



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, OCTOBER 13, 2025
AT 6:00 P.M.

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

Assistant Director
Economic Development Specialist
Associate Planner
Assistant Planner
Planning Consultant
Planning Commission Secretary

Vince Velasco
Claudia Jimenez
Alejandro De Loera
Cynthia Alvarez
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.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, 2025 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of \$500 or more 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****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.

PRESENTATIONS

1. **UPDATE ON DEVELOPMENT PLAN APPROVAL CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP NO. 84116.**

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.

2. **MINUTES OF THE SEPTEMBER 8, 2025 REGULAR MEETING**

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

PUBLIC HEARING

3. **PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT (“CUP”) CASE NO. 91 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY, INCLUDING BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 15614-15620 AND 15700 SHOEMAKER AVENUE, WITHIN THE M-2 ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES).**

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. 91, and thereafter, close the Public Hearing; and

- 2) 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 distribution and warehousing of alcoholic beverages; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 91, subject to the conditions of approval as contained within Resolution No. 303-2025; and
- 5) Adopt Resolution No. 303-2025, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related actions that may be desirable.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

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.gov; 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 SEPTEMBER 8, 2025 MEETING

DATE: October 13, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

Staff has prepared minutes for the following meeting:

- September 8, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the September 8, 2025 Planning Commission Meeting

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



APPROVED:

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

September 8, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:00 p.m.

2. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Susie Altamirano, Assistant City Attorney
Cuong Nguyen, Director of Community Development
Vince Velasco, Assistant Director
Esmeralda Elise, Planning Commission Secretary

3. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Commissioner Flores to lead everyone in the Pledge of Allegiance.

4. EX PARTE COMMUNICATIONS

None.

5. PUBLIC COMMENTS

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 18, 2025 ADJOURNED MEETING
MINUTES OF THE AUGUST 25, 2025 SPECIAL MEETING
2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE
PERMIT CASE NO. 59 – DLR IMPORTS LLC
3. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847-1 – A TIME EXTENSION
REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A
FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT LOCATED AT
13181 FLORES STREET, WITHIN THE M-2, HEAVY MANUFACTURING ZONE.

4. DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 930-5 – A TIME EXTENSION REQUEST TO ALLOW THE CONSTRUCTION OF A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.

Chairperson Sarno requested a motion and a second for Consent Item Nos 1, 2, 3, and 4.

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

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

Chairperson Sarno read the City's appeal process.

7. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen gave an update on the Orbis Property from the August 18 Planning Commission meeting, this will also be agendaized, and photos will be provided at the October Planning Commission meeting.

- Commissioners

None.

8. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:05 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



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, Economic Development Specialist

SUBJECT: **PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT (“CUP”) CASE NO. 91 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY, INCLUDING BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 15614-15620 AND 15700 SHOEMAKER AVENUE, WITHIN THE M-2 ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES).**

DATE: October 13, 2025

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. 91, and thereafter, close the Public Hearing; and
- 2) 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 distribution and warehousing of alcoholic beverages; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 91, subject to the conditions of approval as contained within Resolution No. 303-2025; and

- 5) Adopt Resolution No. 303-2025, 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 fee collected from the application, there is no ongoing fiscal impact.

BACKGROUND:

Breakthru Beverage California, LLC (BBCA), a subsidiary of Breakthru Beverage Group, LLC, has applied to operate a new alcoholic beverage distribution facility at 15614-15620 & 15700 Shoemaker Avenue in Santa Fe Springs. The proposed facility will occupy two existing industrial buildings, totaling 521,091 square feet, and will be used exclusively for the storage and distribution of beer, wine, and distilled spirits to licensed California retailers, such as restaurants, grocery stores, convenience stores, and hotels.

This Santa Fe Springs location will be BBCA's fifth facility in California, joining other sites in Commerce (two locations), Richmond, and Modesto, as well as additional pending locations. BBCA operates as a business-to-business distributor and does not sell or deliver alcohol directly to consumers. The facility will also not be open to the public.

BBCA has applied for the following California Department of Alcoholic Beverage Control (ABC) licenses for this facility, currently pending under License #670356:

Type 09 – Beer and Wine Importer

Type 12 – Distilled Spirits Importer

Type 17 – Beer and Wine Wholesaler

Type 18 – Distilled Spirits Wholesaler

Additionally, BBCA has obtained the required federal import and wholesale licenses from the Alcohol and Tobacco Tax and Trade Bureau (TTB) for this site.

