



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JANUARY 27, 2025
AT 6:00 P.M.

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

PLANNING COMMISSION

David Ayala, Chairperson
Isabel Cervantes, Commissioner
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
Jay Sarno, Commissioner

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

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

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Laurel Reimer
Esmeralda Elise
Cynthia Alvarez
James Kamstra

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.gov/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 Commission 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 Commission Secretary. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.gov. 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.

ELECTIONS FOR PLANNING COMMISSION CHAIRPERSON AND VICE CHAIRPERSON**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 DECEMBER 09, 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. 73 – BARREL TEN QUARTER CIRCLE, INC.

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 73; and
- 2) Require that this matter be brought back before January 27, 2030, 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 REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 84 – 21ST CENTURY SPIRITS, 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. 84; and
- 2) Require that this matter be brought back before January 27, 2030, 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.

PUBLIC HEARING

4. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTION 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing 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. 279-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

NEW BUSINESS

5. **MODIFICATION PERMIT ("MOD") CASE NO 1364 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 54 REQUIRED ON-SITE PARKING STALLS FOR THE PROPERTY LOCATED AT 10425 S. PAINTER AVENUE, WITHIN**

THE M-2 (HEAVY MANUFACTURING) ZONE. (JUAN NAVARRO ON BEHALF OF LOS ANGELES CENTER FOR ALCOHOL AND DRUG ABUSE (LACADA)).

RECOMMENDATION: That the Planning Commission:

- 1) 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
- 2) Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Code, for granting of a Temporary Modification Permit; and
- 3) 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
- 4) Approve MOD Case No. 1364, subject to the conditions of approval as contained within Resolution No. 280-2025; and
- 5) Adopt Resolution No. 280-2025, 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 DECEMBER 9, 2024 MEETING

DATE: January 27, 2025

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:

- DECEMBER 9, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE DECEMBER 9, 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

December 9, 2024

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Staff: Susie Altamirano, Assistant City Attorney
Vince Velasco, Senior Planner
Jimmy Wong, Associate Planner
James Kamstra, Administrative Intern
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

Richard Weidel spoke about code violations on his property.

6. PUBLIC HEARING

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 83 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 83 AND CONDITIONS OF APPROVAL (COA) NO. 5 FOR BWS GROUP CO. AT 9526 ANN STREET, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

Recommendation:

Chair Ayala called upon Code Enforcement Supervisor Kristen Haining to present this item.

Chair Ayala opened the Public Hearing at 6:13 p.m. and asked if the Applicant would like to address the Planning Commission.

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

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:14 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to adopt Resolution No. 277-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

7. PUBLIC HEARING

ALCOHOL SALE CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 90 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCHOLIC BEVERAGE USE INVOLVING THE WAREHOUSING OF LIQUOR, WINE, AND READY-TO-DRINK (RTD) CANNED COCKTAILS ON PROPERTY LOCATED AT 13905 MARYTON AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (NETWORK LOGISTICS, INC.)

Recommendation:

Chair Ayala called upon Administrative Intern James Kamstra to present this item.

Chair Ayala opened the Public Hearing at 6:22 p.m. and asked if the Applicant would like to address the Planning Commission.

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

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

It was moved by Commissioner Flores, seconded by Commissioner Cervantes to adopt Resolution No. 278-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

8. CONSENT ITEM

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

1. MINUTES OF THE OCTOBER 14, 2024 REGULAR MEETING
2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83 – BWS GROUP CO.
3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 610-3 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN INDUSTRIAL WASTE TRANSPORTATION FACILITY AT 10600 PAINTER AVENUE, IN THE M-2, HEAVY MANUFACTURING, ZONE. (Triumvirate Environmental)

Chairperson Ayala requested a motion and a second for Consent Item Nos 1, 2, and 3.

It was moved by Commissioner Cervantes and seconded by Vice Chair Mora to approve Consent Item Nos 1, 2, and 3, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

9. DISCUSSION

CITY WIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

Recommendation:

Chair Ayala called upon Associate Planner Jimmy Wong to present this item. After Jimmy Wong's presentation, he distributed voting sheets to each of the Commissioners, tallied the votes, and announced the winners.

10. ANNOUNCEMENTS

- Staff

Senior Planner Vince Velasco provided an update on Sonic and the City's Holiday Party.

- Commissioners

All the Commissioners wished everyone a Happy New Year.

11. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:32 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: Michelle Norwood, Assistant Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 73 – BARREL TEN QUARTER
CIRCLE, INC.

DATE: January 27, 2025

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. 73; and
2. Require that this matter be brought back before January 27, 2030, 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

Barrel Ten Quarter Circle, Inc. was founded in 1995 and operates as a wholesale distributor of distilled spirits, beer, and wines.

