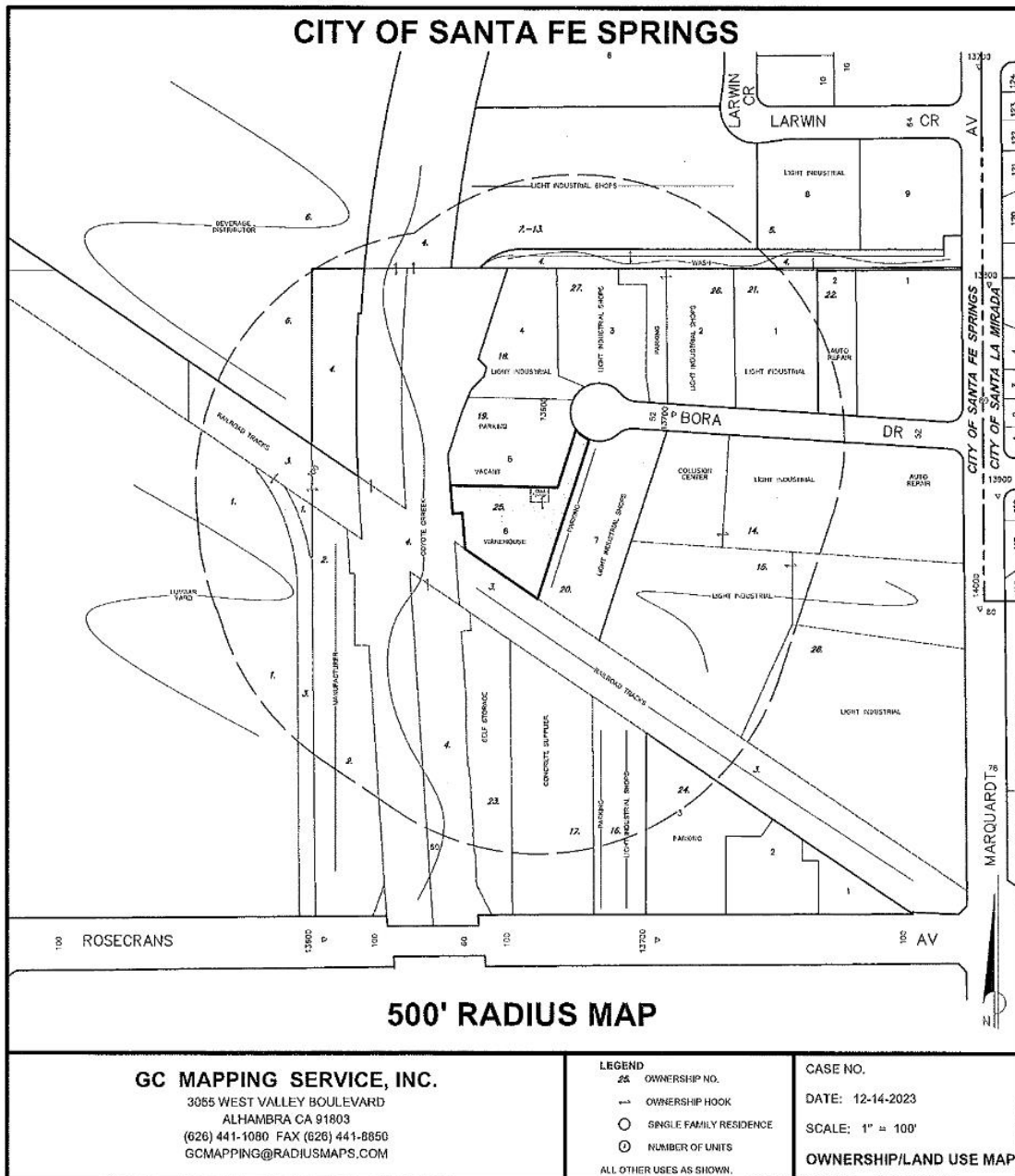
CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1(Existing Facilities). If the Planning Commission determines that the project is exempt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



ATTACHMENT D – SITE PHOTOS



ATTACHMENT E - PROJECT PLANS

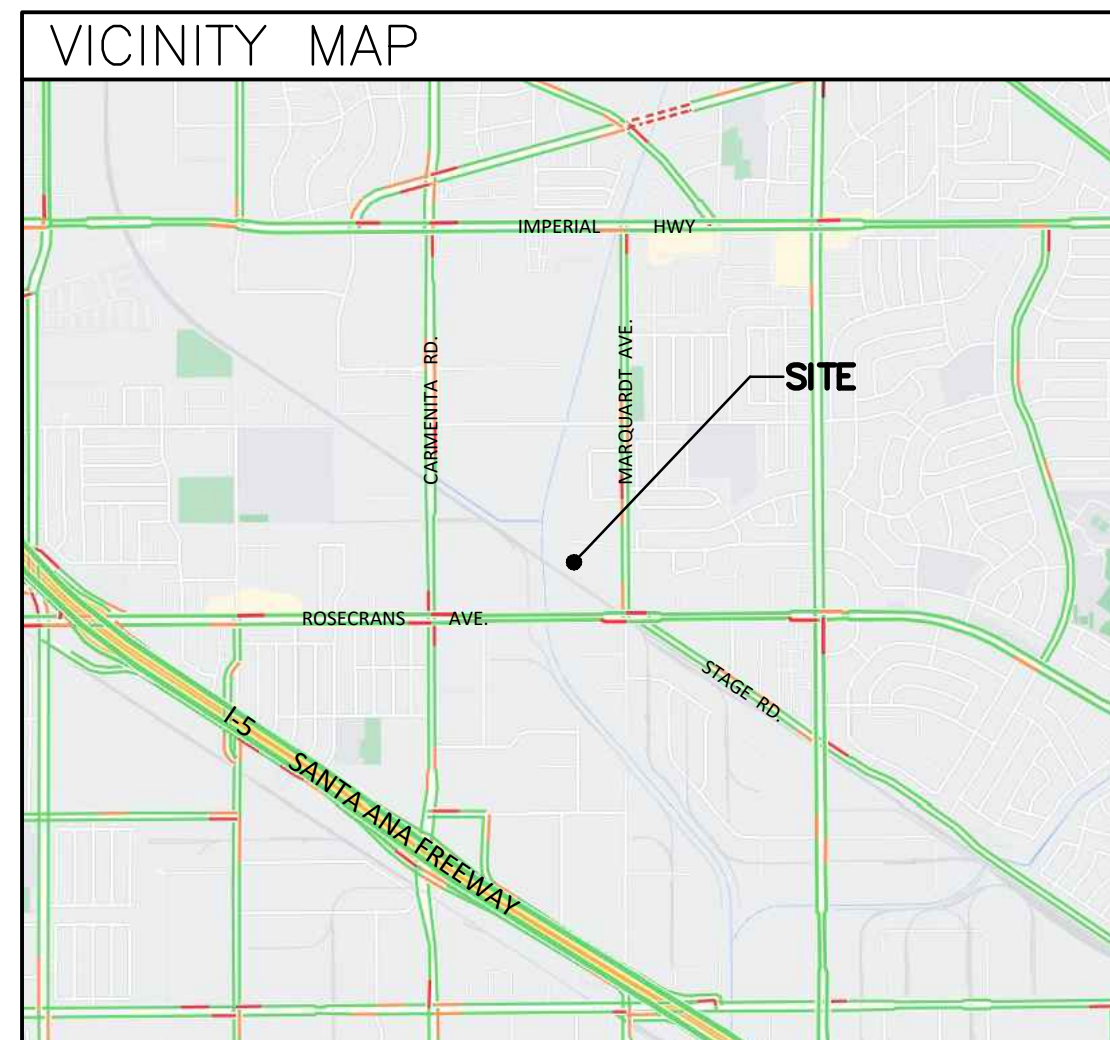
The Verizon logo, consisting of the word "verizon" in a bold, black, sans-serif font, followed by a red checkmark symbol.

SANTA FE SPGS

(MTX 49-BSC 31)

13650 BORA DRIVE

SANTA FE SPRINGS, CA 90670



GET ON I-5 NORTH FROM VALLEY OAK DR. AND ALTON PARKWAY (1.6 MILES). FOLLOW I-5 NORTH FOR 22.6 MILES. TAKE EXIT 119 FROM I-5 N FOR CARMENITA RD. TURN RIGHT ONTO AND FOLLOW CARMENITA ROAD FOR 0.6 MILE. TURN RIGHT ONTO ROSECRANS AVE. THEN TURN LEFT ONTO MARQUARDT AVE. MAKE A LEFT ONTO BORA DRIVE. DESTINATION WILL BE ON THE LEFT.

<u>ZONING DATA</u>	
ZONING DESIGNATION:	M-2 HEAVY MANUFACTURING
EXISTING SITE USE:	OFFICE/TELECOMMUNICATIONS
CONSTRUCTION TYPE:	V-B
BUILDING OCCUPANCY:	U
ADA COMPLIANCE	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC §11B-203.5.

<u>APPLICANT</u>	<u>SITE ACQUISITION</u>
VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1ST FLOOR IRVINE, CA 92618 (907) 286-7000	TECTONIC ENGINEERING CONSULTANTS 2415 CAMPUS DR. SUITE 265 IRVINE, CA 92612 CONTACT: EMANUEL HIGGINS PHONE: (949) 502-8555

THESE DRAWINGS ARE FORMATTED FOR 22"x34". OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

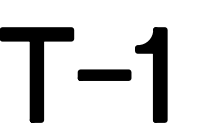
OVERALL STRUCTURE HEIGHT = 195'-0"

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

1. (3) L-SUB6 PANEL ANTENNAS
2. (3) CBRS ANTENNAS INTEGRATED W/ 4408 RRUS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			



- GENERAL NOTES
1. THIS PROJECT CONCERNS THE INSTALLATION, MAINTENANCE, AND OPERATION OF A PUBLIC UTILITY/PERSONAL WIRELESS SERVICE.

2. THE PROPOSED UPGRADE IS UNMANNED AND DOES NOT REQUIRE A MEANS OF WATER SUPPLY, SEWAGE DISPOSAL, OR HANDICAPPED ACCESS.

3. THE PROPOSED UPGRADE IS MINIMAL, WILL CREATE NEGLIGIBLE ADDITIONAL STORMWATER RUNOFF, AND WILL, THEREFORE, NOT IMPACT THE EXISTING STORMWATER DRAINAGE SYSTEM.

4. THE PROPOSED UPGRADE DOES NOT INCLUDE OUTDOOR STORAGE, SOLID WASTE RECEPTACLES, OR PLUMBING.

5. ADEQUATE PARKING EXISTS FOR ONE VEHICLE FOR MAINTENANCE OR EMERGENCY SERVICE ONCE A MONTH.

6. THERE ARE NO NEW STREETS, CURBS, SIDEWALKS, OR WALKWAYS PROPOSED.

7. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS UPGRADE.

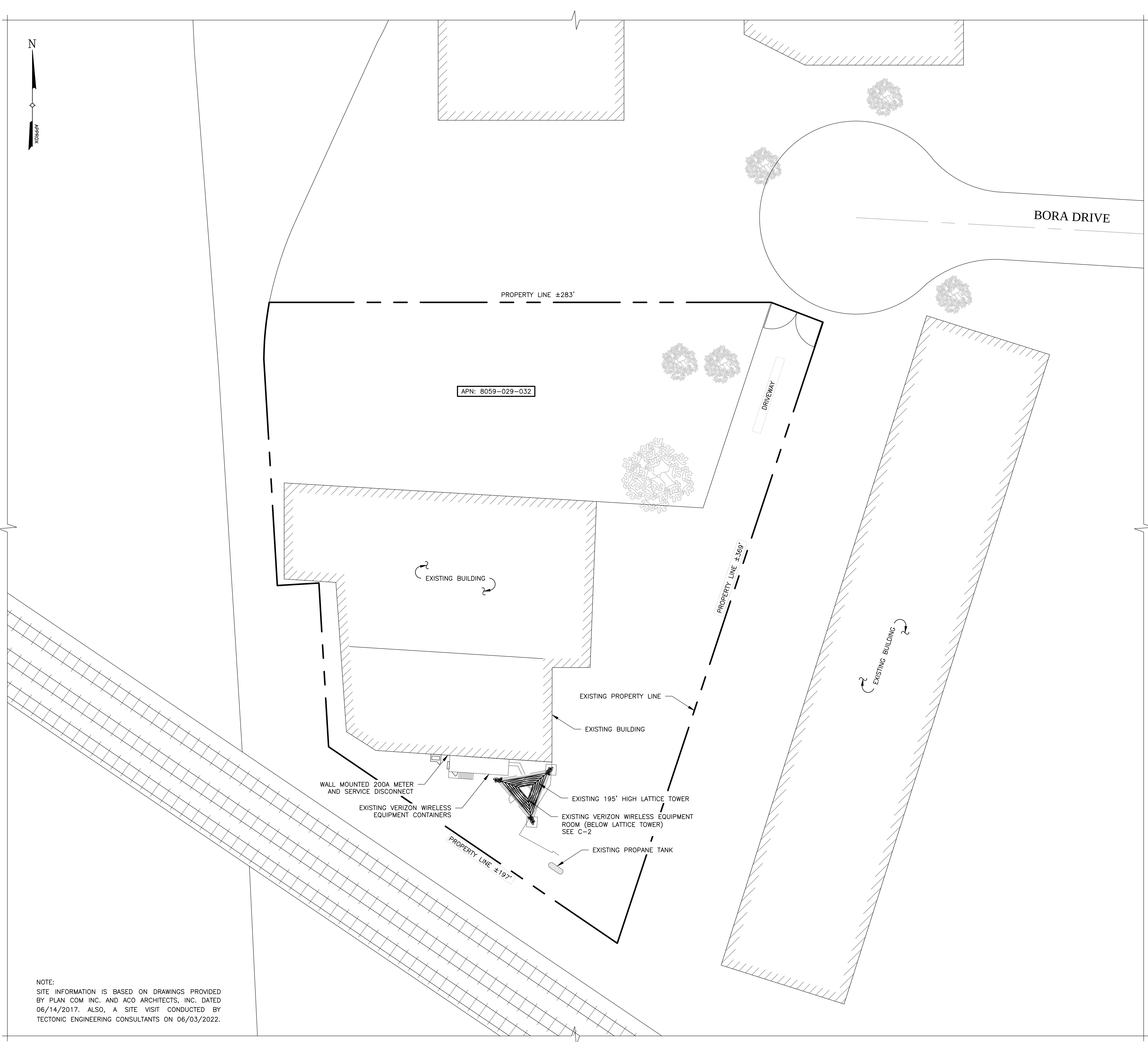
- SITE NOTES
1. ALL WORK SHALL BE AS INDICATED ON THE DRAWINGS.

2. DEBRIS AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (DIGALERT) BY DIALING 811 PRIOR TO EXCAVATION AT SITE

• CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION

• ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS



NOTE:
SITE INFORMATION IS BASED ON DRAWINGS PROVIDED BY PLAN COM INC. AND ACO ARCHITECTS, INC. DATED 06/14/2017. ALSO, A SITE VISIT CONDUCTED BY TECTONIC ENGINEERING CONSULTANTS ON 06/03/2022.

