



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, OCTOBER 14, 2024
AT 6:00 P.M.

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

PLANNING COMMISSION

David Ayala, Chairperson
John Mora, Vice Chairperson
Isabel Cervantes, Commissioner
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner

DIRECTOR OF COMMUNITY
DEVELOPMENT

Cuong Nguyen

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.org/city_council/city_council_commissions_committees/planning_commission/index.php

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

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

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

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

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****CHANGES TO AGENDA****PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

1. MINUTES OF THE SEPTEMBER 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. 27- MARISCOS DON MONCHIS

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. 27; and
- 2) Require that this matter be brought back before October 14, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

3. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 37 – WINGSTOP**

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. 37; and
- 2) Require that this matter be brought back before October 14, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

4. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 61 – SIERRA FOODS, 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. 61; and
- 2) Require that this matter be brought back before October 14, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

5. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 777-4 – A TIME EXTENSION REQUEST FOR THE CONTINUED ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A CONVENIENCE STORE LOCATED AT 13417 ROSECRANS AVENUE, WITHIN THE M-1, (LIGHT MANUFACTURING) ZONE. (MUHAMET CIFLIGU)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting a one (1)-year time extension of CUP Case No. 777 will not be detrimental to persons or properties in the surrounding area, or the City in general, and will remain in conformance with the overall purpose and objective of the Zoning Code, as well as the goals, policies, and programs of the City’s General Plan; and
- 2) Approve a one (1)-year time extension for CUP Case No. 777 (until October 14, 2025), subject to the conditions of approval (Attachment C); and
- 3) Take such additional, related action that may be desirable.

6. **DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 997-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW +/- 185,450 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 12300 LAKELAND ROAD, WITHIN THE M-2-BP, HEAVY MANUFACTURING - BUFFER PARKING, ZONE. (EPD SOLUTIONS, INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting an eighteen (18)-month time extension of DPA Case No. 997 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Approve an eighteen (18)-month time extension for DPA Case No. 997 (until April 13, 2026), subject to the conditions of approval (Attachment C); and
- 3) Take such additional, related action that may be desirable.

NEW BUSINESS

7. **PARKWAY TREE REMOVAL APPEAL DECISION - RESIDENT REQUEST FOR REMOVAL OF PARKWAY TREE AT 11122 RINGWOOD AVE**

RECOMMENDATION: That the Planning Commission:

- 1) Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11122 Ringwood Avenue; and
- 2) Deny the property owner at 11122 Ringwood Avenue a permit to remove the parkway tree at his or her own expense.
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

8. **PUBLIC HEARING – AN AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 733 – TO INCREASE THE PROCESSING CAPACITY OF AN EXISTING RECYCLING FACILITY FROM 1,500 TONS PER DAY (TPD) TO 2,500 TPD, TO ALLOW FOR THE PROCESSING OF ORGANIC WASTE, AND TO EXPAND THE HOURS OF OPERATION; AN AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1255 - TO WAIVE THE REQUIREMENT FOR THE FULL NUMBER OF PARKING SPACES AT 9010-9030 NORWALK BOULEVARD, LOCATED WITHIN**

THE M-2 (HEAVY MANUFACTURING) ZONE; AND ADOPT A MITIGATED NEGATIVE DECLARATION (UNIVERSAL WASTE SYSTEMS INC.)**RECOMMENDATION:** That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the Amendment to CUP Case No. 733 and Amendment to MOD Case No. 1255, and thereafter, close the Public Hearing; and
 - 2) Approve and adopt the proposed Mitigated Negative Declaration, which, based on the findings of the Initial Study, indicated that there is no substantial evidence that the proposed project will have an immitigable significant adverse effect on the environment; and
 - 3) Approve the proposed Mitigation Monitoring and Reporting Program (“MMRP”) for the project; and
 - 4) Find that the applicant’s Amendment to CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code for granting a CUP; and
 - 5) Find that the applicant’s Amendment to MOD request meets the criteria set forth in §155.697 of the City’s Zoning Code for granting a MOD; and
 - 6) Approve Amendment to CUP Case No. 733 and Amendment to MOD Case No. 1255, subject to the conditions of approval as contained within Resolution No. 274-2024; and
 - 7) Adopt Resolution No. 274-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
 - 8) Take such additional, related action that may be desirable.
9. **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 803 – TO ALLOW THE EXPANSION OF THE PREVIOUSLY APPROVED GYMNASTICS FACILITY INTO THE ADJACENT TENANT SPACE AT 10833 SHOEMAKER AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (MAJESTIC GYMNASTICS)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Conditional Use Permit Case No. 803, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline, the project is Categorical Exempt; and