In accordance with Section 155.628, Bronco Wine Company applied for and was originally granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 73 by the Planning Commission and the City Council at their respective meetings on November 13, 2017, and December 14, 2017, to allow for the operation of an alcoholic beverage warehouse and distribution center. In May 2020, Barrel Ten Quarter Circle, Inc. took over Bronco Wine Company's operation and the privileges granted under ASCUP Case No. 73. Barrel Ten Quarter Circle, Inc. maintains and operates as a wholesale distributor of distilled spirits, beer, and wines.

Barrel Ten Quarter Circle, Inc. maintains a Type 14 License (public warehouse) 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, wine, and distilled spirits wholesale distributor operation.

Staff further checked with ABC and found that the establishment is in full compliance with all their regulations and that there has not been any incidents 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. 73 in five years, before January 27, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before January 27, 2030.

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. 73

BARREL TEN QUARTER CIRCLE, INC.

9911 Romandel Avenue
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the Applicant shall continue to fully comply with the Conditions of Approval imposed in Development Plan Approval Case No. 909.
2. That the Applicant shall continue to maintain a video recording surveillance system with the following minimum configuration: cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
3. That the building, including any lighting, fences, walls, cabinets, and poles shall continue to 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 color that matches, as closely as possible, the color of the existing and/or adjacent surfaces.
4. 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 area clean and orderly.
5. 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.
6. That the Applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
7. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
8. 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 no by passenger-type vehicles.
9. That upon the request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purpose of minimizing risks to the public's health, welfare, and safety:
 - A. A description of the storage and accessibility of alcoholic beverages on

display as well as surplus alcoholic beverages in storage;

- B. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - C. A description of how the permittee plans to educate employees on their responsibilities, 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/her discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
- 10. 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.
 - 11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 - 12. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 13. ***That ASCUP Case No. 73 shall be subject to a Compliance Review in five (5) years, no later than January 27, 2030, to ensure the premises is still operating in strict compliance with the original Conditions of Approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has 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 void and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Michelle Norwood, Assistant Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 84 – 21ST CENTURY SPIRITS,
LLC

DATE: January 27, 2025

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. 84; and
2. Require that this matter be brought back before January 27, 2030, 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

21st Century Spirits, LLC operates and maintains a corporate office at 12143 Mora Drive, Unit 3, in the City of Santa Fe Springs. 21st Century Spirits, LLC warehouses and distributes several types of vodka from their City of Commerce facility. 21st Century Spirits, LLC utilizes the Santa Fe Springs office space to confer with potential retailers and provide marketing materials to sales personnel.

In accordance with Section 155.628, 21st Century Spirits, LLC applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 84 by the Planning Commission and the City Council at their respective meetings on July 10, 2023, and August 1, 2023, to allow for the operation and maintenance as a distilled spirits wholesaler.

21st Century Spirits, LLC maintains a Type 18 License (Distilled Spirits 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 on-site sale of alcoholic beverages.

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there has not been any incidents 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. 84 in five years, before January 27, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before January 27, 2030.

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. 84

21ST CENTURY SPIRITS, LLC
12145 Mora Drive Suite #3
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the Applicant's request to add the subject location to the existing License Type 18 Distilled Spirits Wholesaler, the Applicant will be provided one-year to reapply to ABC otherwise this Permit will become null and void. **(Satisfied)**
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 as 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 alcoholic beverages shall not be sold to the general public from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their ABC Type 18 License (Distilled Spirits Wholesaler).
6. That the Applicant and/or his employee shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
7. 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/her discretion require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
- 8. That the Applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 - 9. 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.
 - 10. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 11. *That ASCUP Case No. 84 shall be subject to a Compliance Review in five (5) years, no later than January 27, 2030, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
 - 12. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 7 and all other applicable regulations shall be strictly complied with.
 - 13. That the Alcohol Sales Conditional Use Permit Case No. 84 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose. **(Satisfied)**
 - 14. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Laurel Reimer, Planning Consultant

SUBJECT: PUBLIC HEARING - TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTION 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

DATE: January 27, 2025

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 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. 279-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

Zoning Code Amendment – Interstate 605 Billboards

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FISCAL IMPACT

Adoption of the proposed Zoning Code Amendment will not have a fiscal impact.

BACKGROUND/DISCUSSION

In November 2012, the City adopted Ordinance No. 1036 to establish regulations for the location, operation, and aesthetic standards for billboards along Interstate 5 within the Freeway Overlay Zone (FOZ). In May 2018, the City adopted Ordinance No. 1092 to include additional design and regulatory controls for billboards in the FOZ. In September 2021, the City adopted Ordinance No. 1118 to establish regulations for electronic billboards along the Interstate 605 corridor, which included standards for billboard location, operation, and design that were substantially similar to those for the FOZ. To date, seven billboards have been constructed along Interstate 5 and no billboards have been constructed along Interstate 605.