Pursuant to City Ordinance No. 834 approved by the City Council on March 10, 1994, all business engaged in the sale, storage, or manufacturing of alcoholic beverages, whether for on-site or off-site consumption, are required to obtain an Alcohol Sales Conditional Use Permit (ASCUP) under Section 155.628 of the City's Zoning Code.

Alcohol Sales Conditional Use Permit Case No. 91

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Accordingly, BBKA is requesting approval of ASCUP Case No. 91 to allow the operation of the proposed facility. While staff does not anticipate denial of the ABC license, if it is denied following approval of the ASCUP, the applicant will have up to one year to meet ABC requirements and obtain the necessary licenses. Failure to do so will result in ASCUP Case No. 91 becoming null and void, in accordance with Section 155.811 of the City's Zoning Code.

Project/Applicant Information

Project Site: 15614-15620 and 15700 Shoemaker Avenue. Santa Fe Springs, CA 90670

Project Applicant:
Property Owner: Allan Taylor – 15438 Briarwood Drive. Sherman Oaks, CA 91403

General Plan Designation: Industrial

Zoning Designation: M-2, Heavy Manufacturing

Existing Use of Property: Warehouse

ANALYSIS:

Project Site

The Project Site, located at 15614-15620 and 15700 Shoemaker Avenue (APN: 7005-003-067) spans a lot size of 20.77 acres. It consists of two warehouse buildings: 15614-15620 Shoemaker Avenue (approximately 350,538 square feet) and 15700 Shoemaker Avenue (approximately 170,553 square feet). The total rentable square footage for the property is inclusive of the entire space within these buildings.

Business Description

As previously stated, BBKA is a premier wholesale distributor specializing in the storage and distribution of beer, wine, and distilled spirits. With a strong presence across North America, BBKA serves licensed California retailers, including restaurants, grocery stores, and hotels, providing a broad portfolio of premium alcoholic beverages.

As previously mentioned, this new facility in Santa Fe Springs marks BBKA's fifth operation in California, further expanding its network in the state. The facility spans 521,091 square feet and will exclusively cater to wholesale distribution, ensuring efficient storage and delivery to licensed businesses.

This state-of-the-art distribution center will not serve consumers directly, as BBKA operates solely as a business-to-business distributor. It is designed to streamline the delivery of both domestic and imported products to retail customers across the region.

Facility Details:

Employees: Approximately 125 at full capacity (not all on-site at once).

- Day shift (5:00 am – 4:00 pm): Approximately 55 employees on site
- Night shift (4:00 pm – 5:00 am): Approximately 70 employees on site

Parking: 265 parking stalls provided, including 100 truck stalls, 165 passenger vehicle stalls, and an additional 40 surplus stalls.

Hours of Operation: 24 hours a day, Monday through Friday. Saturday operations will occur on an as-needed basis, 7:00 am – 5:00pm. No operations will take place on Sundays, except in the event of an emergency.

The 24-hour operations are required for internal warehouse activities, such as staff packaging and product organization.

Weekly Deliveries: 157 inbound deliveries per week, 280 outbound deliveries per week.

- Primary hours of in-bound deliveries: 6:00 am to 3:00 pm, same day
- Primary Hours of outbound deliveries: 5:00 am to 3:00 pm, same day

Deliveries are scheduled Tuesday – Friday and not on weekends

Security: The facility is not open to the public and has controlled access. A security guard will be stationed at the delivery gate, during hours of operation. A security plan has been drafted and provided to Police Services.

Product Distribution: BBKA distributes domestic and imported beer, wine, and distilled spirits from renowned suppliers such as E&J Gallo, J Lohr, Silver Oak, Fortaleza Tequila, and more.

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.

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

Criteria for Granting an ASCUP

Section 155.628 (A), 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 manufacturing of any type of alcoholic beverage meant for on or off-site consumption. 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 beverages is used 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.

SUMMARY:

Conditions of Approval

On August 14, 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 #F. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Attachment #F before the Planning Commission meeting.

Staff does not foresee that the listed ABC Licenses will be denied to the Applicant. Nevertheless, should ASCUP Case No. 91 be approved and the ABC license applications be 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 Permit will become null and void pursuant to Section 155.811 of the City Code.