1 OVERALL SITE PLAN
C-1
SCALE: 1" = 30' (22x34 SIZE)
1" = 60' (11x17 SIZE)

verizon

15505 SAND CANYON AVENUE BUILDING "D"
1ST FLOOR IRVINE, CA 92618

Tectonic

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Tectonic Engineering Consultants
2415 CAMPUS DR.
SUITE 205
IRVINE, CA 92612
www.tectonicengineering.com

Phone: (949) 502-8555
(800) 829-6531

WORK ORDER NUMBER
11287.020

DRAWN BY
M.K.

NO.	DATE	ISSUE
0	06/22/22	FOR COMMENT
1	07/19/22	PER COMMENTS
2	12/21/23	PER COMMENTS

RELEASED BY

DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES MARK PRIVETTE
C81463
CIVIL
STATE OF CALIFORNIA

12/21/23

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

SANTA FE SPGS
PN: 16243877
LC: 124218

SITE ADDRESS

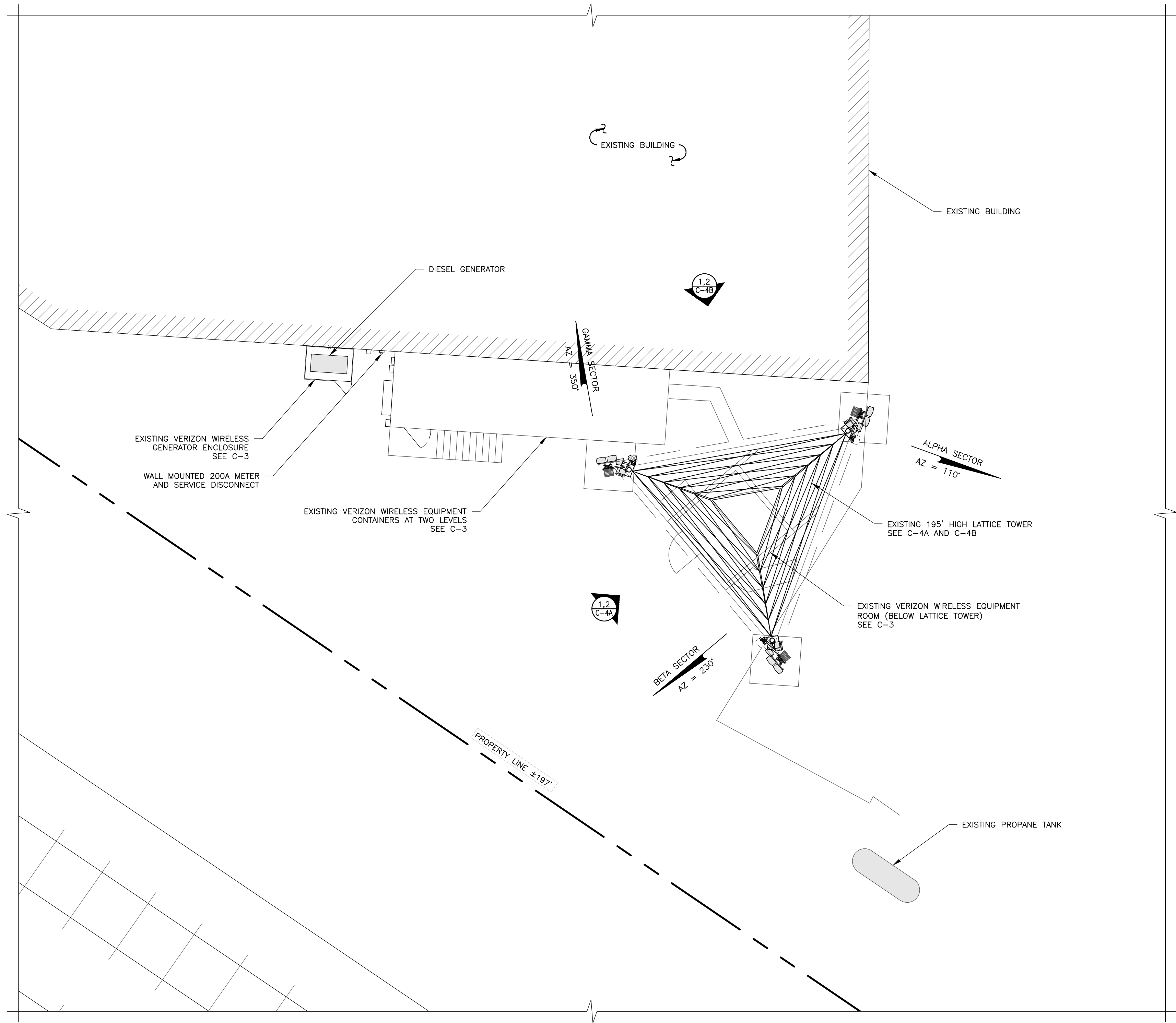
13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1



1
C-2 ENLARGED SITE PLAN
SCALE: 1" = 8' (22x34 SIZE)
1" = 16' (11x17 SIZE)



15505 SAND CANYON AVENUE BUILDING "D"
1ST FLOOR IRVINE, CA 92618



Tectonic Engineering Consultants
2415 CAMPUS DR.
SUITE 205 IRVINE, CA 92612
Phone: (949) 502-8555
(800) 829-6531
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WORK ORDER NUMBER
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DRAWN BY
M.K.

NO.	DATE	ISSUE
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2	12/21/23	PER COMMENTS

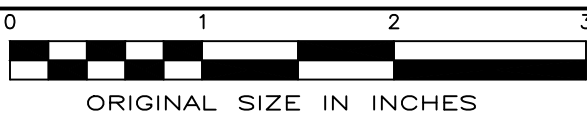
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12/21/23

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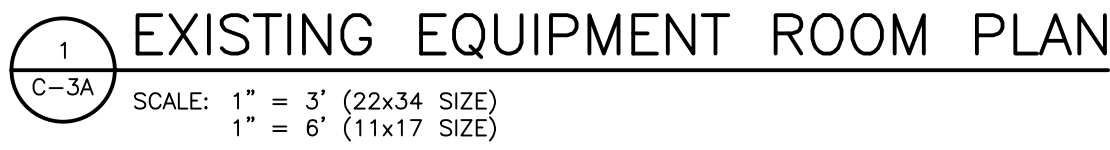
13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

C-2



15505 SAND CANYON AVENUE BUILDING "D"
1ST FLOOR IRVINE, CA 92618

Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
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2415 CAMPUS DR.
SUITE 265
IRVINE, CA 92612
Phone: (949) 502-8511
(800) 829-6511
www.tectonicengineering.com

WORK ORDER NUMBER _____ DRAWN _____

11287.020	M.K.
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NO.	DATE	ISSUE
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1	07/19/22	PER COMMENTS
2	12/21/23	PER COMMENTS

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DATE _____



12/21/23

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NOT BE CONSIDERED VALID COPIES.



SITE INFORMATION

SANTA FE SPGS
PN: 16243877
LC: 124218

SITE ADDRESS

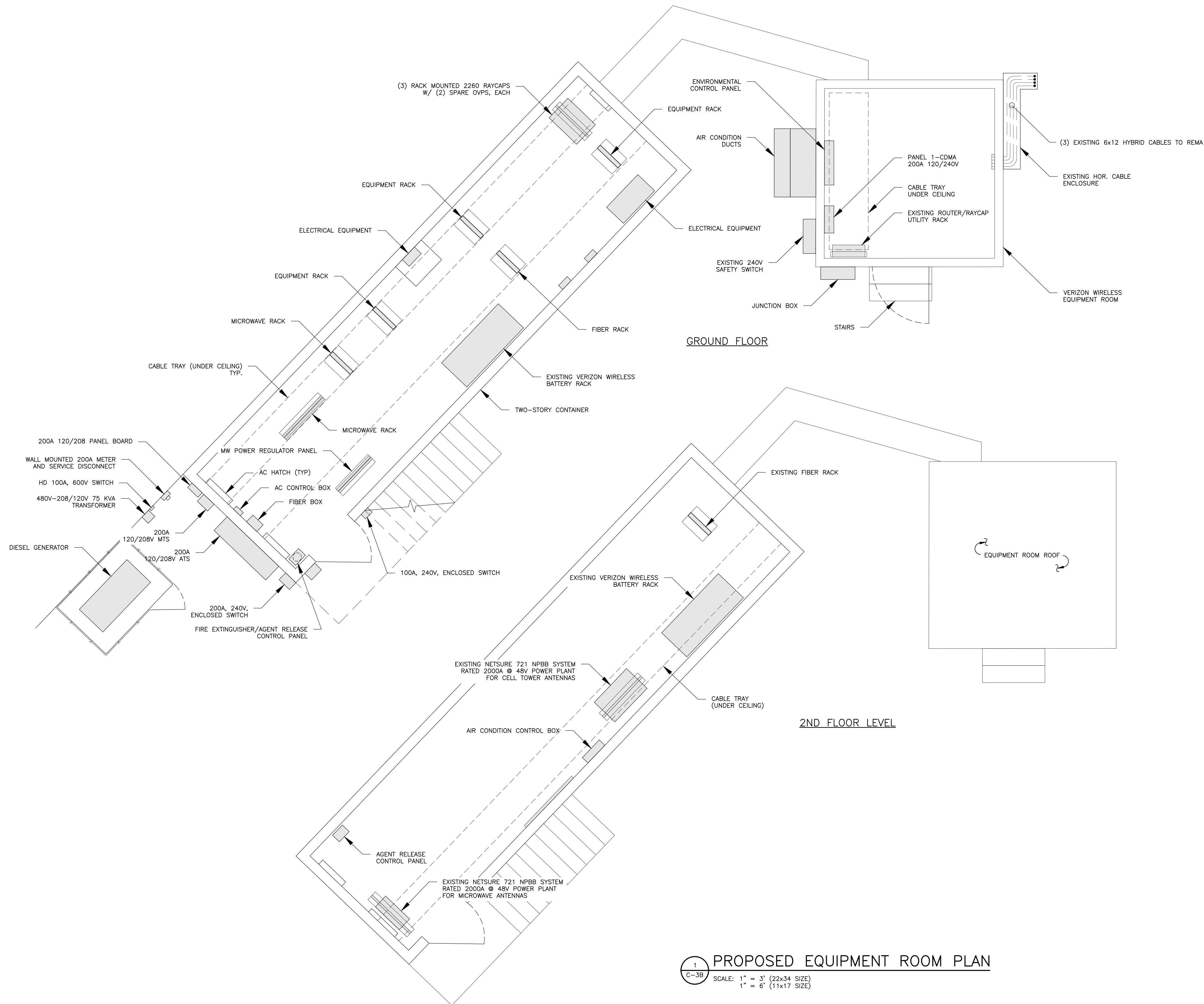
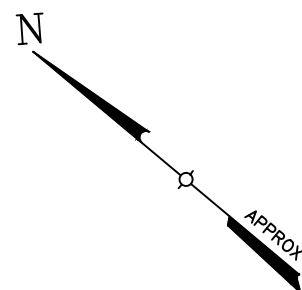
13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

EXISTING EQUIPMENT AREA PLAN

SHEET NUMBER

C-3A



1
C-3B
PROPOSED EQUIPMENT ROOM PLAN
SCALE: 1" = 3' (22x34 SIZE)
1" = 6' (11x17 SIZE)

verizon

15505 SAND CANYON AVENUE BUILDING "D"
1ST FLOOR IRVINE, CA 92618

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

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PN: 16243877
LC: 124218

SITE ADDRESS

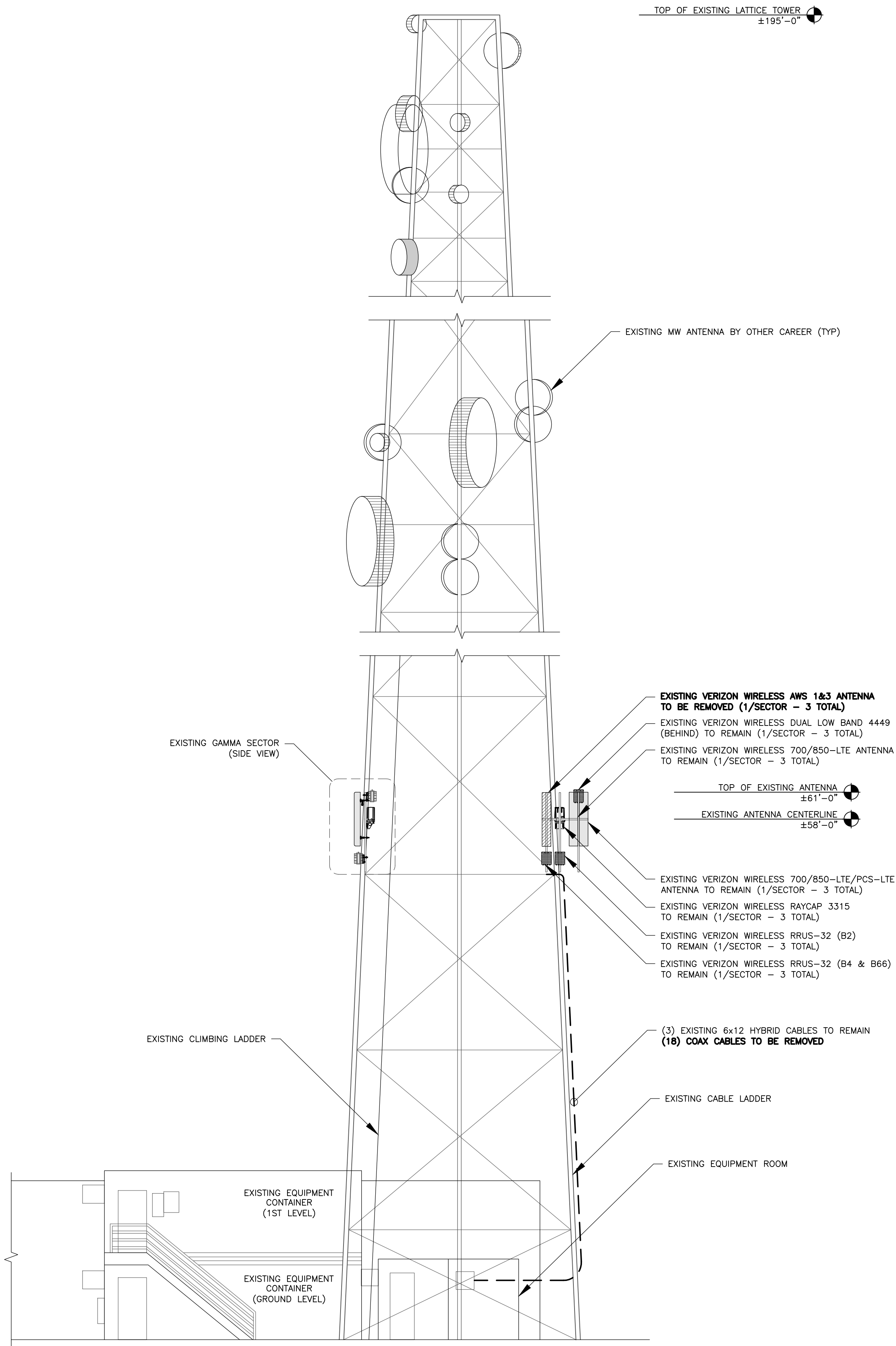
13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