One of the location requirements for the Interstate 605 corridor restricted billboards to the M-2, Heavy Manufacturing, Zone. At the time Ordinance No. 1118 was adopted in 2021, all parcels east of the freeway and north of the railroad tracks were zoned M-2, Heavy Manufacturing:

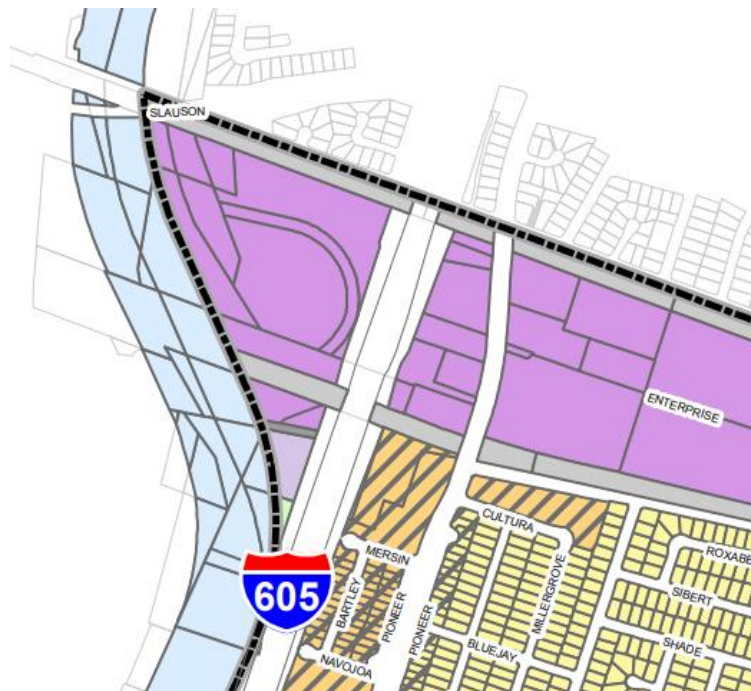


Figure 1: Zoning Map at time of Ordinance 1118 Adoption

In February 2022, the City adopted the 2040 General Plan, which was the City's first comprehensive general plan update in over 25 years. The updated General Plan included a new land use map and six new land use designations, including "Light Industrial." The updated land use map changed the designation for the parcels east of the freeway and

Zoning Code Amendment – Interstate 605 Billboards

Page 3 of 5

north of the railroad tracks from “Industrial” to “Light Industrial.” To maintain consistency between the General Plan and the Zoning Code, an updated Zoning Map was adopted by the City in September 2023. The updated zoning map re-zoned the parcels east of the freeway and north of the railroad track from “M-2, Heavy Manufacturing” to “M-1, Light Manufacturing.”

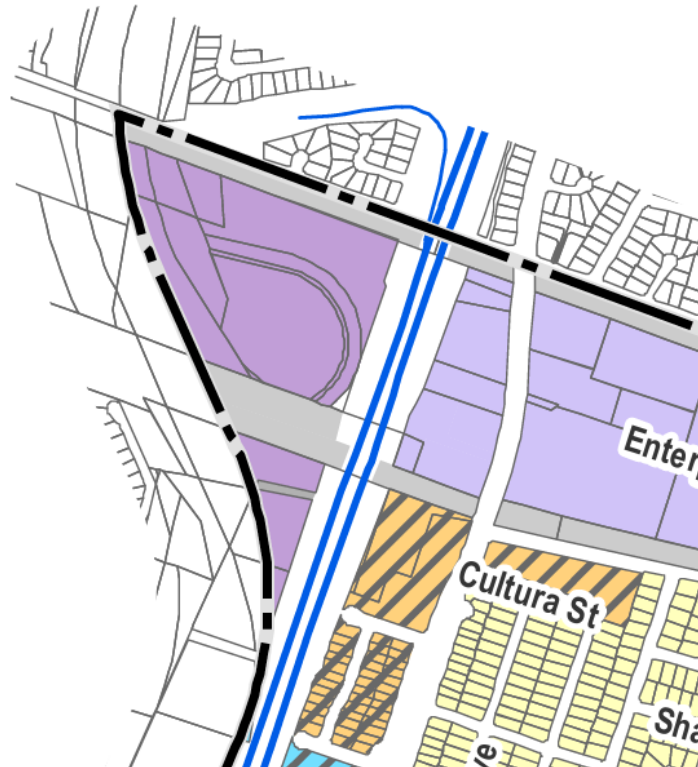


Figure 2: Current Zoning Map

The intent of the Interstate 605 billboard ordinance was to allow for billboards within the manufacturing zones along the freeway. At the time of the Interstate 605 billboard ordinance adoption, the only manufacturing zone along Interstate 605 was M-2, Heavy Manufacturing. Therefore, the only permissible zone contemplated in the ordinance was M-2, Heavy Manufacturing. The updated Zoning Map eliminated the manufacturing parcels east of the freeway from billboard eligibility by re-zoning them to M-1, Light Manufacturing. The proposed Zoning Code Amendment will update the location criteria for Interstate 605 billboards to also allow them in the M-1, Light Manufacturing, Zone. Allowing billboards in the M-1 Zone has no impact on the remainder of the regulations in the Code. The numerous design and operational restrictions already included in the Interstate 605 ordinance to minimize the possible impacts billboards may have on surrounding uses will remain unaffected by the Zoning Code Amendment.