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 October 2, 2025. 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 October 3, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

To date, staff have not received any inquiries from the public regarding the subject of CUP request.

Alcohol Sales Conditional Use Permit Case No. 91

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ATTACHMENT(S):

Attachment A – Aerial Photograph

Attachment B – Public Hearing Notice

Attachment C – Radius Map for Public Hearing Notice

Attachment D – Site Plan

Attachment E – Floor Plan

Attachment F – Resolution No. 303-2025

a. Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A
Aerial Photograph



15614-15620 & 15700 Shoemaker
APN: 7005-003-067
Alcohol Sales Conditional Use Permit Case No. 91

Attachment B

Public Hearing Notice

FILE COPY



quadiant

CORRECTION

IMP

\$000.01

10/02/2025 ZIP 90670
043M31222321

US POSTAGE

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

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 91**

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. 91 – To allow the operation and maintenance of an alcoholic beverage distribution and warehousing facility, including beer, wine, and distilled spirits within the M-2 (Heavy Manufacturing) Zone.

PROJECT LOCATION/APPLICANT: 15614-15620 and 15700 Shoemaker Avenue. (APN: 7005-003-067) / Steve Rawling on behalf of Breakthru Beverages California, LLC

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, October 13, 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 CEQA Guidelines – Class 1 (Existing Facilities).

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

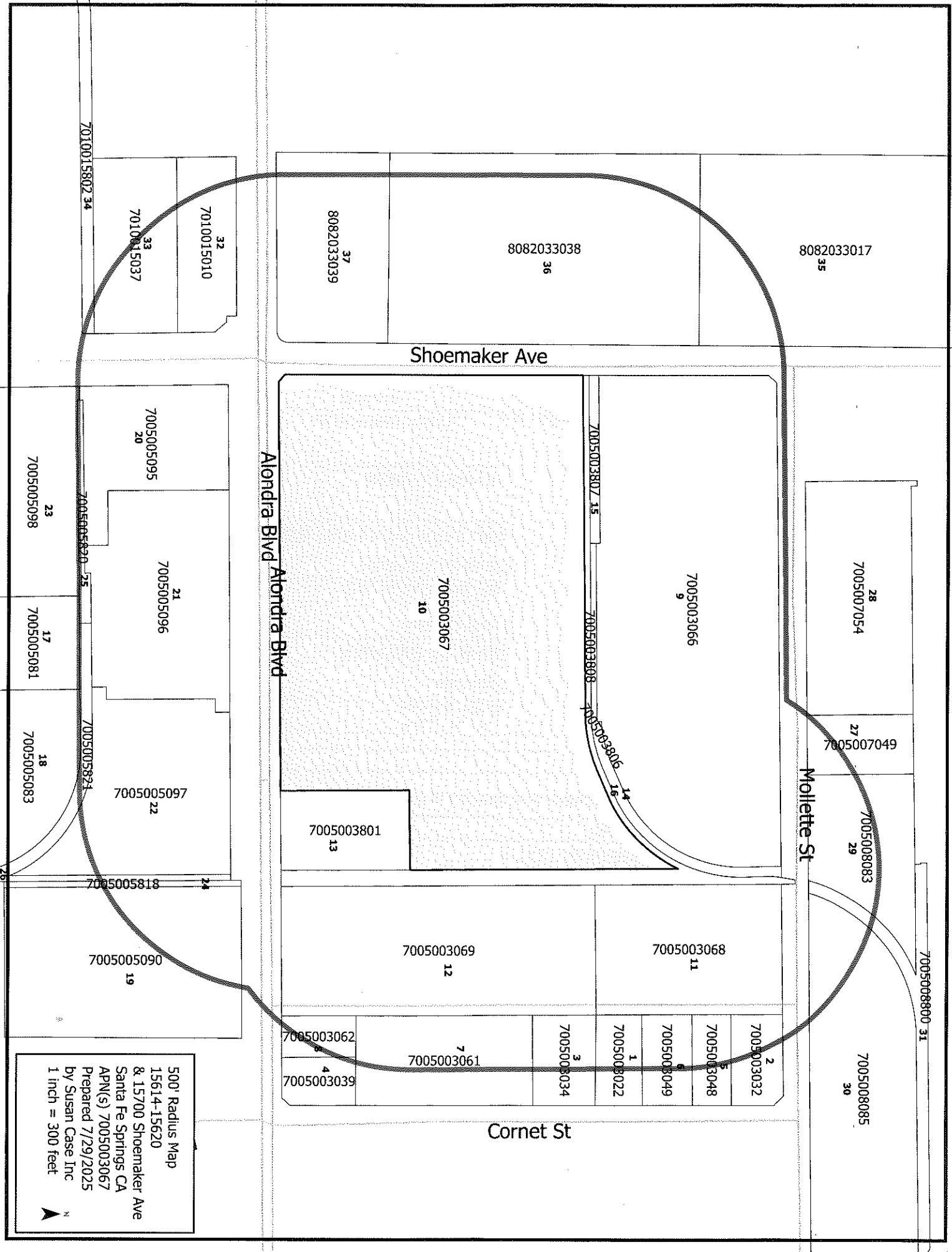
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670, or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.gov. Please submit your written comments by 12:00 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, Economic Development Specialist, 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 Rodrigues • Juanita Martin • John Mora
City Manager
René Bobadilla, PE, City Manager