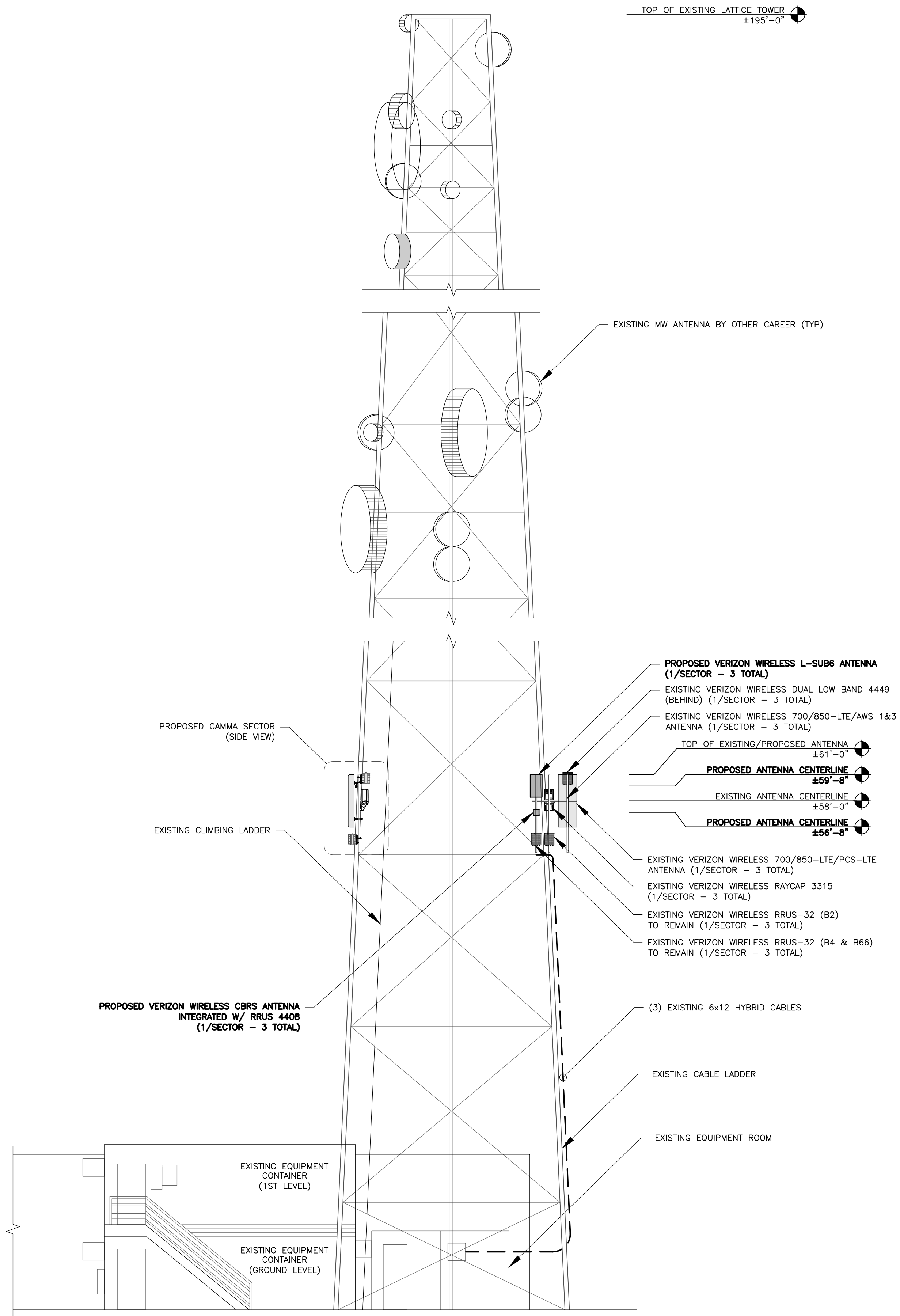
PROPOSED EQUIPMENT
AREA PLAN

SHEET NUMBER

C-3B



1
C-4A
EXISTING SOUTHWEST ELEVATION
SCALE: 1" = 16' (22x34 SIZE)
1" = 32' (11x17 SIZE)



2
C-4A
PROPOSED SOUTHWEST ELEVATION
SCALE: 1" = 16' (22x34 SIZE)
1" = 32' (11x17 SIZE)

verizon

15505 SAND CANYON AVENUE BUILDING "D"
1ST FLOOR IRVINE, CA 92618

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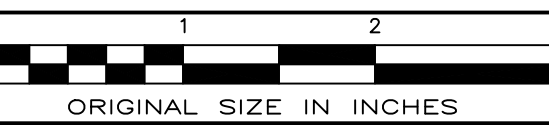
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ORIGINAL SIZE IN INCHES

SITE INFORMATION

SANTA FE SPCS
PN: 16243877
LC: 124218

SITE ADDRESS

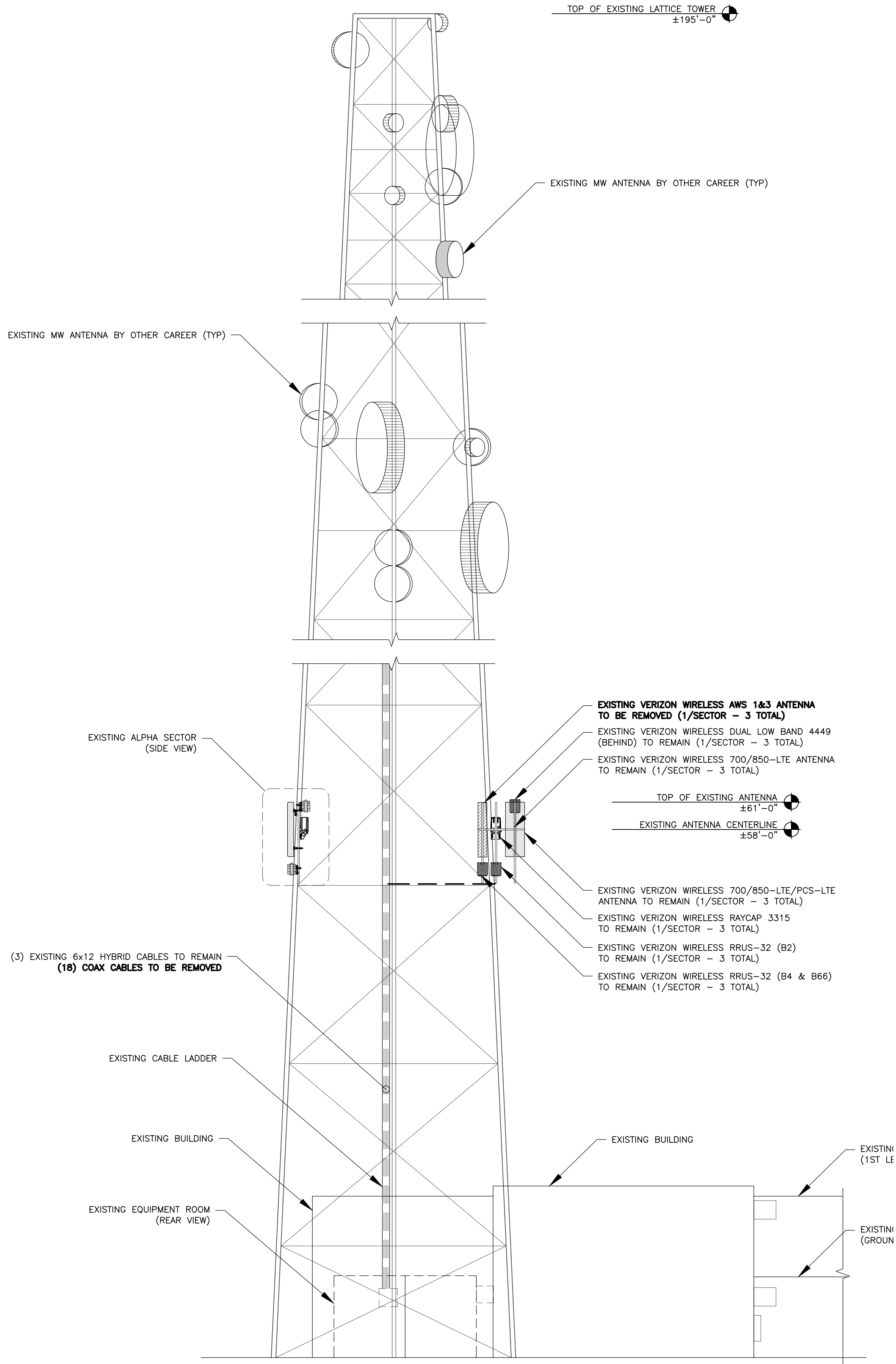
13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

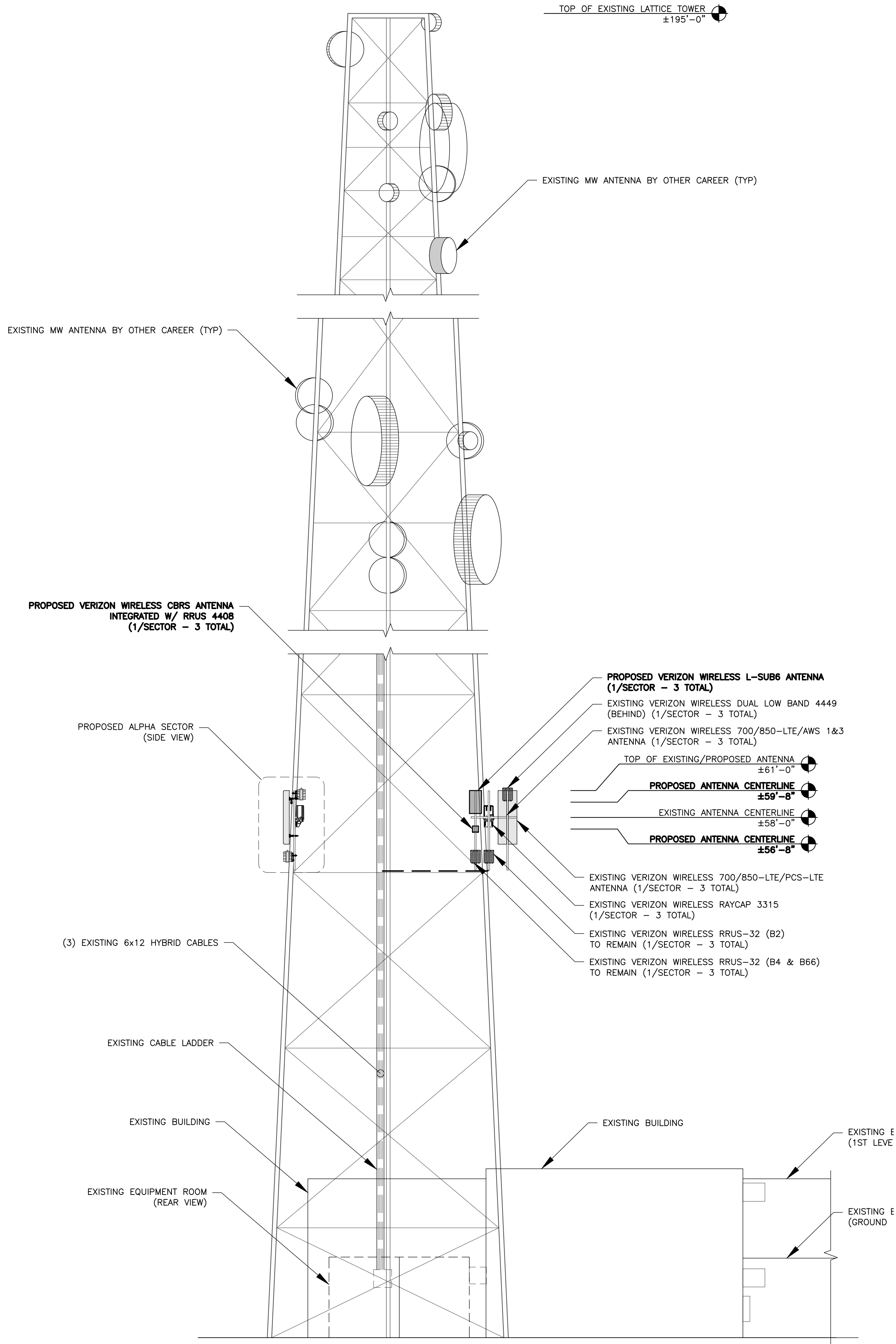
SOUTHWEST ELEVATION

SHEET NUMBER

C-4A



1
C-4B
EXISTING NORTH ELEVATION
SCALE: 1" = 16' (22x34 SIZE)
1" = 32' (11x17 SIZE)



2
C-4B
PROPOSED NORTH ELEVATION
SCALE: 1" = 16' (22x34 SIZE)
1" = 32' (11x17 SIZE)

verizon

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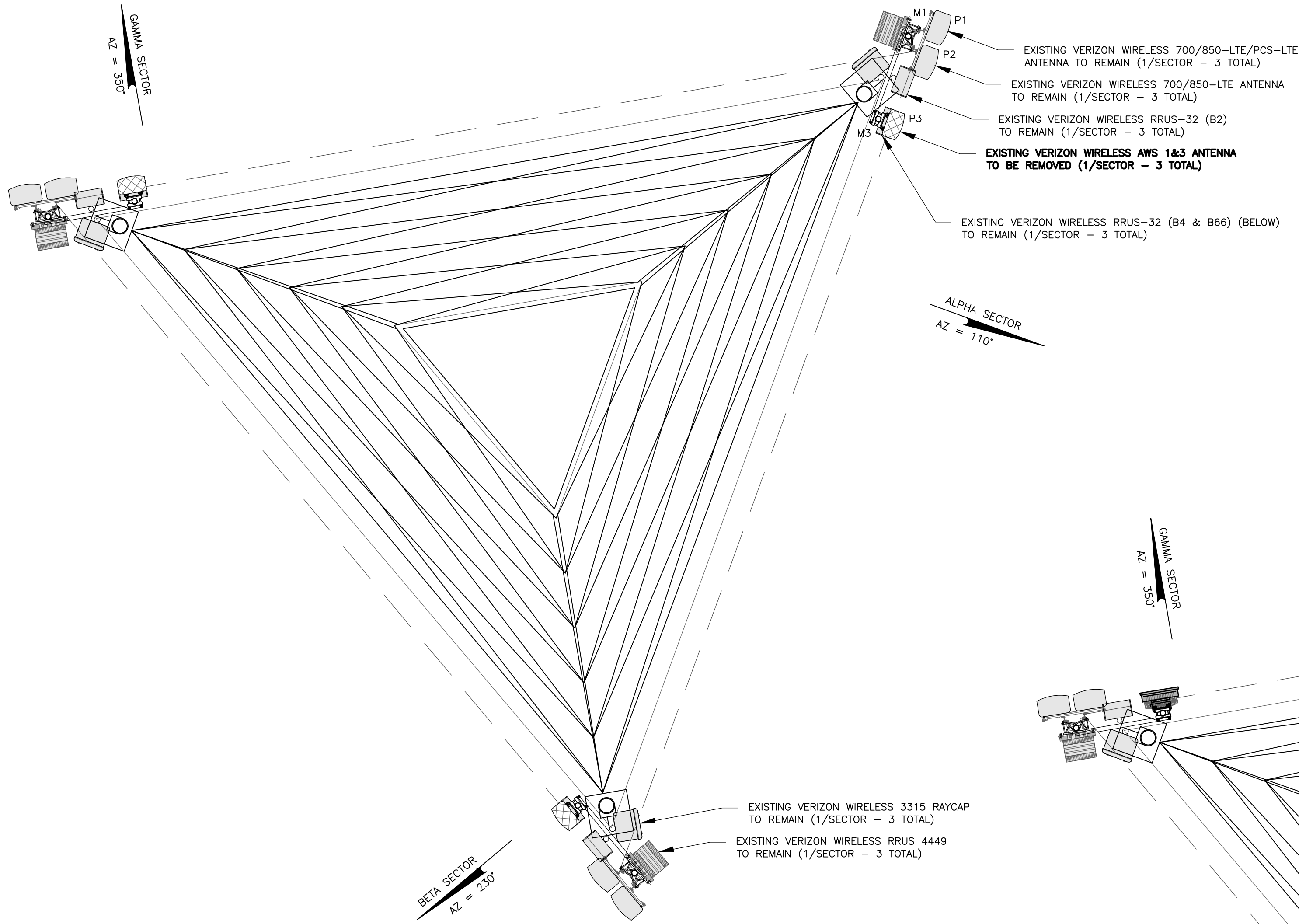
NO. DATE ISSUE