Zoning Code Amendment – Interstate 605 Billboards

Page 4 of 5

Zoning Code Amendment

Staff recommends the proposed Zoning Code Amendment (Attachment B) to amend the following text of Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program):

(E) *Permitted Use in the Manufacturing Zones-M-2 Zone.* Subject to the limitations of this Section, and notwithstanding the provisions of any other Section of the zoning ordinance, electronic billboards shall be a permitted use in the M-1 and M-2 zones along the 605 corridor.

ANALYSIS

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

1. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pays their fair share of fiscal impacts on infrastructure and services.
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.

Billboard developments are fiscally positive for the City. Billboard developers are required to enter into an operating agreement with the City and revenue received through the billboard operating agreement will help to fund municipal services. The operating agreement is 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 emergency alerts, such as 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. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

Zoning Code Amendment – Interstate 605 Billboards

Page 5 of 5

Public Notification

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

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on January 16, 2025, and published in a newspaper of general circulation (Los Cerritos Community News) on January 17, 2025, 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. 279-2025, 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:	☐

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONING CODE AMENDMENT TO AMEND SECTION 155.519 (INTERSTATE 605
CORRIDOR ELECTRONIC BILLBOARD SIGN 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 Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code to allow electronic billboards in the M-1 zone.

PROJECT LOCATION: 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).

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, January 27, 2025 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 aforementioned 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 e-mail the Planning Commission Secretary, Esmeralda Elise, at esmeraldaelise@santafesprings.gov. 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 Laurel Reimer, Planning Consultant, via e-mail at laurelreimer@santafesprings.gov or by phone at: (562) 868-0511 ext. 7354.

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

RESOLUTION NO. 279-2025

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 SECTION 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN 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 Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign 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 January 17, 2025, 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 January 16, 2025, 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, 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 January 27, 2025, 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 1. FINDINGS

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

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.

2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pay their fair share of fiscal impacts on infrastructure and services.
 - 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 the actual overall competitive strength of the community.

Billboard developments are fiscally positive for the City. Billboard developers are required to enter into an operating agreement with the City and revenue received through the billboard operating agreement will help to fund municipal services. The operating agreement is 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 emergency alerts, such as Amber Alert messages and emergency-disaster communications.

4. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
5. The Zoning Code Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

SECTION 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 as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 279-2025 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. 1155 amending

Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 27th day of January 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Planning Commission 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
Municipal Code of Santa Fe Springs**

Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from the existing Code

Underline Text = Proposed language to be added to the Code

*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:*

**§ 155.519 INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN
PROGRAM.**

- (E) *Permitted use in the M-2 Manufacturing zones. Subject to the limitations of this Section, and notwithstanding the provisions of any other Section of the zoning ordinance, electronic billboards shall be a permitted use in the M-1 and M-2 zones along the 605 corridor.*



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: **NEW BUSINESS – MODIFICATION PERMIT (“MOD”) CASE NO 1364 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 54 REQUIRED ON-SITE PARKING STALLS FOR THE PROPERTY LOCATED AT 10425 S. PAINTER AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE. (JUAN NAVARRO ON BEHALF OF LOS ANGELES CENTER FOR ALCOHOL AND DRUG ABUSE (LACADA)).**

DATE: January 27, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) 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
- 2) Find that the applicant’s MOD request meets the criteria set forth in §155.697 of the City’s Zoning Code, for granting of a Temporary Modification Permit; and
- 3) 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
- 4) Approve MOD Case No. 1364, subject to the conditions of approval as contained within Resolution No. 280-2025; and
- 5) Adopt Resolution No. 280- 2025, which incorporates the Planning Commission’s findings and actions regarding this matter.

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

FISCAL IMPACT

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

BACKGROUND/DISCUSSION

The Project Site consists of a single parcel (APN: 8011-014-024), covering approximately 46,200 square feet (1.06 acres) and located at 10425 S. Painter Avenue. It is situated on the west side of Painter Avenue, south of Telegraph Road, within the M-2 (Heavy Manufacturing) Zone. Neighboring properties are zoned as follows:

- North and south: M-2
- West: M-2 and M-2-PD (Heavy Manufacturing – Planned Development)
- East: C-4 (Community Commercial)

The Los Angeles Center for Alcohol and Drug Abuse (LACADA) has operated at this location since receiving approval for its initial Conditional Use Permit (CUP Case No. 553) in 1998. At the time, care service facilities were not explicitly listed in the Zoning Code. The use was classified under Section 155.243 (L): Public, private, or quasi-public uses of an educational or recreational nature.

On August 6, 2024, LACADA submitted a request for a Modification Permit (MOD Case No. 1364) to reserve and not provide 54 of the 66 required on-site parking stalls for its existing ±11,047 square-foot live-in counseling and substance use disorder (SUD) treatment center.