Attachment C

Radius Map for Public Hearing Notice



Shoemaker Ave

Alondra Blvd

Cornet St

Mollette St

500' Radius Map
15614-15620
& 15700 Shoemaker Ave
Santa Fe Springs CA
APN(s) 7005003067
Prepared 7/29/2025
by Susan Case Inc
1 inch = 300 feet



Attachment D

Site Plan

521,091 SF

SHOEMAKER COMMERCE CENTER

15614-15620 & 15700 SHOEMAKER AVE, SANTA FE SPRINGS, CA

APN: 7005-003-067

ZONING: SSM2

PROPOSED USE:

Warehousing and distribution of alcohol.
No retail sales.

Hours of operation: 24 hours a day,
Monday through Friday.

Saturday operations will occur on an
as-needed basis, 7:00 am – 5:00pm.

No operations will take place on Sundays,
except in the event of an emergency.

265 Parking Spaces

SPECIFICATIONS

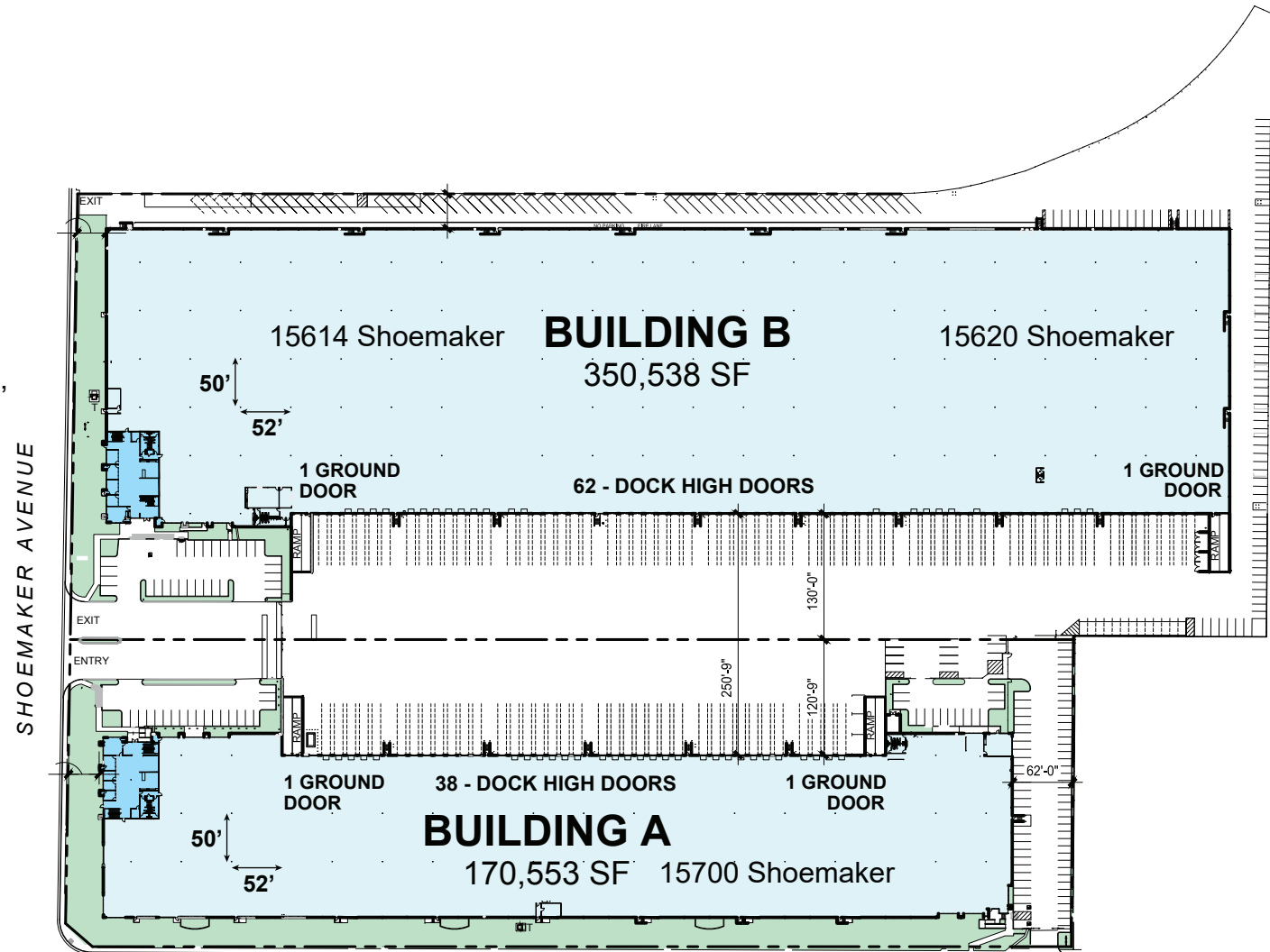
15614-15620 Shoemaker Ave

OFFICE	9,715 SF
WAREHOUSE	340,823 SF
BUILDING B TOTAL	350,538 SF

15700 Shoemaker Ave

OFFICE	9,160 SF
WAREHOUSE	161,393 SF
BUILDING A TOTAL	170,553 SF

TOTAL: 521,091 SF



ALONDA BOULEVARD

SITE PLAN

Attachment E

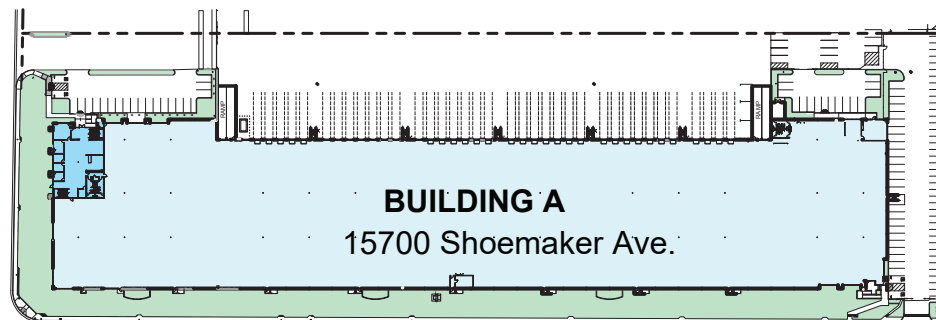
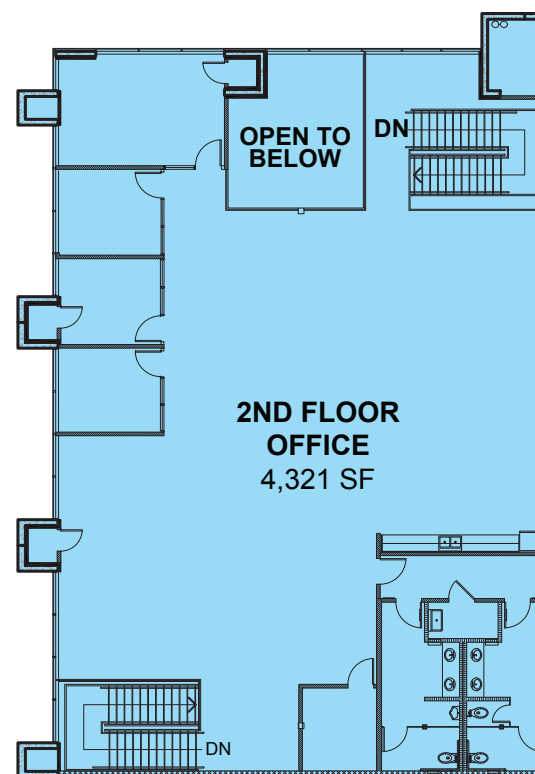
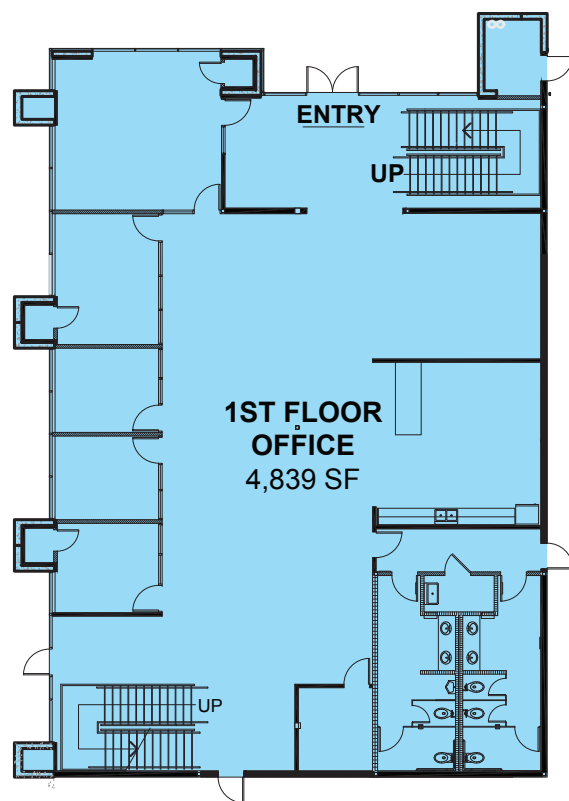
Floor Plan