0 06/22/22 FOR COMMENT

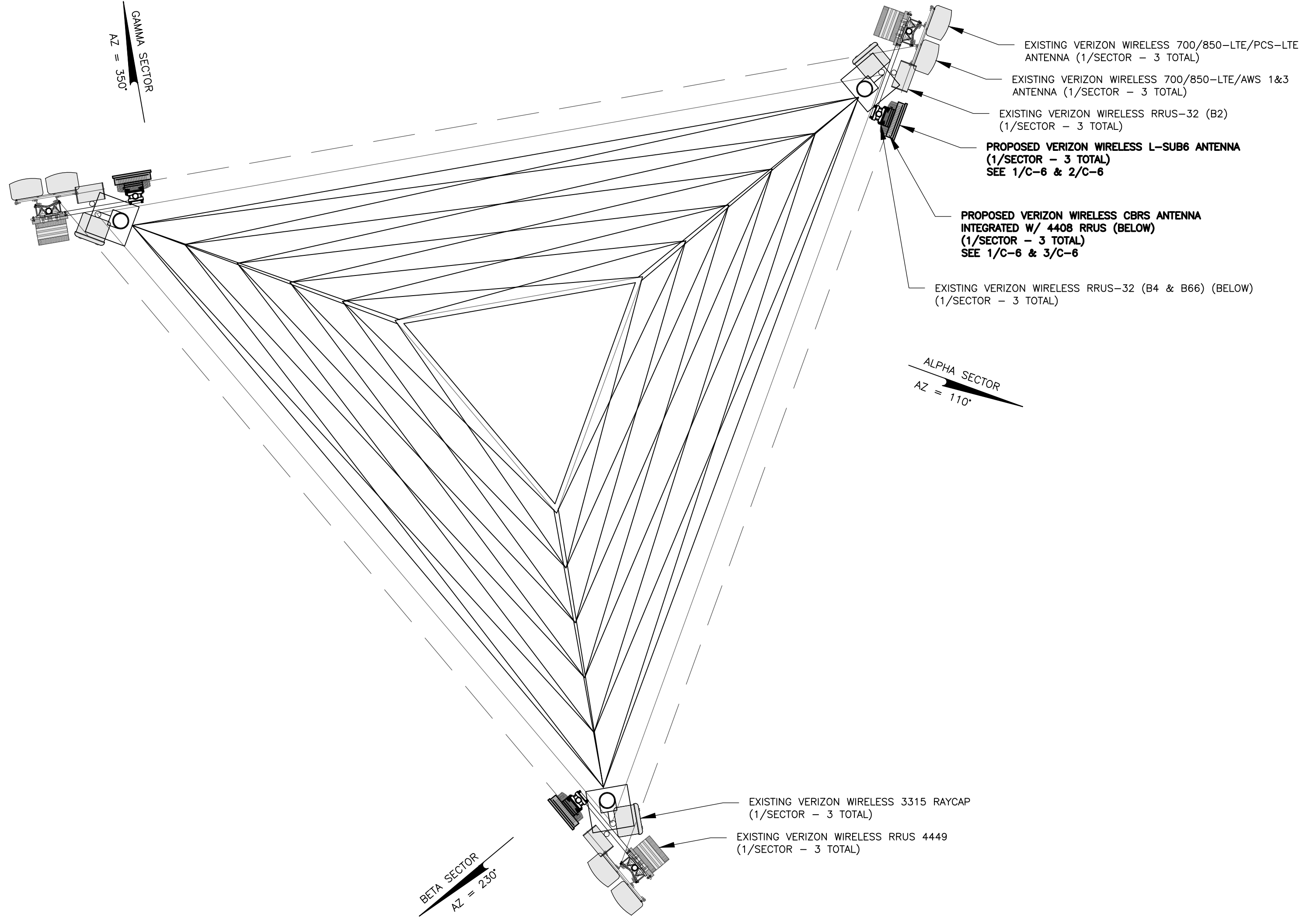
1 07/19/22 PER COMMENTS

2 12/21/23 PER COMMENTS

<



1
C-5
EXISTING ANTENNA ORIENTATION PLAN
SCALE: 1" = 3' (22x34 SIZE)
1" = 6' (11x17 SIZE)



2
C-5
PROPOSED ANTENNA ORIENTATION PLAN
SCALE: 1" = 3' (22x34 SIZE)
1" = 6' (11x17 SIZE)



15505 SAND CANYON AVENUE BUILDING "D"
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ORIGINAL SIZE IN INCHES

SITE INFORMATION

SANTA FE SPGS
PN: 16243877
LC: 124218

SITE ADDRESS

13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

ANTENNA ORIENTATION
PLANS

SHEET NUMBER

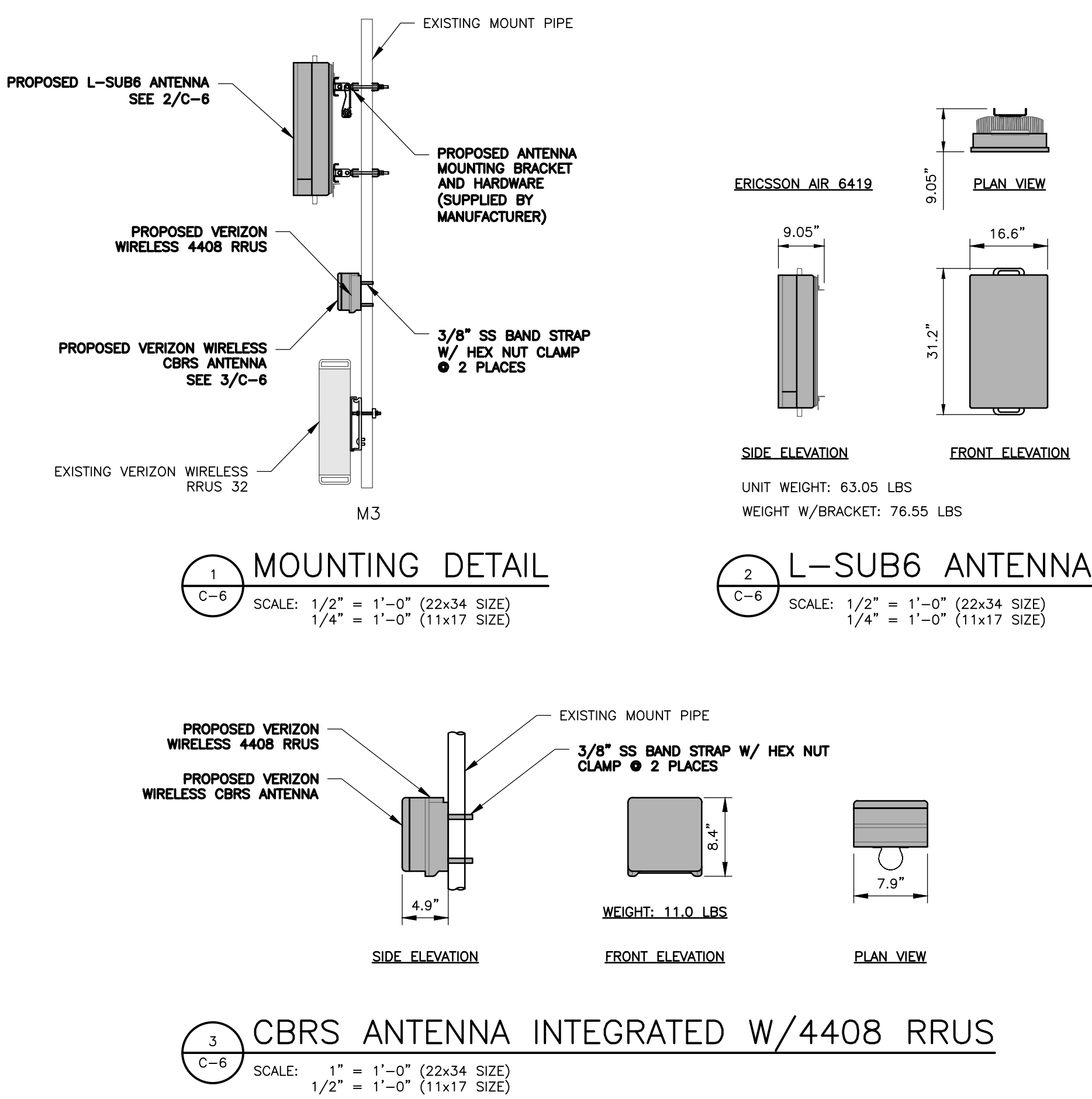
C-5

ANTENNA AND CABLE SCHEDULE							
SECTOR	STATUS	FREQUENCY	ANTENNA DATA	AZIMUTH (TRUE NORTH)	# OF ANTENNAS PER SECTOR	ANTENNA C HEIGHT (AGL)	# OF CABLES
ALPHA	EXISTING	700/850-LTE/PCS-LTE	JAHH-65B-R3B 72.0" x 13.8" x 8.2", 70.3 LBS	110°	1	58'-0"	JUMPERS FROM RRUS
ALPHA	EXISTING	700/850-LTE/AWS 1&3	JAHH-65B-R3B 72.0" x 13.8" x 8.2", 70.3 LBS	110°	1	58'-0"	JUMPERS FROM RRUS
ALPHA	PROPOSED	L-SUB6	AIR 6419 31.2" x 16.6" x 9.05", 63.05 LBS	110°	1	59'-8"	POWER/FIBER CABLES FROM RAYCAP
ALPHA	PROPOSED	CBRS	KRE 105281/1 INTEGRATED W/ 4408 8.4" x 7.9" x 4.9", 11.0 LBS	110°	1	56'-8"	POWER/FIBER CABLES FROM RAYCAP
BETA	EXISTING	700/850-LTE/PCS-LTE	JAHH-65B-R3B 72.0" x 13.8" x 8.2", 70.3 LBS	230°	1	58'-0"	JUMPERS FROM RRUS
BETA	EXISTING	700/850-LTE/AWS 1&3	JAHH-65B-R3B 72.0" x 13.8" x 8.2", 70.3 LBS	230°	1	58'-0"	JUMPERS FROM RRUS
BETA	PROPOSED	L-SUB6	AIR 6419 31.2" x 16.6" x 9.05", 63.05 LBS	230°	1	59'-8"	POWER/FIBER CABLES FROM RAYCAP
BETA	PROPOSED	CBRS	KRE 105281/1 INTEGRATED W/ 4408 8.4" x 7.9" x 4.9", 11.0 LBS	230°	1	56'-8"	POWER/FIBER CABLES FROM RAYCAP
GAMMA	EXISTING	700/850-LTE/PCS-LTE	JAHH-65B-R3B 72.0" x 13.8" x 8.2", 70.3 LBS	350°	1	58'-0"	JUMPERS FROM RRUS
GAMMA	EXISTING	700/850-LTE/AWS 1&3	JAHH-65B-R3B 72.0" x 13.8" x 8.2", 70.3 LBS	350°	1	58'-0"	JUMPERS FROM RRUS
GAMMA	PROPOSED	L-SUB6	AIR 6419 31.2" x 16.6" x 9.05", 63.05 LBS	350°	1	59'-8"	POWER/FIBER CABLES FROM RAYCAP
GAMMA	PROPOSED	CBRS	KRE 105281/1 INTEGRATED W/ 4408 8.4" x 7.9" x 4.9", 11.0 LBS	350°	1	56'-8"	POWER/FIBER CABLES FROM RAYCAP

- NOTES:
- CONTRACTOR TO TAG COAX CABLE AT BOTH ENDS WITH ANTENNA DESIGNATION AS PER COLOR CODING SHEET PROVIDED BY VERIZON WIRELESS AND AS DIRECTED BY VERIZON WIRELESS EQUIPMENT ENGINEER.
 - ANTENNA AND CABLE SCHEDULE BASED ON AN RF ANTENNA DESIGN SHEET--DATA RECEIVED FROM THE RF ENGINEER, DATED 12/13/2023. CONTRACTOR TO OBTAIN ALL ELECTRICAL AND MECHANICAL DOWNTILTS FROM THE FINAL RF ANTENNA DESIGN SHEET.

RRU/RAYCAP AND HYBRID SCHEDULE						
SECTOR	STATUS	UNITS	UNIT DATA	# OF UNITS	CABLE TYPE	# OF CABLES
ALPHA	EXISTING	DC-3315 RAYCAP	29.5" x 15.7" x 10.3", 32.5 LBS	1	EXISTING 6x12 HYBRID	1
ALPHA	EXISTING	RRUS 32 (B2)	26.7" x 12.1" x 6.7", 60.0 LBS	3	POWER/FIBER CABLE FROM RAYCAP	1
ALPHA	EXISTING	RRUS 32 (B4,B66)	26.7" x 12.1" x 6.7", 60.0 LBS	3	POWER/FIBER CABLE FROM RAYCAP	1
ALPHA	EXISTING	DUAL LOW BAND RRUS 4449	15.0" x 13.2" x 9.3", 72.0 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2
BETA	EXISTING	DC-3315 RAYCAP	29.5" x 15.7" x 10.3", 32.5 LBS	1	EXISTING 6x12 HYBRID	1
BETA	EXISTING	RRUS 32 (B2)	26.7" x 12.1" x 6.7", 60.0 LBS	3	POWER/FIBER CABLE FROM RAYCAP	1
BETA	EXISTING	RRUS 32 (B4,B66)	26.7" x 12.1" x 6.7", 60.0 LBS	3	POWER/FIBER CABLE FROM RAYCAP	1
BETA	EXISTING	DUAL LOW BAND RRUS 4449	15.0" x 13.2" x 9.3", 72.0 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2
GAMMA	EXISTING	DC-3315 RAYCAP	29.5" x 15.7" x 10.3", 32.5 LBS	1	EXISTING 6x12 HYBRID	1
GAMMA	EXISTING	RRUS 32 (B2)	26.7" x 12.1" x 6.7", 60.0 LBS	3	POWER/FIBER CABLE FROM RAYCAP	1
GAMMA	EXISTING	RRUS 32 (B4,B66)	26.7" x 12.1" x 6.7", 60.0 LBS	3	POWER/FIBER CABLE FROM RAYCAP	1
GAMMA	EXISTING	DUAL LOW BAND RRUS 4449	15.0" x 13.2" x 9.3", 72.0 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2

- ANTENNA MOUNTING NOTES
- THE DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANSI/TIA-222-H-2017 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, ANTENNAS, AND SMALL WIND TURBINE SUPPORT STRUCTURES", THE CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
 - ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
 - ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
 - DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
 - ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - WEIGHTS IN ABOVE SCHEDULE INCLUDES WEIGHT OF MANUFACTURER RECOMMENDED MOUNTING BRACKETS AND/OR HARDWARE.
 - DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THERETO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER WITH DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H-2017 STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.