LACADA plays a critical role in the community by offering essential treatment for individuals with substance use disorders. Beyond providing life-saving behavioral health services, LACADA emphasizes the importance of family bonds and the vital role of family support in recovery. The program addresses the broader impacts of addiction, fostering resilience, and promoting healthy child development, and strengthening family relationships. With its commitment to family-centered care and long-term recovery, LACADA serves as an invaluable resource for individuals striving to overcome addiction and rebuild their lives.

Project/Applicant Information:

Project Site: 10425 S. Painter Avenue

Project Applicant: Juan Navarro on behalf of LACADA

Modification Permit Case No. 1364

Page 3 of 11

Property Owner:	Los Angeles Center for Alcohol and Drug Abuse (LACADA)
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property	Live-in counseling and substance use disorder (SUD) treatment center

MODIFICATION PERMIT (MOD 1364)

As part of LACADA's ongoing efforts to improve the environment and resources available to program participants, they are introducing an outdoor recreational equipment area in the rear of the property. This space will provide a safe and engaging area for participants to stay active during their residential treatment program, promoting physical activity and social development. However, the addition of this recreational area will reduce the number of available parking spaces.

Historically, the facility's parking needs were calculated using the professional office ratio of one parking stall for every 300 square feet of building area (1:300). Based on the building size (±11,047 square feet), a minimum of 37 parking stalls was required.

In September 2023, the city updated its parking requirements as part of a Targeted Zoning Code Update. Care services facilities, specifically special needs housing, was added to Section 155.481 (Required Parking). LACADA qualifies as supportive housing and is now required to provide:

- One parking space per bed:
 - 60 beds = 60 stalls
- One parking space per onsite staff person (during maximum staffing levels):
 - 6 employees = 6 stalls

Total Required Parking Stalls: 66

In accordance with the City's Zoning Code, the subject use is required to provide a minimum of 66 parking stalls. However, based on operational needs, LACADA is proposing to provide 12 parking stalls at the front of the facility. While this number falls short of the required total, the applicant has submitted an alternative site plan demonstrating how an additional 31 stalls can be accommodated on the site if needed. LACADA is seeking a Temporary Modification Permit to allow the installation of a recreational area for their participants.

Modification Permit Case No. 1364

Page 4 of 11

To assist the Commission in better understanding LACADA's operational needs and addressing any concerns, detailed information has been provided regarding employee schedules, hours of operation, outside agency visits, and participant arrival procedures. It is also important to highlight that all participants are transported to the facility via institutional drop-off. Admissions to the facility are exclusively managed by the California Department of Corrections and Rehabilitation (CDCR). Participants do not transport themselves to the facility, nor do they bring or leave personal vehicles on-site at any time.

Proposed Hours of Operation and Staffing

- The facility will operate 24/7, with the following staff schedules:
 - Morning Shift: 7:00 am – 4:00 pm (6 employees)
 - Swing Shift: 4:00 pm – 1:00 am (6 employees)
 - Graveyard Shift: 11:00 pm – 8:00 am (3 employees)

Outside Agency Visits

- Scheduled Monday – Friday, 8:00 am – 4:00 pm

This operational setup supports LACADA's mission to foster a therapeutic environment while addressing the practical needs of staff, visitors, and participants. The proposed 12 parking stalls will include 6 stalls reserved for visitor use, ensuring ample parking availability for both staff and visitors. Although there is some overlap in the work shifts, these periods occur outside of visiting hours.

As a result, the requested parking modification is not expected to negatively impact surrounding properties. All employees and visitors will have access to on-site parking without relying on off-site parking.

ZONING AND LAND USE

The Project Site is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan, and land use of the surrounding properties are listed on the following page:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Tire Shop</u> 13142 Telegraph Road
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Woodworking supply store</u> 13095 Park Street
East	C-4, Community Commercial, zone	Commercial	<u>Supermarket</u> 13210 Telegraph Road

Modification Permit Case No. 1364

Page 5 of 11

West	M-2-PD, Heavy Manufacturing – Planned Development, Zone	Industrial	<u>Hotel Supply Store</u> 13128 Telegraph Road
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STREETS AND HIGHWAYS

The Project Site is located on the west side of Painter Avenue. Painter Avenue is designated as a “Secondary Highway”, within the Circulation Element of the City’s General Plan.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 7 notices were mailed out to said property owners on January 16, 2025. To date, staff has not received correspondence from the surrounding property owners that received the notice.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that the proposed project only involves minor changes to reserve but not provide 54 required parking stalls so that said parking area may be temporarily used for a recreational area. No additional building square footage is proposed and, aside from the outdoor storage activities proposed within the east portion of the property, the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

AUTHORITY OF PLANNING COMMISSION:

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

CRITERIA FOR GRANTING A TEMPORARY MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.697 of the City’s Zoning Code, before granting a Modification Permit, the Commission shall give consideration to the following:

- (A) That there are hardships involved with immediate compliance with certain property development standards.