BLDG A // 170,553 SF

OFFICE PLANS

SHOEMAKER COMMERCE CENTER

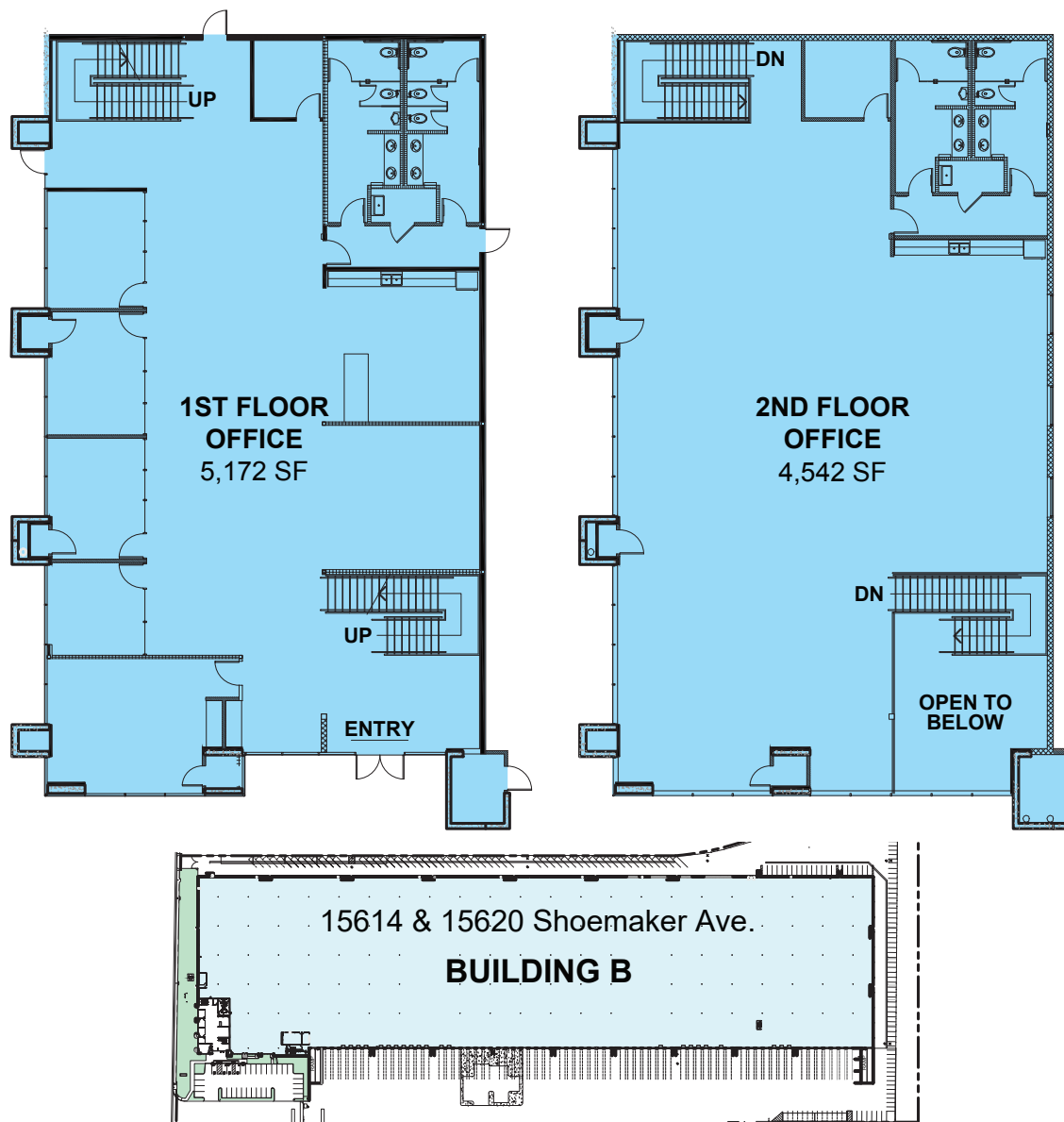
15614-15620 & 15700 SHOEMAKER AVE, SANTA FE SPRINGS, CA