15505 SAND CANYON AVENUE BUILDING "D"
1ST FLOOR IRVINE, CA 92618



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ORIGINAL SIZE - IN INCHES

SITE INFORMATION

SANTA FE SPCS
PN: 16243877
LC: 124218

SITE ADDRESS

13650 BORA DRIVE
SANTA FE SPRINGS
CA 90670
COUNTY OF LOS ANGELES

SHEET TITLE

ANTENNA/EQUIPMENT
SCHEDULE, SPECS &
CONNECTION DETAILS

SHEET NUMBER

C-6

ATTACHMENT F – RADIO FREQUENCY STUDY

**Radio Frequency - Electromagnetic Energy
(RF-EME) Jurisdictional Report**



SANTA FE_SPGS
13650 Bora Drive
Santa Fe Springs, CA 90670

33°54'16.2"N, 118° 2'27.4"W

May 03, 2023

RE: Verizon Wireless RFE Site/ Jurisdictional Compliance

To Whom It May Concern,

We write to inform you that Verizon Wireless (Verizon) has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed antenna. Based on the result of the evaluation, this site is in compliant with FCC regulations and no further action is required. The information in this compliance document was prepared by Telnet, Inc (Telnet), an approved Verizon vendor.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration (OSHA). The OSHA provides information on its standards regarding RF on its website at <https://www.osha.gov/radiofrequency-and-microwave-radiation/standards>.

Questions related to compliance with federal regulations should be directed to VZWRFCompliance@verizonwireless.com.

Introduction

Verizon is proposing to add RF transmitting technology at 13650 Bora Drive, Santa Fe Springs, CA 90670.

Verizon is licensed by the FCC to provide wireless communications services. As required by the FCC, wireless system operators must perform an assessment of the potential human exposure to RF emissions emanating from transmitting antennas at the site. Telnet was hired by Verizon to perform the required RF emission study of the RF environment surrounding the facilities installed by Verizon at this location. Verizon's RF exposure policy complies with FCC and OSHA requirements.

FCC Limits for MPE

Verizon's telecommunications equipment and networks comply with FCC RF safety standards.

Those standards were adopted after examining the RF research that scientists in the US and around the world have conducted for decades. The research continues to this day, and agencies continue to monitor it. Based on that research, federal agencies have concluded that equipment and networks that comply with the safety standards pose no known health risks.

Different perimeters (limits) apply for occupational and public exposure conditions. Public exposure limits generally are five times more restrictive than occupational exposure limits. These limits apply for perpetual exposures and are intended to provide a cautious margin of safety for all persons, regardless of age, gender, size, or health. The FCC provides information regarding RF safety in its RF Safety FAQ, available at <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

The FCC exposure limits of undefined duration to radio frequency energy for the following personal wireless services:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²

❖ At this location there are 12 Verizon antennas are operating.

Antenna Number	Sector Name	Operator	Type	Tx Freq (MHz)	Technology	Input Power (Watts)	Tx or Carrier Count	Tx Loss (dB)	Gain (dBd)	EDT (deg.)	MDT (deg.)	Manufacturer	Model	Azimuth (deg.)	Aperture (ft)	H-BW (deg)
1	Alpha	VZW	Panel	700	LTE	60	2	0.5	12.09	4	0	CommScope	JAHH-65B-R3B	110	6.00	67
1	Alpha	VZW	Panel	850	LTE	60	1	0.5	12.81	2	0	CommScope	JAHH-65B-R3B	110	6.00	64
1	Alpha	VZW	Panel	850	5G	60	1	0.5	12.81	2	0	CommScope	JAHH-65B-R3B	110	6.00	64
1	Alpha	VZW	Panel	1900	LTE	80	4	0.5	16.09	2	0	CommScope	JAHH-65B-R3B	110	6.00	63
2	Alpha	VZW	Panel	700	LTE	60	2	0.5	12.09	4	0	CommScope	JAHH-65B-R3B	110	6.00	67
2	Alpha	VZW	Panel	850	LTE	60	1	0.5	12.81	2	0	CommScope	JAHH-65B-R3B	110	6.00	64
2	Alpha	VZW	Panel	850	5G	60	1	0.5	12.81	2	0	CommScope	JAHH-65B-R3B	110	6.00	64
2	Alpha	VZW	Panel	2100	LTE	80	2	0.5	15.94	2	0	CommScope	JAHH-65B-R3B	110	6.00	66
2	Alpha	VZW	Panel	2100	LTE	80	2	0.5	15.94	2	0	CommScope	JAHH-65B-R3B	110	6.00	66
3	Alpha	VZW	Panel	L-Sub6	-	320	1	0.0	23.55	0	0	Ericsson	AIR6449	110	2.76	11
4	Alpha	VZW	Panel	3500	CBRS	5	4	0.0	9.360	8	0	Ericsson	KRE105281/1	110	0.66	64
5	Beta	VZW	Panel	700	LTE	60	2	0.5	12.09	4	0	CommScope	JAHH-65B-R3B	230	6.00	67
5	Beta	VZW	Panel	850	LTE	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	230	6.00	65
5	Beta	VZW	Panel	850	5G	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	230	6.00	65
5	Beta	VZW	Panel	1900	LTE	80	4	0.5	15.72	0	0	CommScope	JAHH-65B-R3B	230	6.00	63
6	Beta	VZW	Panel	700	LTE	60	2	0.5	12.09	4	0	CommScope	JAHH-65B-R3B	230	6.00	67
6	Beta	VZW	Panel	850	LTE	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	230	6.00	65
6	Beta	VZW	Panel	850	5G	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	230	6.00	65
6	Beta	VZW	Panel	2100	LTE	80	2	0.5	15.94	2	0	CommScope	JAHH-65B-R3B	230	6.00	66
6	Beta	VZW	Panel	2100	LTE	80	2	0.5	15.94	2	0	CommScope	JAHH-65B-R3B	230	6.00	66
7	Beta	VZW	Panel	L-Sub6	-	320	1	0.0	23.55	0	0	Ericsson	AIR6449	230	2.76	11
8	Beta	VZW	Panel	3500	CBRS	5	4	0.0	9.360	8	0	Ericsson	KRE105281/1	230	0.66	64
9	Gamma	VZW	Panel	700	LTE	60	2	0.5	11.94	8	0	CommScope	JAHH-65B-R3B	350	6.00	67
9	Gamma	VZW	Panel	850	LTE	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	350	6.00	65
9	Gamma	VZW	Panel	850	5G	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	350	6.00	65
9	Gamma	VZW	Panel	1900	LTE	80	4	0.5	15.96	1	0	CommScope	JAHH-65B-R3B	350	6.00	63
10	Gamma	VZW	Panel	700	LTE	60	2	0.5	11.94	8	0	CommScope	JAHH-65B-R3B	350	6.00	67
10	Gamma	VZW	Panel	850	LTE	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	350	6.00	65
10	Gamma	VZW	Panel	850	5G	60	1	0.5	12.70	8	0	CommScope	JAHH-65B-R3B	350	6.00	65
10	Gamma	VZW	Panel	2100	LTE	80	2	0.5	15.94	2	0	CommScope	JAHH-65B-R3B	350	6.00	66
10	Gamma	VZW	Panel	2100	LTE	80	2	0.5	15.94	2	0	CommScope	JAHH-65B-R3B	350	6.00	66
11	Gamma	VZW	Panel	L-Sub6	-	320	1	0.0	23.55	0	0	Ericsson	AIR6449	350	2.76	11
12	Gamma	VZW	Panel	3500	CBRS	5	4	0.0	9.360	8	0	Ericsson	KRE105281/1	350	0.66	64
13	Alpha	UKN	Panel	700	-	60	2	0.5	12.09	4	0	Unknown	Unknown	90	6.00	67
13	Alpha	UKN	Panel	850	-	60	1	0.5	12.81	2	0	Unknown	Unknown	90	6.00	64
13	Alpha	UKN	Panel	850	-	60	1	0.5	12.81	2	0	Unknown	Unknown	90	6.00	64
13	Alpha	UKN	Panel	1900	-	80	4	0.5	16.09	2	0	Unknown	Unknown	90	6.00	63
14	Alpha	UKN	Panel	700	-	60	2	0.5	12.09	4	0	Unknown	Unknown	90	6.00	67
14	Alpha	UKN	Panel	850	-	60	1	0.5	12.81	2	0	Unknown	Unknown	90	6.00	64
14	Alpha	UKN	Panel	850	-	60	1	0.5	12.81	2	0	Unknown	Unknown	90	6.00	64
14	Alpha	UKN	Panel	2100	-	80	2	0.5	15.94	2	0	Unknown	Unknown	90	6.00	66
14	Alpha	UKN	Panel	2100	-	80	2	0.5	15.94	2	0	Unknown	Unknown	90	6.00	66
15	Alpha	UKN	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	90	2.76	11
16	Beta	UKN	Panel	700	-	60	2	0.5	12.09	4	0	Unknown	Unknown	230	6.00	67
16	Beta	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	230	6.00	65
16	Beta	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	230	6.00	65
16	Beta	UKN	Panel	1900	-	80	4	0.5	15.72	0	0	Unknown	Unknown	230	6.00	63
17	Beta	UKN	Panel	700	-	60	2	0.5	12.09	4	0	Unknown	Unknown	230	6.00	67
17	Beta	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	230	6.00	65
17	Beta	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	230	6.00	65
17	Beta	UKN	Panel	2100	-	80	2	0.5	15.94	2	0	Unknown	Unknown	230	6.00	66

17	Beta	UKN	Panel	2100	-	80	2	0.5	15.94	2	0	Unknown	Unknown	230	6.00	66
18	Beta	UKN	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	230	2.76	11
19	Gamma	UKN	Panel	700	-	60	2	0.5	11.94	8	0	Unknown	Unknown	350	6.00	67
19	Gamma	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	350	6.00	65
19	Gamma	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	350	6.00	65
19	Gamma	UKN	Panel	1900	-	80	4	0.5	15.96	1	0	Unknown	Unknown	350	6.00	63
20	Gamma	UKN	Panel	700	-	60	2	0.5	11.94	8	0	Unknown	Unknown	350	6.00	67
20	Gamma	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	350	6.00	65
20	Gamma	UKN	Panel	850	-	60	1	0.5	12.70	8	0	Unknown	Unknown	350	6.00	65
20	Gamma	UKN	Panel	2100	-	80	2	0.5	15.94	2	0	Unknown	Unknown	350	6.00	66
20	Gamma	UKN	Panel	2100	-	80	2	0.5	15.94	2	0	Unknown	Unknown	350	6.00	66
21	Gamma	UKN	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	350	2.76	11
22	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	160	4.00	67
23	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	300	4.00	67
24	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	10	2.00	67
25	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	130	10.0	67
26	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	320	4.00	67
27	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	340	2.00	67
28	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	10	4.00	67
29	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	160	4.00	67
30	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	340	4.00	67
31	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	10	4.00	67
32	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	160	4.00	67
33	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	325	4.00	67
34	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	325	8.00	67
35	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	325	4.00	67
36	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	160	2.00	67
37	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	160	2.00	67
38	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	60	2.00	67
39	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	70	2.00	67
40	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	70	4.00	67
41	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	0	4.00	67

Antenna Number	X (ft)	Y (ft)	Z Antennas (ft)	Z Adj. Slanted Roof 1 (ft)	Z Adj. Slanted Roof 2 (ft)	Z Ground (ft)
1	254.8	243.7	3.000	41.00	40.00	58.00
2	254.1	245.2	3.000	41.00	40.00	58.00
3	253.3	246.7	4.700	42.70	41.70	59.70
4	253.3	246.7	1.700	39.70	38.70	56.70
5	240.7	273.3	3.000	41.00	40.00	58.00
6	240.7	271.1	3.000	41.00	40.00	58.00
7	239.3	268.9	4.700	42.70	41.70	59.70
8	239.3	269.6	1.700	39.70	38.70	56.70
9	220.7	247.4	3.000	41.00	40.00	58.00
10	223.7	247.4	3.000	41.00	40.00	58.00
11	226.7	247.4	4.700	42.70	41.70	59.70
12	227.4	248.1	1.700	39.70	38.70	56.70
13	249.6	247.4	21.00	59.00	58.00	76.00
14	244.4	263.0	21.00	59.00	58.00	76.00
15	243.0	265.9	21.00	59.00	58.00	76.00
16	240.0	264.4	21.00	59.00	58.00	76.00
17	228.1	253.3	21.00	59.00	58.00	76.00
18	226.7	250.4	21.00	59.00	58.00	76.00
19	229.6	248.9	21.00	59.00	58.00	76.00
20	245.2	245.9	21.00	59.00	58.00	76.00
21	248.1	245.9	21.00	59.00	58.00	76.00
22	242.2	263.7	31.00	69.00	68.00	86.00
23	240.0	263.0	27.00	65.00	64.00	82.00
24	245.9	248.1	34.00	72.00	71.00	89.00
25	246.7	254.8	49.00	87.00	86.00	104.0
26	239.3	263.0	39.00	77.00	76.00	94.00
27	228.9	249.6	47.00	85.00	84.00	102.0
28	245.9	248.1	56.00	94.00	93.00	111.0
29	242.2	263.7	66.00	104.0	103.0	121.0
30	227.4	250.4	69.00	107.0	106.0	124.0
31	245.2	248.9	79.00	117.0	116.0	134.0
32	241.5	264.4	86.00	124.0	123.0	141.0
33	231.9	251.9	109.0	147.0	146.0	164.0
34	231.9	251.9	117.0	155.0	154.0	172.0
35	231.9	251.1	127.0	165.0	164.0	182.0
36	240.7	261.5	129.0	167.0	166.0	184.0
37	240.7	261.5	131.0	169.0	168.0	186.0
38	244.4	250.4	133.0	171.0	170.0	188.0
39	244.4	252.6	135.0	173.0	172.0	190.0
40	244.4	251.9	138.0	176.0	175.0	193.0
41	234.8	251.1	137.0	175.0	174.0	192.0

RF Modeling

The modeling calculations include all carriers' antennas located at the site and assume that the proposed antennas are operating at 100% capacity, that all proposed antenna channels (also called "radios") are transmitting simultaneously and that the radio transmitters are operating at full power. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be. The results of the modeling calculations are all based on "worst case" assumptions, which means that the actual power density level might be lower.