Modification Permit Case No. 1364

Page 6 of 11

- (B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

STAFF REMARKS:

Based on the findings set forth within Resolution No. 280-2025 (see attachment 5), staff finds that the applicant's request satisfies the necessary criteria established within Section 155.697 of the City's Zoning Code for the granting of a Temporary Modification Permit. Staff is, therefore, recommending approval of Modification Permit Case No. 1364, subject to the conditions of approval.

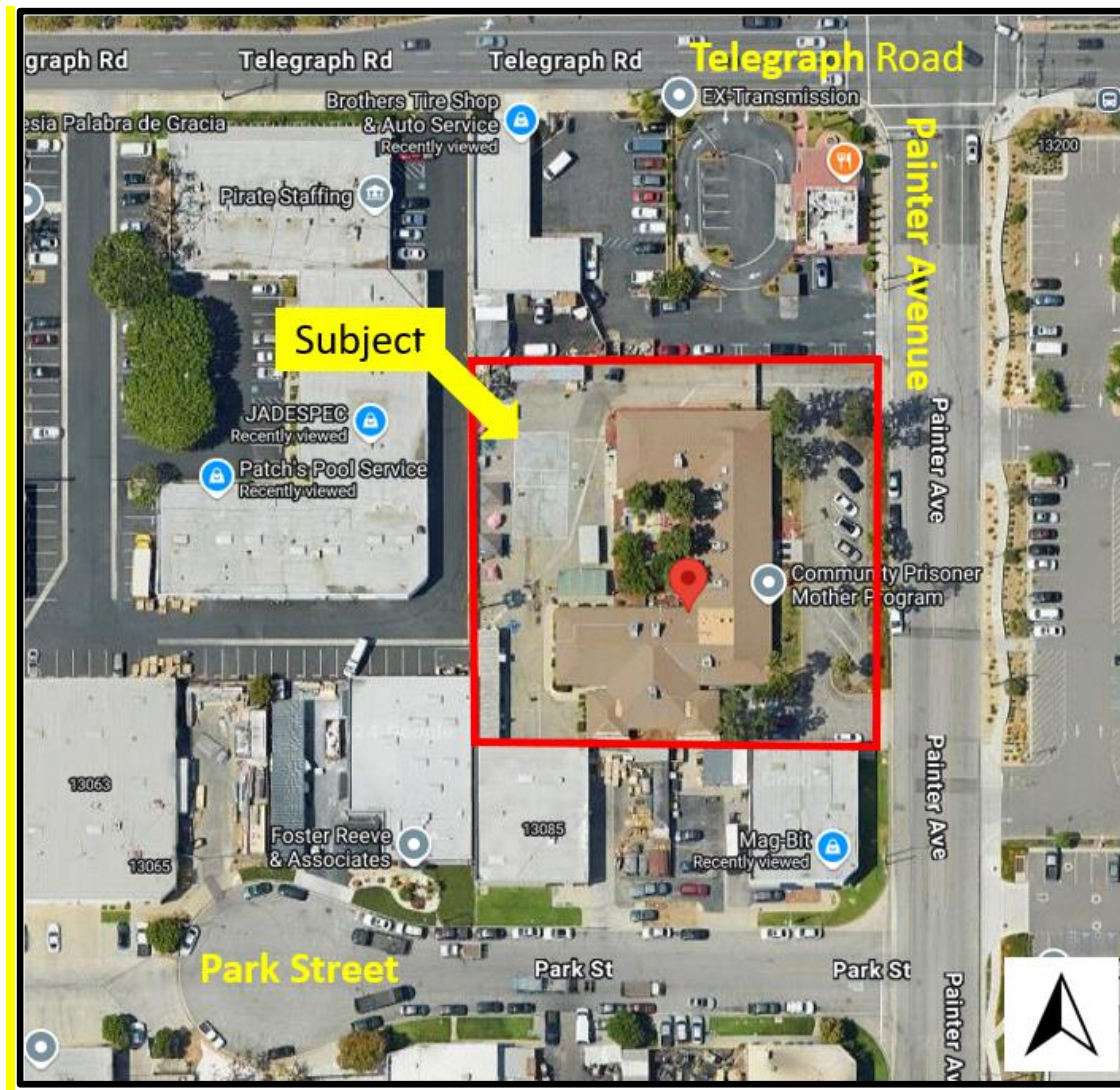
CONDITIONS OF APPROVAL:

Conditions of approval for MOD Case No. 1364 are attached to Resolution No. 280-2025 as Exhibit A.