BLDG B // 350,538 SF
OFFICE PLANS

SHOEMAKER COMMERCE CENTER

15614-15620 & 15700 SHOEMAKER AVE, SANTA FE SPRINGS, CA



SCC

SHOEMAKER COMMERCE CENTER

FOR MORE INFORMATION, PLEASE CONTACT:

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Colliers

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Alcohol Sales Conditional Use Permit Case No. 91

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Attachment F

Resolution No. 303-2025

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 303-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 91 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY, INCLUDING BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 15614-15620 AND 15700 SHOEMAKER AVENUE, WITHIN THE M-2 ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES).

WHEREAS a request was filed for an Alcohol Sales Conditional Use Permit (Case No. 91) to allow the operation and maintenance of an alcoholic beverage distribution and warehousing facility within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the Project Site is located at 15614, 15620, and 15700 Shoemaker Avenue, Santa Fe Springs, CA 90670, and has an Assessor’s Parcel Number of 7005-003-067, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Allan Taylor, located at 15438 Briarwood Drive, Sherman Oaks, CA 91403; 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 California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities); and

WHEREAS, on October 3, 2025, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on October 2, 2025 to each property owner within a 500-foot radius of the Project Site in accordance with the State Law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the Project Site, the testimony, written comments, or other materials presented at the Planning Commission Meeting on October 13, 2025, concerning Alcohol Sales Conditional Use Permit Case No. 91.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE, and ORDER AS FOLLOWS:

SECTION 1. 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 request for Alcohol Sales Conditional Use Permit Case No. 91 is considered a project under the California Environmental Quality Act (CEQA), and as a result, the project is subject to the City's environmental review process. The Planning Commission finds and determines that because the establishment consists of an approved warehouse in compliance with the General Plan and the Zoning Code, this proposed Alcohol Sales Conditional Use Permit request is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION 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 two warehouses. Sufficient parking provisions have been made, ensuring full compliance with all relevant parking regulations.

(B) Control of vehicle traffic and circulation.

The property has three access driveways, two on Shoemaker Avenue and one on Alondra Boulevard, providing multiple points of entry and exit to facilitate smooth traffic flow.

(C) Hours and days of operation.

The applicant has stated that the hours of operation will be 24 hours a day, Monday through Friday. Operations will be divided into two shifts: a day shift and a night shift.

(D) Security and/or law enforcement plans.

A comprehensive security plan is required and must be approved by the Community

Development Department and Police Services 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 located approximately 4.93 miles from residential areas to the west of Shoemaker Avenue. The facility will not include any on-site retail operations, and all alcoholic beverages will be securely stored in locked areas within the warehouse. The site is surrounded by industrial uses within the M-2 (Heavy Manufacturing) Zone, maintaining the industrial character of the area. Given the distance and the nature of the facility's operations, Staff believes that the proposed location will not significantly impact sensitive uses such as schools, religious facilities, recreational areas, or other public facilities frequented by minors.