If power density measurements were to be made at this site at any time, Telnet believes the real-time measurements would produce levels below those shown in this report. Modeling in this way produces conservative exclusion areas (areas not to be entered without some sort of mitigation, such as wearing a personal RF monitor, having the carrier reduce power, or undertaking real-time measurements to show real-time exposure levels).

The maximum cumulative MPE is calculated to be 16153.69% of the general public exposure limit at antenna level, 27781.24% of the general public exposure limit at elevation view level, below 100% of the public exposure limit in adj. slanted roof 1, adj. slanted roof 2, and 30.0% of the general population exposure limit on the ground (power density at ground level is 0.2999mW/cm²). Readings are generated through simulations which are based on proposed site.

Signage/Barrier requirement:

SPECIAL MITIGATION INSTRUCTIONS	
Items to be Installed	N/A

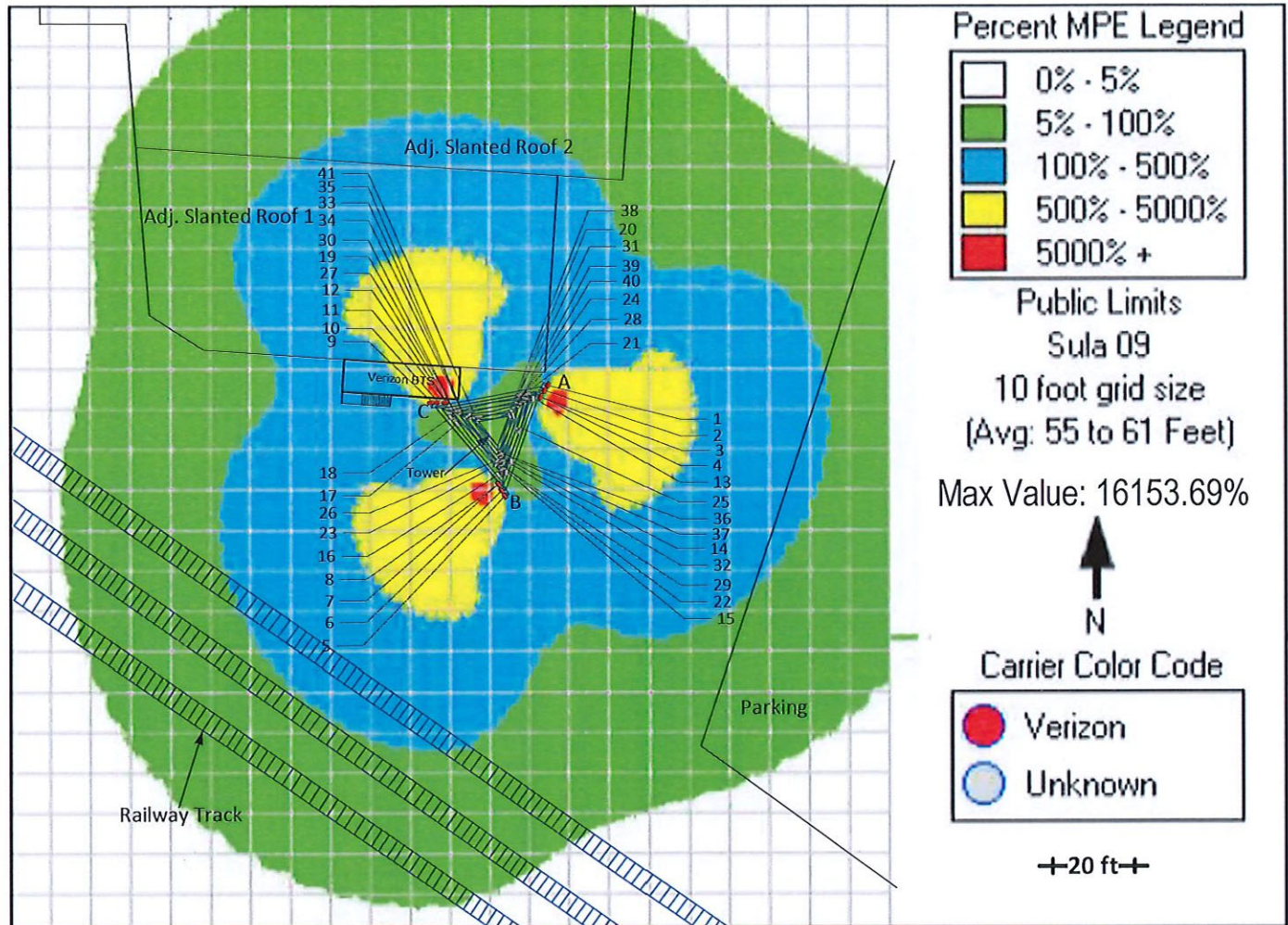
Analysis:

Predictive Model: Verizon Transmitters

Is the area being modeled completely **INACCESSIBLE** to members of the general population (including untrained maintenance workers)?

☒ YES ☐ NO

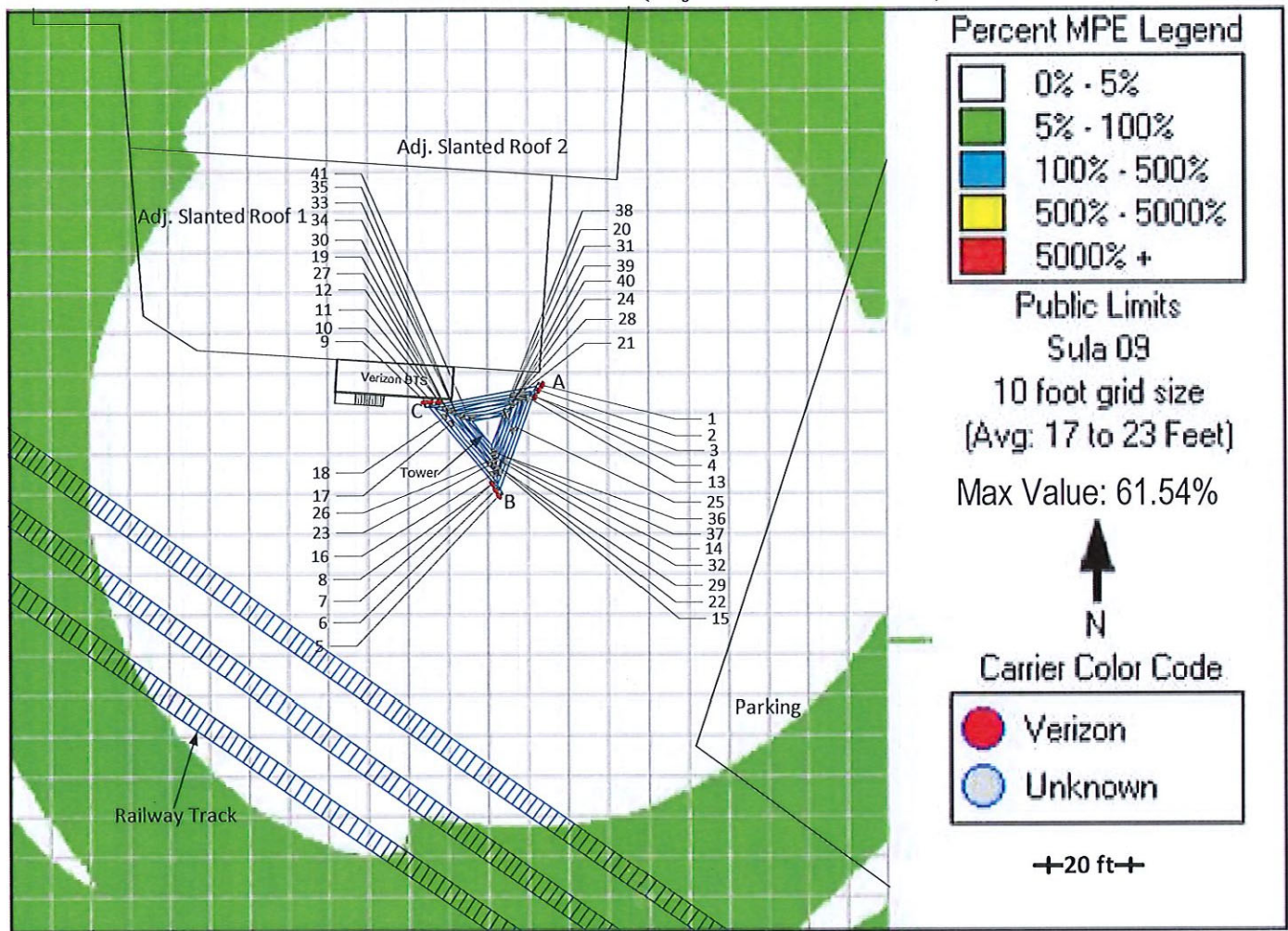
Reference Plane: 55 Feet (Antennas Level)



Predictive Model: Verizon Transmitters

Is the area being modeled completely INACCESSIBLE to members of the general population (including untrained maintenance workers)?	☐ YES ☒ NO
---	---

Reference Plane: 17 Feet (Adj. Slanted Roof 1 Level)

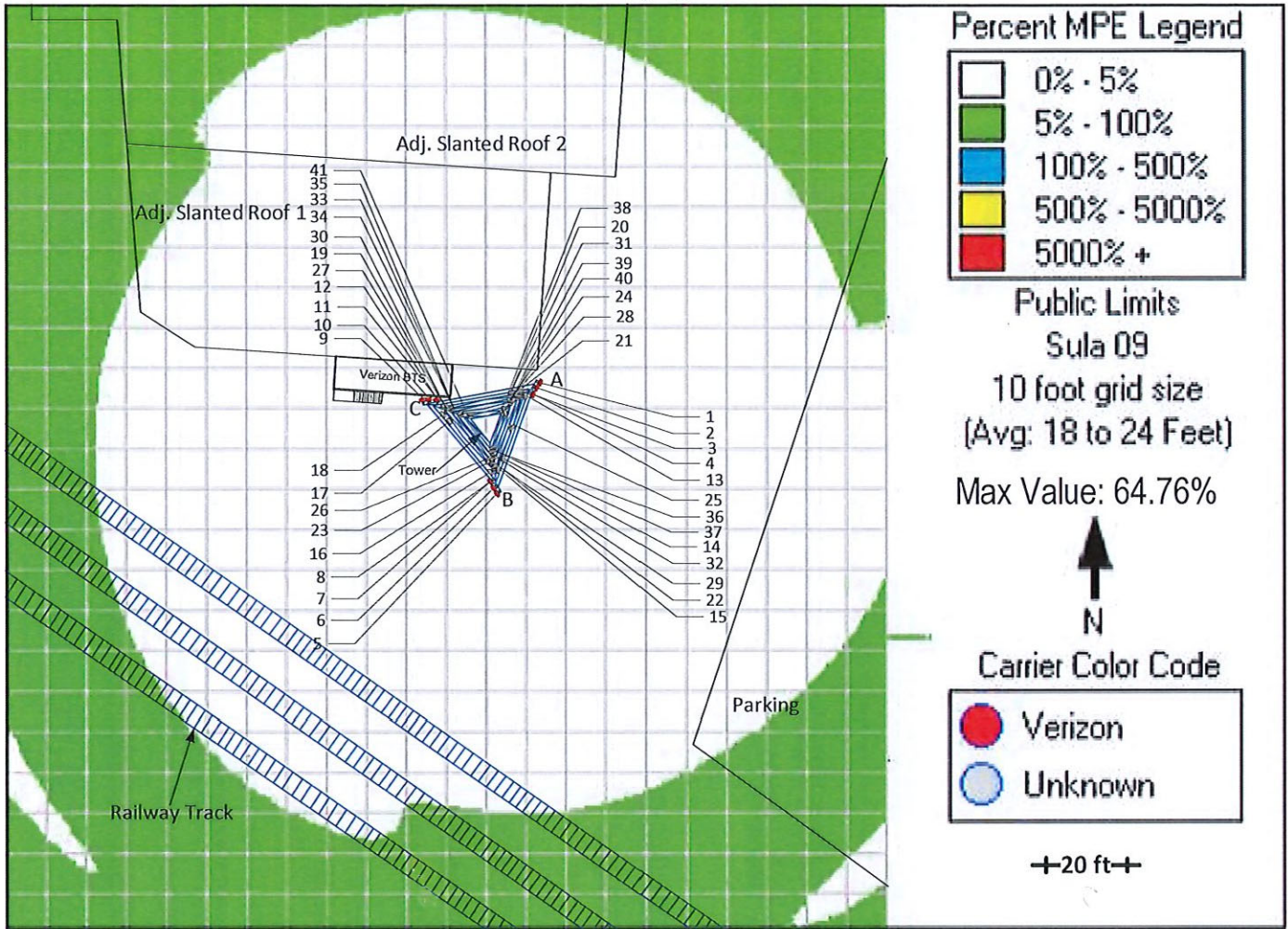


Predictive Model: Verizon Transmitters

Is the area being modeled completely INACCESSIBLE to members of the general population (including untrained maintenance workers)?