ATTACHMENT(S):

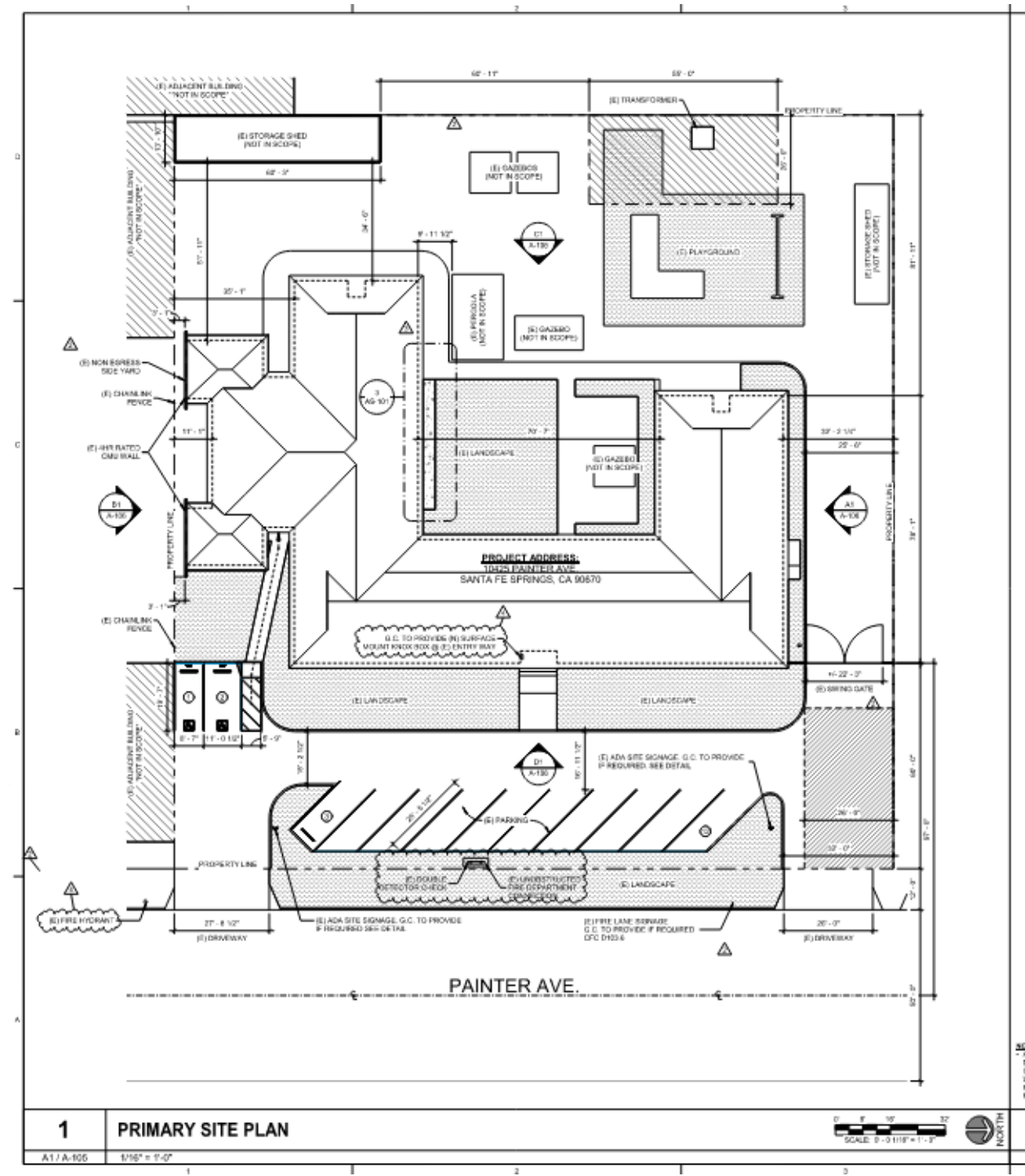
1. Attachment A – Aerial Photograph
2. Attachment B – Proposed Parking
3. Attachment C – Parking Plan B (Reserve and Not Provide)
4. Attachment D – Public Hearing Notice
5. Attachment E – Resolution No. 280-2025
 - a. Exhibit A - Conditions of Approval

ATTACHMENT A – AERIAL PHOTOGRAPH



Modification Permit (MOD) 1364
10425 S. Painter Avenue
LACADA

ATTACHMENT B – PROPOSED PARKING



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[illegible]

ATTACHMENT D – PUBLIC HEARING



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
MODIFICATION PERMIT CASE NO. 1364**

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

MODIFICATION PERMIT CASE NO. 1364 – A request to temporarily reserve and not provide 54 required on-site parking stalls for the Project Site.

PROJECT SITE/APPLICANT: 10425 S. Painter Avenue (APN: 8011-014-024) /LACADA

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, January 27, 2025, 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 California Environmental Quality Act (CEQA) Guidelines – Class 1 (Existing Facilities).

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.gov. 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.gov or otherwise by phone at: (562) 868-0511 ext. 7356.