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

The proposed alcoholic beverage facility will not be permitted to have any on-site consumption or on-site retail sales. As a result, the alcohol beverage activities will not have a negative impact and/or create or contribute to an undesirable concentration of alcoholic beverage sales in the general area.

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

The Project Site is developed with an existing warehouse, with all activities conducted inside the building. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City's Zoning Code has in place maximum allowable ambient noise requirements; all land use activities are required to operate under those requirements.

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

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.

- (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 city and the Whittier Police Department.

SECTION 4. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Code, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 91 and pursuant to Section 155.716 the Planning Commission finds that the proposed warehousing of alcoholic beverages within the Project Site will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION 5. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 303-2025 to find and determine that the proposed project is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); and approve Alcohol Sales Conditional Use Permit Case No. 91 to allow the operation and maintenance of an alcoholic beverage distribution and warehousing facility within the M-2, Heavy Manufacturing, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of October 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Conditions of Approval

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 91

15614-15620 & 15700 Shoemaker Avenue

1. That the storage of distilled spirits and wines shall be in conformance with the latest edition and applicable chapters of California Fire Code.
2. The buildings located at 15614-15620 and 15700 Shoemaker Avenue, along with all lighting, fences, walls, cabinets, poles, shall be kept in good repair and maintained free of trash, debris, litter, graffiti, and other forms of vandalism. The Applicant will use their best efforts to repair any damage, from any cause, within 72 hours of occurrence, weather permitting, to prevent hazardous conditions and visual blight. Painting used to cover graffiti shall match, as closely as possible, the color of the existing or adjacent surfaces.
3. Standard operating hours will be 24 hours per day, Monday through Friday. Saturday operations will occur on an as-needed basis, with variable timing. No operations will take place on Sundays, except in the event of an emergency.
4. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to obtain 09 (Beer and Wine Importer), Type 12 (Distilled Spirits Importer), Type 17 (Beer and Wine Wholesaler), and Type 18 (Distilled Spirits Wholesaler), the Applicant will be provided one – year to reapply otherwise this Permit will become null and void.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and /or distribute under their Type 09, 12, 17, and 18 licenses.
6. That the required off-street parking areas shall not be encroached on, reduced, or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking for trucks and trailers associated with the business are exempt from this condition.
7. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Shoemaker Avenue and Alondra Boulevard, use street(s) as a staging area, or to back up onto the street from the subject property.
8. That the Applicant shall submit and obtain approval of a proposed security plan from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than thirty (30) days from the date of approval by

the Planning Commission. The security plan shall address the following in order to minimize risks to public 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, outdoor lighting, parking lot area surveillance, and site plan layouts.
 - c. A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to the Conditions of Approval set forth herein.
 - d. A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises, and the procedures for such notifications.
 - e. The Director of Police Services may, at his/her discretion, require amendments to the security plan to ensure the protection of the public's health, welfare, and safety.
9. That the Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
 10. That the Applicant shall maintain a valid Trespass Arrest Authorization form on file with the Department of Police Services and the Whittier Police Department at all times.
 11. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall post No Loitering/No Trespassing signs on the property, and shall immediately report all such instances to the Whittier Police Department.
 12. That the Applicant shall, at all times, maintain an alarm system in working order and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 13. That the Applicant shall maintain digital video cameras and shall allow law enforcement officers, and any of their representatives, to view the security surveillance video footage immediately upon request.

14. 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.
15. That all signs installed or displayed shall first be permitted by the Community Development Department.
16. That the Applicant shall adhere to approved site and floor plans. The Applicant shall not deviate from the approved plans without approval from the Community Development Department.
17. 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 property clean and orderly.
18. That a copy of these Conditions of Approval shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees at the location.
19. That in the event the owner(s) intend(s) to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease, or sublease.
20. That the Alcohol Sales Conditional Use Permit Case No. 91 shall be subject to a compliance review within one year, from the date of approval by the Planning Commission, to ensure that the alcohol distribution and storage is still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years in the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations, and state laws.
21. That the Applicant shall comply with all Federal, State, and local requirements and regulations included but not limited to, the Santa Fe Springs Municipal Code, building codes, fire codes, and all other applicable codes and regulations.
22. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.