☐ YES ☒ NO

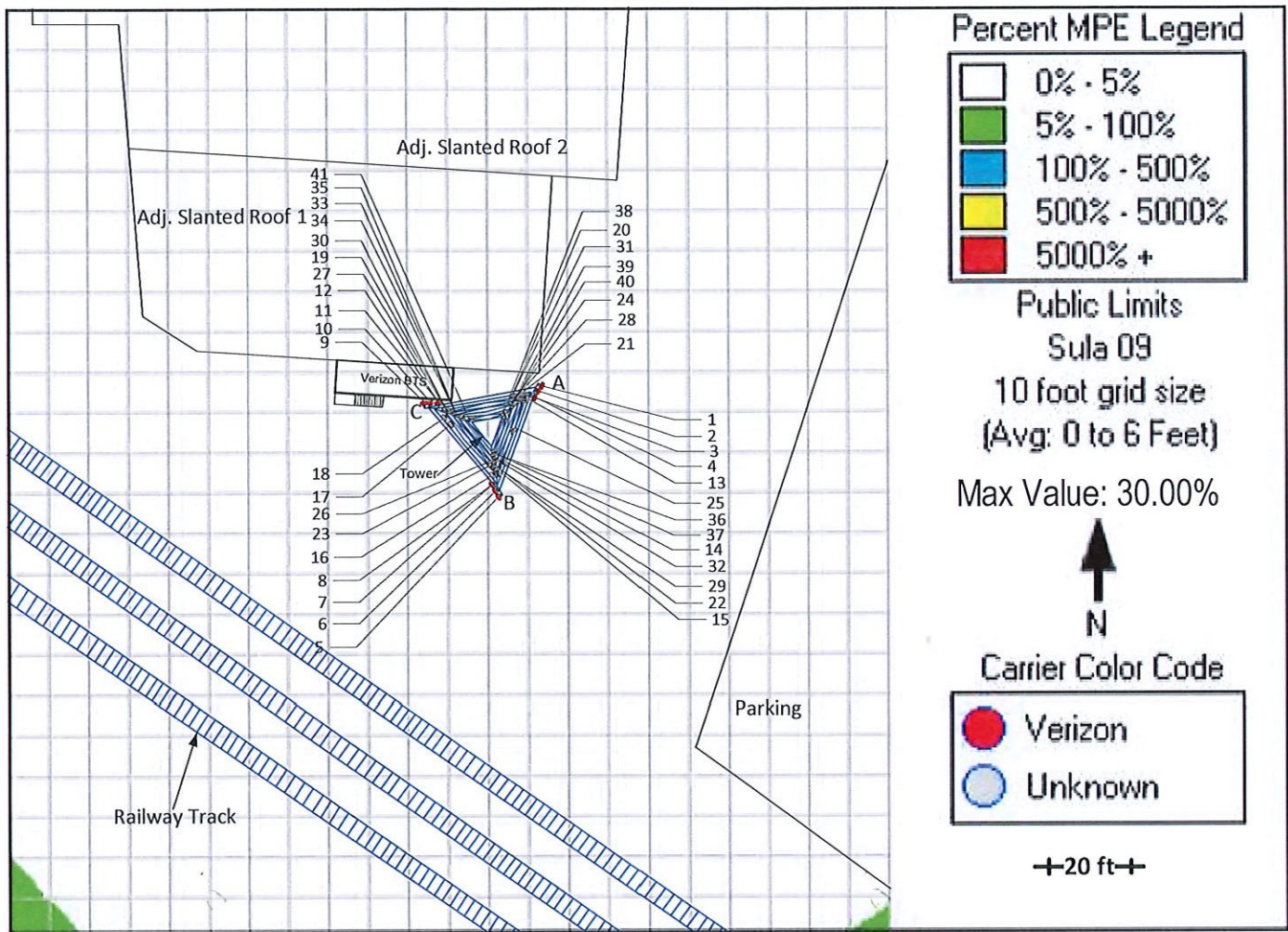
Reference Plane: 18 Feet (Adj. Slanted Roof 2 Level)



Predictive Model: Verizon Transmitters

Is the area being modeled completely INACCESSIBLE to members of the general population (including untrained maintenance workers)?	☐ YES ☒ NO
--	---

Reference Plane: Ground Level

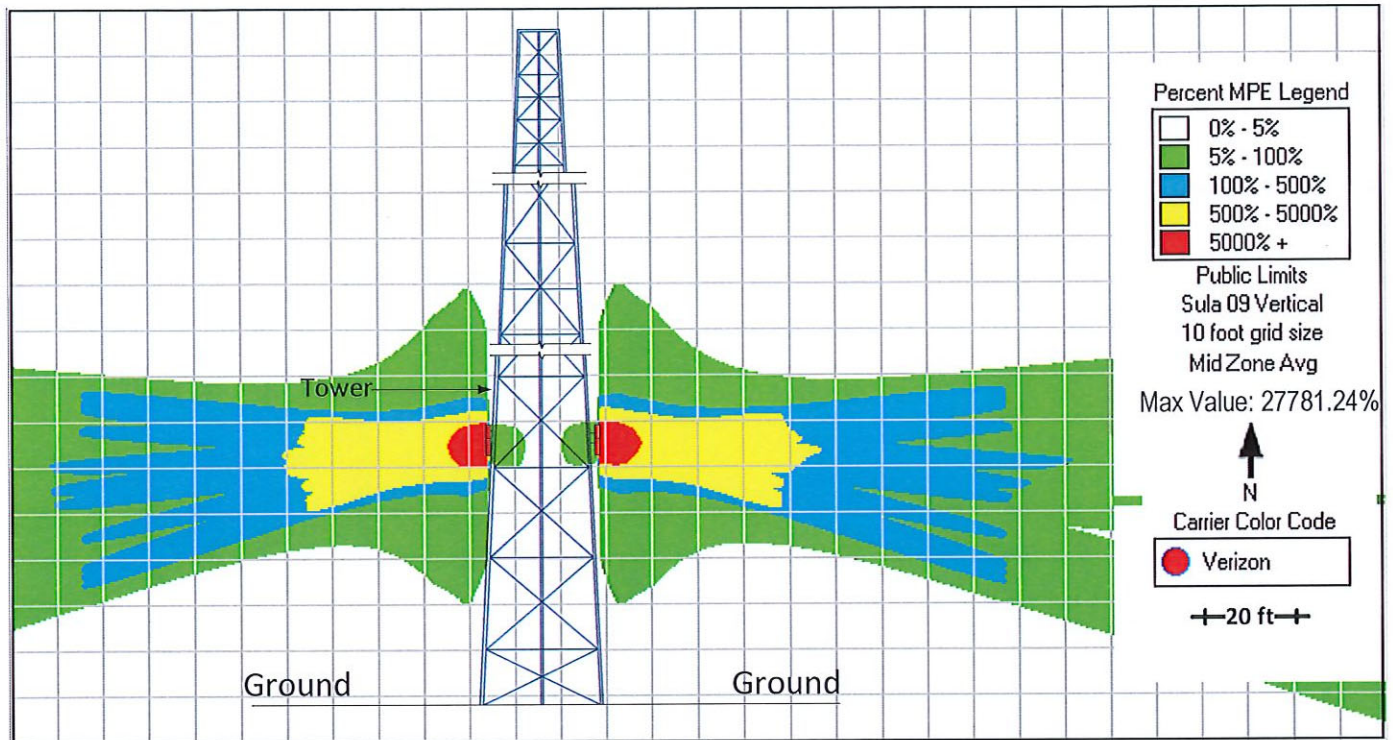


Predictive Model: Verizon Transmitters

Is the area being modeled completely INACCESSIBLE to members of the general population (including untrained maintenance workers)?

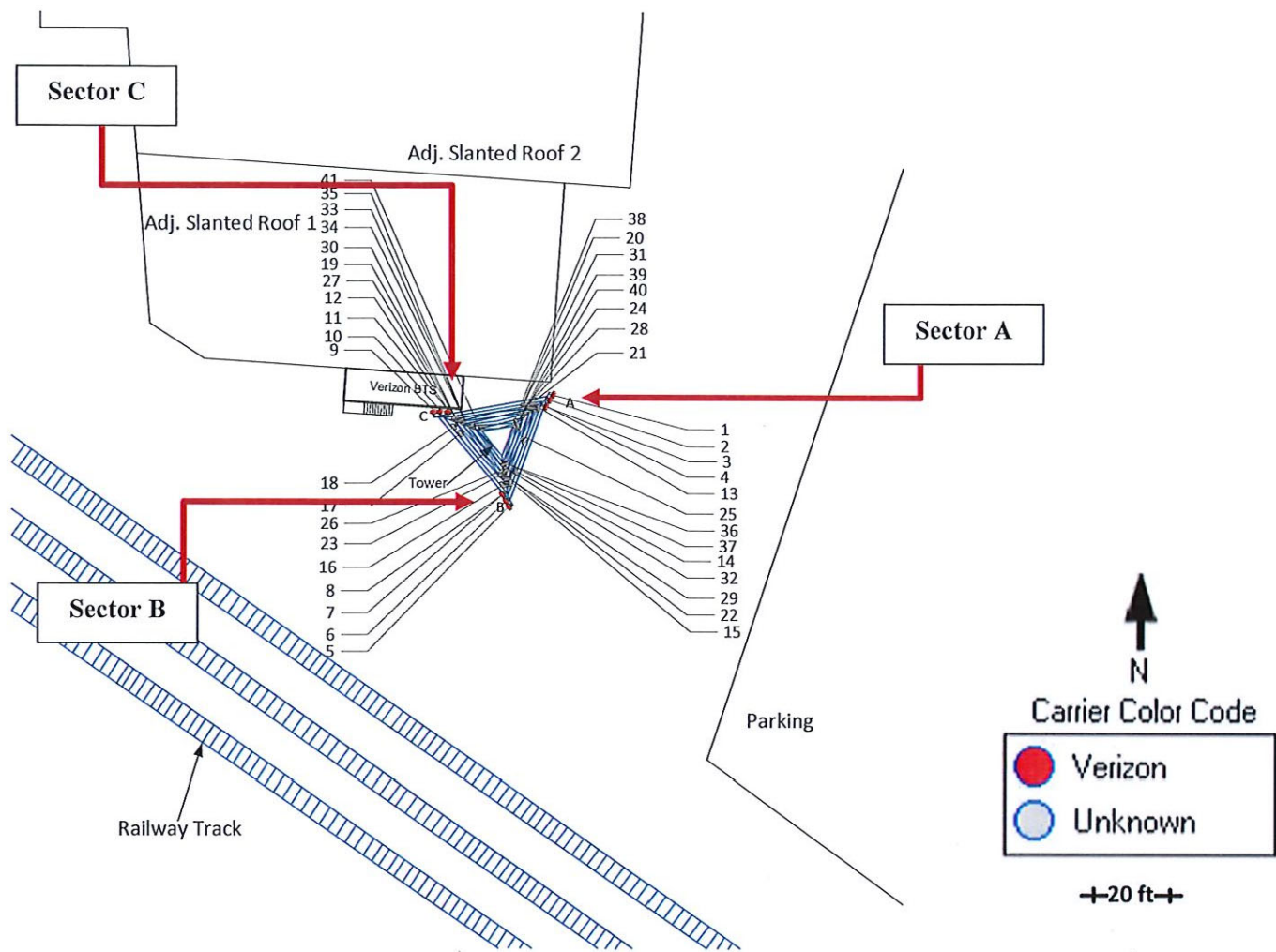
☒ YES ☐ NO

Reference Plane: Elevation View Level



Modeling color code		
Green	Less than 100%	BELOW the General Population MPE limit
Blue	100%-500%	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
Yellow	500%-5000%	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
Red	More than 5000%	ABOVE 10x the Occupational MPE limit

Signage/Barrier Diagram



Signature:

Engineering Certification

I, Kenneth D. Gilbert, P.E., PMP provide that:

- I am a Registered Professional Engineer in the state of California, license # E20159 expiration date 12/31/2024.
- I am familiar with the rules and regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields.
- I reviewed the RFE-EME compliance report for the Verizon site.

Site Name:	SANTA FE SPGS
Address:	13650 Bora Drive Santa Fe Springs, CA 90670

and based on supplied data evaluated by industry standard RF compliance software designed for modeling the RF environment on rooftops, towers, small cell and Distributed Antenna Systems, and to the best of my knowledge, I believe the report to be true and accurate.



Kenneth D. Gilbert, P.E., PMP
Registered Professional Engineer
California License # E20159

Date: 05/03/2023

ATTACHMENT G – RESOLUTION 272-2024

a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 272-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 438-1 – A REQUEST FOR A TEN-YEAR EXTENSION TO ALLOW THE ONGOING OPERATION AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY AND RELATED EQUIPMENT ON, AND AT THE BASE OF, AN EXISTING 195’ LATTICE TOWER LOCATED AT 13650 BORA DRIVE WITHIN THE M-2, HEAVY – MANUFACTURING, ZONE

WHEREAS, a request for a ten-year extension of Conditional Use Permit Case No. 438-1 to allow the ongoing operation and maintenance of an unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 195’ high lattice tower located at 13650 Bora Drive, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the Project Site is located on the southwestern side at the end of Bora Drive, with Assessor’s Parcel Number of 8059-029-032, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Petros Investment LLC, 230 Newport Center Drive, Newport Beach, CA 92660; and

WHEREAS, the wireless telecommunications facility owner is Crown Castle, 6325 Ardrey Kell Road, Charlotte, CA 28277; and

WHEREAS, the carrier for the existing telecommunications facility is Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618; and

WHEREAS, the proposed project, which includes the discretionary review of CUP Case No. 438-1, 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 reports, the Planning Commission 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 August 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 August 30, 2024, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, on September 9, 2024, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning CUP Case No. 438-1; 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 site, the testimony, written comments, or other materials presented at the Planning Commission meeting on September 9, 2024 concerning CUP Case No. 438-1.

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

SECTION 1. 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 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves only minor modifications of existing equipment related to an existing wireless telecommunications facility for technology related upgrades and no expansion of the subject facility is proposed. Therefore, it has been determined additional environmental analysis is not necessary to meet the requirements of CEQA.

Lastly, the subject site is not listed on the Hazardous Waste and Substance Site (Cortese List) as set forth in Government Code Section 65962.5 and is not identified on the EPA's database (Environfacts).

SECTION 3. 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 subject wireless telecommunications facility was originally approved May 23, 1988 via a Conditional Use Permit, and was reconsidered three (3) additional times on February 28, 1994, October 28, 2002, and November 26, 2017. Verizon is currently providing local wireless service through the existing facility. The subject request to extend the time period for Conditional Use Permit Case No. 438-1 will

allow the ongoing operation and maintenance of the existing unmanned wireless telecommunications facility.

The subject wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. In addition, the wireless telecommunications facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. Lastly, the radio frequency (RF) emissions produced by the wireless telecommunications facility fall within the Federal Communications Commission (FCC) limits. An existing RF study was reviewed to confirm that the facility with the existing carrier and related equipment will remain in compliance with FCC standards.

If the existing carrier (Verizon Wireless) operates in strict compliance with the conditions of approval, the subject wireless telecommunications facility will continue to be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility 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.*

The Conditional Use Permit request will allow the ongoing operation and maintenance of an existing wireless telecommunications facility that has been in operation for over 30 years. The existing wireless telecommunications facility and lease space have been maintained in accordance with the conditions of approval of CUP Case No. 438-1, which provides the regulatory control over the operation, and maintenance of the subject facility. All existing conditions have been either amended or updated to ensure continued compliance with safety, maintenance and aesthetic requirements. Therefore, the Planning Commission finds that the continued use of the existing wireless telecommunications facility will maintain the general appearance and welfare of the community.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- (A) *The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The existing wireless telecommunications facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate substantial vehicular traffic. The subject facility is surrounded by a railroad, Coyote Creek, a vacant parcel, and a few industrial buildings. The radio frequency (RF) emissions produced by the wireless telecommunications facility fall within the Federal Communications Commission (FCC) limits. An existing RF study was reviewed to

confirm that the existing facility would remain in compliance with FCC standards. Therefore, if the subject wireless telecommunications facility continues to operate in strict compliance with the conditions of approval, it will not be detrimental to persons or property in the immediate vicinity.

- (B) *The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.*

The subject wireless telecommunications facility abuts a railroad, Coyote Creek, a vacant parcel, and a multi-tenant industrial building. The carrier has opted to add new infrastructure and remove existing infrastructure to minimize the impact on the surrounding area. No significant alterations or modifications to the lattice tower are proposed. The wireless telecommunications facility's location and overall design successfully achieves compatibility with the community to the maximum extent reasonably feasible.

- (C) *The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.*

The location of the facility will remain unchanged. Alternative sites were not considered for this request because it would not be feasible to ask the applicant to relocate a wireless telecommunications facility that is already existing and has proven to be compatible with the community. The applicant is continuing the operation of an existing wireless telecommunications facility that has proven to be compatible with the community over its 30 years of operation.