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

ATTACHMENT E – RESOLUTION NO.280-2025

- a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 280-2025
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1364

WHEREAS, a request was filed for Modification Permit Case No. 1364 to temporarily reserve and not provide 54 required on-site parking stalls for the property located at 10425 S. Painter Avenue; and

WHEREAS, the subject property is located on the west side of Painter Avenue, at 10425 S. Painter Avenue, with an Accessor's Parcel Number of 8011-014-024, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner and applicant is Los Angeles Center for Alcohol and Drug Abuse (LACADA) Attention: Jared Yakel at 12070 Telegraph Road, Santa Fe Springs; and

WHEREAS, the proposed Modification Permit Case No. 1364 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 staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Sections 15301, Class 1; and

WHEREAS, similar to other Modification Permits, the City of Santa Fe Springs Community Development Department on January 16, 2025, mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit requests and of the date and time when this matter would be considered by the Planning Commission; 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 any public testimony, written comments, or other materials presented at the Planning Commission Meeting on January 27, 2025, concerning Modification Permit Case No. 1364.

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

As Pursuant to Sections 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the temporary replacement of required parking for an outdoor recreational equipment area. Additionally, the proposed project will not result in additional building square footage. Furthermore, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION 3. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.697 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 Temporary Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission has made the following findings:

(A) *That there are hardships involved with immediate compliance with certain property development standards.*

The hardship arises from new parking standards, outlined in Section 155.481 (B)(1) of the City's Zoning Code, which calculate parking needs based on the specific use of the property as supportive housing. The property is required to provide a minimum of 66 parking stalls, determined by the requirement of one parking space per ten beds for residents, plus one space per on-site staff member during the shift with the highest staffing levels. However, the applicant is proposing only 12 parking stalls.

To support this proposal, the applicant submitted an employee roster and work schedules indicating that the largest shifts occur between 7:00 a.m. and 4:00 p.m., and from 4:00 p.m. to 1:00 a.m., with a maximum of 6 employees per shift. Additionally, all participants arrive via drop-off and do not drive. Admissions to the facility are exclusively managed by the California Department of Corrections and Rehabilitation (CDCR). Participants do not transport themselves to the facility, nor do they bring or leave personal vehicles on-site at any time.

Considering the number of employees, the proposed 12 parking stalls will exceed the demand for employee parking by 50%, assuming all employees drive separately. This surplus will accommodate typical parking needs for invited guests. To further reduce the parking demand, the applicant proposes implementing a carpooling program,

reserved parking stalls, and strategic employee scheduling. These measures collectively aim to minimize potential on-site parking issues.

In the event additional off-street parking spaces are needed, the applicant is required to work with City staff to implement immediate mitigation measures (Condition of Approval #9).

Based on the evidence and proposed mitigation strategies, the Planning Commission find and concludes that the Project Site experiences a legitimate hardship, which restricts its ability to immediately comply with the prescribed development standards.

(B) *That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.*

As previously noted, the applicant's employee roster indicating a total of 12 workers, with a maximum of 6 employees on the largest shift. After accommodating the parking needs for employees, 50% of the proposed 12 parking stalls remain available for invited guests or occasional periods of increased parking demand.

To address potential future parking needs, the applicant has also submitted an alternative site plan identifying where an additional 31 parking stalls may be located, should such a need arise. This alternative parking plan, referred to as "Parking Plan B," designates parking stalls that are "reserved but not immediately provided." While it is physically impossible for the site to accommodate all 66 required stalls due to the site's existing development and prior office use calculations, the alternative plan ensures flexibility in address unforeseen parking demands.

Furthermore, the facility's operations eliminate the need for participant parking, as participants do not have a personal vehicle. Consequently, the calculation of one parking stall per ten beds does not accurately reflect the parking demand for this specific tenant.

Based on these factors, the Planning Commission finds that granting the subject Modification Permit will not negatively impact public welfare or the surrounding properties.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 280-2025 to determine that the proposed Modification Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15301, Class 1 (Existing Facilities), and to approve Modification Permit Case No. 1364 to temporarily reserve and not provide 54 required parking stalls for the property located at 10425 S. Painter Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 27th day of January 2025 BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Conditions of Approval
Modification Permit Case No. 1364
14025 S. Painter Avenue, Santa Fe Springs, CA 90670

COMMUNITY DEVELOPMENT DEPARTMENT:

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

1. The property owner, Los Angeles Center for Alcohol and Drug Abuse (LACADA), understands and agrees that the privileged granted under Modification Permit Case No. 1364 is for the sole use by LACADA on the subject property located at 10425 S. Painter Avenue.
2. The required off-street parking on the subject site shall be restored to full compliance should the subject property change tenant.
3. The subject property shall continuously provide a minimum of 12 off-street parking spaces. Said parking spaces shall not be further compromised or otherwise used for recreational use at any time.
4. The property owner shall not sublet, lease or rent the subject site without prior approval from the Director of Community Development.
5. In the event the needs to arises for the additional required off-street parking spaces as determined by the Director of Community Development, the applicant shall work with staff to come up with a solution to immediately mitigate the parking issues. It should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Ordinance.
6. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may 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.
7. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and

instrumentalities thereof (including actions approved by the voters of the City), for or concerning the subject Modification Permit whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

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