- (D) *The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.*

The continued operations of the existing wireless telecommunications facility will provide enhanced services, capacity, and data services to the surrounding community. Continuing the use of the existing facility, versus constructing a new facility, is the least intrusive means of providing network coverage and capacity.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 272-2024 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. 438-1 to allow the ongoing operation and maintenance of the subject unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 195' high lattice tower located at 13650 Bora Drive (APN: 8059-029-032) within the M-2 Zone (Heavy Manufacturing), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 9th day of September 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL

**Conditional Use Permit Case No. 438-1
13650 Bora Drive
Tectonic Engineering Consultants**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868.0511 x3811)

1. 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.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868.0511 x3812)

2. 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.

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

3. The Applicant shall comply with all applicable conditions imposed on Conditional Use Permit (CUP) Case No. 438 granted previously by the Planning Commission.
4. The tower communication facility, including any lighting, fences, 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.
5. That the Applicant shall test the tower communication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any interference occur, the Applicant shall modify their system to eliminate any such interference.

6. That the Applicant shall submit an Emergency Contact/Notification Information Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868.0511 x7356)

7. That any addition or alteration to the site, structural design, and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require an amendment of this Conditional Use Permit (CUP) by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.
8. That no signs, advertisements, logos, messages, banners, clocks, or similar identification improvements, except FCC-required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet, or enclosure. Notwithstanding, signage prohibiting unauthorized entry, warning of the danger from electrical equipment, and/or owner of the tower and telephone number in case of emergency shall be exempt from this condition.
9. That the applicant shall be responsible for maintaining the wireless telecommunication facility (195-foot lattice tower and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. The mounted equipment, existing and/or proposed, shall be similar in color to the 195-foot tall lattice tower. The mounted equipment shall be maintained in good condition.
10. That the wireless telecommunication facility shall be continually operated in accordance with all applicable State and Federal regulations governing such operations.
11. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Community Development may refer the CUP to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP.
12. Applicant shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, applicant shall be

responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.

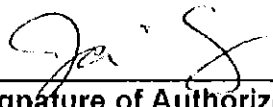
13. That the applicant shall ensure that any FCC licensed telecommunication carrier that is buying, leasing or is considering a transfer of ownership of the approved telecommunication facility, shall first submit a letter of notification of intent to the Director of Community Development.
14. Upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit (CUP) Case No. 438-1, the applicant and/or the owner of the property shall promptly provide a copy of the CUP to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Community Development Department shall also be notified in writing of any such transfer or lease.
15. That the applicant, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of Community Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. The applicant and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition to be in conformance with all applicable zoning codes at the applicant and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
16. The communication facility and appurtenant improvements shall otherwise be substantially in accordance with the site plan, enlarged site plan, and elevations submitted by the applicant and on file with the case.
17. If emergency generator(s) are required, the generators shall be located within the leased area, and only be operated during power outages and for testing and maintenance purposes only. The installation of the emergency generator(s) shall require prior approval from the Director of Community Development, the Department of Fire-Rescue, and the Building Division of the City of Santa Fe Springs.
18. The applicant shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Code.
19. 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.

20. The applicant shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or subcontractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
21. That all other requirements of the City's Zoning Code, Building Code, Property Maintenance Code, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
22. That the extension of Conditional Uses Permit Case No. 438-1 shall be valid for a period of ten (10) years, until September 9, 2034. Approximately three (3) months before September 9, 2034, the applicant or owner shall request in writing an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
23. That the applicant 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 Conditional Use Permit Case No. 438 and related environmental determination, when action is brought within the time period provided for in the City's Zoning Code, 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.
24. 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 code is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

I understand and hereby agree to comply with the attached Conditions of Approval for CUP 438.

JANICE CRUZ
(Name of Applicant – Print name)


(Signature of Authorized Agent)

VERIZON
(Name of Company)

ASSOC DIR - NETWORK REG /RE
(Title)

Date 8/1/24



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 – ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 89 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT ESTABLISHMENT, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (ELEVATED RESTAURANT GROUP, LLC, DBA: DAVE’S HOT CHICKEN)**

DATE: September 9, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 89, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project Categorical Exempt; and
- 3) Find that the applicant’s ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcohol beverage; and
- 4) Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 89 subject to the conditions of approval as contained within Resolution No. 273-2024; and
- 5) Adopt Resolution No. 273-2024, which incorporates the Planning Commission’s findings and actions regarding this matter.

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

FISCAL IMPACT:

In addition to the processing fee collected from the application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

On June 27, 2018, both the Successor Agency and Oversight Board approved the sale of the subject property through a Purchase and Sales Agreement with Coast to Coast Commercial, LLC. Under the terms of the agreement, Coast to Coast Commercial would develop the property with a restaurant and a multi-tenant commercial building with a drive-through.

On June 8, 2020, the Planning Commission approved Development Plan Approval No. 972 along with Conditional Use Permit Case No. 807 to allow for the construction of a 5,452 sq. ft. speculative multi-tenant commercial building and the operation of a drive-through restaurant on the Project Site. After the completion of the approved building, Elevated Restaurant Group, LLC, (DBA: Dave's Hot Chicken) ("Applicant") will operate one of the units, measuring approximately 2,378 square feet, as a restaurant with a drive-through.

On June 23, 2024, the Applicant submitted an Alcohol Sales Conditional Use Permit application to request the on-sale of beer and wine in conjunction with a bona fide public eating establishment (Type 41).

Project/Applicant Information

Project Site:	13321 Florence Avenue
Project Applicant:	Elevated Restaurant Group, LLC, DBA: Dave's Hot Chicken
Property Owner:	SFG Santa Fe Springs, LLC
General Plan Designation:	Commercial
Zoning Designation:	C-4-PD, Community Commercial-Planned Development Overlay
Existing Use on Property:	Restaurant

ANALYSIS:

Project Site

The Project Site is located at the northeast corner of Laurel Avenue and Florence Avenue, on a parcel measuring approximately 0.89 acres. The Project Site is constructing a 5,452 sq. ft. multi-tenant commercial building with a drive-through component. As mentioned previously, after the completion of the approved building the Applicant will operate one of the units, measuring approximately 2,378 square feet, as a restaurant with a drive-through component.

Business Description

Dave's Hot Chicken, founded in California, specializes in jumbo Hot Chicken Tenders and Sliders, along with sides of house-made kale slaw, creamy mac n' cheese, and crispy, seasoned French fries.

As part of their operation, the Applicant is proposing to provide their customers with a selection of beer and wine. In accordance with Section 155.628, the applicant must obtain approval of Alcohol Sales Conditional Use Permit Case No. 89 to allow the on-sale of beer and wine in conjunction with a bona fide public eating establishment (Type 41 from the California Department of Alcoholic Beverage Control ["ABC"]).

Zoning Requirement

In accordance with Section 155.628 of the City's Zoning Code: A Conditional Use Permit shall be required for the establishment, continuation, or enlargement of any retail, commercial, wholesale, warehousing, or manufacturing business engaged in the sale, storage, or manufacture of any type of alcoholic beverage meant for on or off-site consumption.

Public Convenience or Necessity (PCN)

The Project, as conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

A PCN determination is a process required by ABC under Business and Professional Code Section 23958.4 that allows a local jurisdiction to support or deny an application for on-sale alcohol beverage licenses in census tracts with an "undue concentration." ABC defines an undue concentration of on-sale alcoholic beverage licenses as the following:

- Located in an area that has 20 percent more reported crime rates than the average number of reported crimes in the City as a whole; or
- Located in a census tract where the ratio of existing retail on-sale/off-sale liquor licenses to population in the census tract exceeds the ratio of retail on-sale/retail

off-sale alcohol licenses to population in the county resulting in an over concentration.

State law prohibits ABC from issuing or transferring alcohol licenses in areas that fall within the criteria stated above unless the local governing body finds that the public interest is served and issues a PCN determination. The subject property is located within Census Tract 5042, which allows for seven (7) on-sale alcohol licenses. According to ABC records, there are currently nine (9) existing on-sale alcohol licenses in Census Tract 5042. The subject property would make the business the tenth location within the Census Tract, which exceeds the number of on-site alcohol licenses allowed within the Census Tract and creates an undue concentration of on-sale alcohol beverage licenses.

The applicant will need to submit a “Public Necessity or Convenience” application to the ABC that will be reviewed prior to obtaining an alcohol license. In cases where there is a concentrated amount of on-sale alcohol licenses within a geographic area; the applicant must demonstrate how the business operations will benefit the surrounding community. This is not a determination for the City. Additionally, the City does not require this finding when evaluating applications for on-site alcohol sales license.

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

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

Criteria for Granting an ASCUP

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states: In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

- a. *Conformance with parking regulations.*

- b. Control of vehicle traffic and circulation.*
- c. Hours and days of operation.*
- d. Security and/or law enforcement plans.*
- e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.*
- f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.*
- g. Control of noise, including noise mitigation measures.*
- h. Control of littering, including litter mitigation measures.*
- i. Property maintenance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.*

Written findings for each of the aforementioned criteria are provided in Resolution No. 273-2024 (Attachment C).

SUMMARY:

Conditions of Approval

On September 9, 2024, the Community Development Department provided a project summary and all application materials related to the ASCUP 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 C. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Attachment C before the Planning Commission meeting.

Staff anticipates that the Applicant will successfully obtain the necessary ABC licenses. However, if ASCUP Case No. 89 is approved and the ABC license applications are subsequently denied, the Applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this CUP will become null and void pursuant to Section 155.811 of the City Code.

Alcohol Sale Conditional Use Permit Case No. 89

Page 6 of 9

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 29 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 29, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Code.

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

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Resolution No. 273-2024
 - a) Exhibit A – Conditions of Approval

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

Attachment A
Aerial Photograph



13321 Florence Avenue

Alcohol Conditions Use Permit Case No. 89

Attachment B

Public Hearing Notice

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 89**

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

ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 89 – To allow the on-sale of beer and wine in conjunction with a restaurant establishment within the C-4-PD Zone (Community Commercial – Planned Development Overlay)

PROJECT LOCATION/APPLICANT: 13321 Florence Avenue / Elevated Restaurant Group, LLC, DBA: Dave's Hot Chicken

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, September 9, 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 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 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

Resolution No. 273-2024

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 273-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 89 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT ESTABLISHMENT AT 13321 FLORENCE AVENUE, WITHIN C-4-PD ZONE (COMMUNITY COMMERCIAL - PLANNED DEVELOPMENT OVERLAY), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES).

WHEREAS, an application was filed for an Alcohol Conditional Use Permit (ASCUP Case No. 89) to allow the on-sale of beer and wine in conjunction with a bona fide public eating establishment within the C-4-PD Zone (Community Commercial - Planned Development Overlay); and

WHEREAS, the subject property is located at 13321 Florence Avenue, identified by Assessor’s Parcel Number of 8011-009-065, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner and applicant is SDG Santa Fe Springs, LLC, with an address at 26400 La Alameda, Suite 100, Mission Viejo, CA 92691; and

WHEREAS, the proposed ASCUP 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 CEQA Section 15301-Class 1 (Existing Facilities); and

WHEREAS, On August 29, 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 August 28, 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 August 29, 2024; 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, and the testimony, written comments, or other materials presented at the Planning Commission Meeting on September 9, 2024, concerning ASCUP Case No. 89.

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

SECTION 1. 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 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA and, consequently, is subject to CEQA review. However, the project qualifies for a Categorical Exemption pursuant to 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 the existing or former use. The proposed ASCUP seeks approval only for the on-sale of beer and wine in conjunction with a bona fide public eating establishment, with no changes to the building.

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.628 (B) of the City of Santa Fe Springs Zoning Code, the Planning Commission has made the following findings:

- (A) Conformance with parking regulations.
The site is designed to meet parking requirements for its intended use as a restaurant with a drive-through. Adequate parking provisions are in place, ensuring compliance with relevant parking regulations.
- (B) Control of vehicle traffic and circulation.
The property features unobstructed vehicular circulation, facilitated by one access driveway on Florence Avenue and one on Laurel Street. This layout ensures smooth ingress and egress, minimizing potential traffic disruptions.
- (C) Hours and days of operation.
The applicant has noted that the hours of operation will be conducted Monday through Sunday from 10:30 a.m. to 2:00 a.m.

(D) Security and/or law enforcement plans.

A comprehensive security plan is required and must be approved by the Police Service Department as part of the conditions of approval. This plan will address security measures to ensure safety and compliance with local regulations.

(E) Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The Project Site is approximately 0.5 miles from Carmela Elementary School (13300 Lakeland Road) and Lake Marie Elementary School (10001 Carmenita Road). In addition to schools, the Project Site is less than 0.5 miles from Amelia Mayberry Park (13201 Meyer Road) and Iglesia Palabra de Gracia Church (13112 Telegraph Road). Given these distances, staff believes the proposed alcohol beverage storage use will not adversely affect these sensitive land uses.

(F) Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The sale of alcoholic beverages will be regulated under a Conditional Use Permit, the City Municipal Code, and California Alcoholic Beverage Control (ABC) regulations. These regulations aim to prevent the over-concentration of alcoholic beverage establishments and mitigate potential negative impacts.

(G) Control of noise, including noise mitigation measures.

The subject use will operate primarily as a restaurant with on-sale of alcoholic beverages within a commercial plaza. Current City Municipal Code provisions set maximum allowable ambient noise levels, and the establishment must comply with these noise standards.

(H) Control of littering, including litter mitigation measures.

The applicant is required to maintain the property free from trash and debris, in accordance with the City's Public Nuisance Ordinance. This requirement is part of the conditions of approval to ensure cleanliness and reduce littering.

(I) Property maintenance.

The property must be maintained in accordance with the City's Public Nuisance Ordinance. Inspections have confirmed that the site is well-maintained, with ongoing care of landscaping and general property upkeep.

(J) Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

The conditions of approval are designed to mitigate potential public nuisance activities, including disturbances, illegal activities, and other concerns. Although some activities are beyond the control of the applicant and staff, the applicant is obligated to report any such incidents to the Whittier Police Department.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 273-2024 recommending that the City Council find and determine that the proposed project is Categorical Exempt, pursuant to CEQA Guidelines Section 15301-Class 1 (Existing Facilities) and approve ASCUP Case No.89 to allow the on-sale of beer and wine in conjunction with a bona fide public eating establishment at 13321 Florence Avenue, within the C-4-PD Zone (Community Commercial - Planned Development Overlay), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 9th day of September 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Attachments: Exhibit A – Conditions of Approval

EXHIBIT A
CONDITIONS OF APPROVAL
13321 Florence Avenue

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to obtain a Type 41 (On-sale beer and wine in conjunction with a bona fide public eating establishment), the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 41 license.
5. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
6. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (D) The City's Director of Police Services may, at his discretion, require

amendments to the Security Plan to assure the protection of the public's health, welfare and safety.

7. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
8. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
9. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Community Development shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
10. That Alcohol Sales Conditional Use Permit Case No. 89 shall be subject to a compliance review within one year, from the date of approval by the Planning Commission, to ensure that the alcohol sales activity is still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
11. That all other applicable requirements of the City Zoning Code, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 6 and all other applicable regulations shall be strictly complied with.
12. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.