- 3) Find and determine that the proposed amendment to the CUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies and programs of the City's General Plan; and
 - 4) Find that the applicant's amendment to the CUP meets the criteria set forth in §155.716 of the City's Zoning Code, for the granting of a Conditional Use Permit; and
 - 5) Approve amendment to CUP Case No. 803, subject to the conditions of approval as contained within Resolution No. 275-2024; and
 - 6) Adopt Resolution No. 275-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 7) Take such additional, related action that may be desirable.
10. **PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 844 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN AMBULANCE SERVICES USE AT 10740 FOREST STREET, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15332, CLASS 32 (INFILL DEVELOPMENT). (VIEWPOINT AMBULANCE SERVICES)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral reports, and any public comments regarding Conditional Use Permit ("CUP") Case No. 844, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Exemption) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as the goals, policies and programs of the City's General Plan; and
- 4) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Code for the granting of a Conditional Use Permit; and
- 5) Approve CUP Case No. 844, subject to the conditions of approval as contained within Resolution No. 276-2024; and
- 6) Adopt Resolution No. 276-2024, which incorporates the Planning Commission's findings and actions regarding this matter.

- 7) 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 SEPTEMBER 09, 2024 MEETING

DATE: October 14, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On Staff has prepared minutes for the following meetings:

- SEPTEMBER 09, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE SEPTEMBER 09, 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

September 09, 2024

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Chairperson Ayala called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Ayala
Vice Chairperson Mora
Commissioner Cervantes
Commissioner Jimenez

Staff:

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

Absent:

Commissioner Flores

4. **EX PARTE COMMUNICATIONS**

None

5. **PUBLIC COMMENT**

None

6. **CONSENT ITEM**

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

1. MINUTES OF THE AUGUST 12, 2024 REGULAR MEETING

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

3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 749-3 INVOLVING THE OPERATION AND MAINTENANCE FOR A FOOD PROCESSING

USE, INVOLVING VINEGAR AT 13117 MOLETTE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (OTUFUKU FOODS, INC.)

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

It was moved by Commissioner Jimenez, 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, Jimenez, and Mora
Nays: None
Absent: Flores

Chairperson Ayala read the City's appeal process.

7. PUBLIC HEARING

TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA. *(CONTINUED FROM AUGUST 12, 2024 PLANNING COMMISSION MEETING)*

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to present this item.

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

Chair Ayala conducted the Public Hearing at 6:13 p.m.

Chair Ayala closed the Public Hearing at 6:13 p.m. and requested a motion. It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to adopt Resolution No. 271-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

8. PUBLIC HEARING

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

Recommendation:

Chair Ayala called upon Associate Planner Claudia Jimenez to present this item.

Chair Ayala opened the Public Hearing at 6:19 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 Secretary Esmeralda Elise responded no comments were received

Having no questions or comments, Chair Ayala closed the Public Hearing at 8:19 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Vice Chair Mora to adopt Resolution No. 272-2024, which incorporates the Planning Commission’s findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

9. PUBLIC HEARING

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

Recommendation:

Chair Ayala called upon Director of Community Development Cuong Nguyen to present this item.

The Commissioners asked Director of Community Development Cuong Nguyen some clarifying questions regarding where the alcohol would be consumed.

Chair Ayala opened the Public Hearing and asked if the Applicant would like to address the Planning Commission.

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:28 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Jimenez to adopt Resolution No. 273-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

10. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen informed the Commissioners of the Town Hall meeting happening Thursday at 6 p.m. at the Gus Velasco Neighborhood Center regarding Measure SFS and provided them on update on the Santa Fe Springs Swap Meet.

- Commissioners

Chair Ayala welcomed new Commissioner, Isabel Cervantes.

11. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:31 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Ayala

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 27- MARISCOS DON MONCHIS

DATE: October 14, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 27; and
2. Require that this matter be brought back before October 14, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Mariscos Don Monchis is a seafood-themed restaurant serving Mexican seafood delicacies. The restaurant provides on-site seating and take-out services. The restaurant also provides alcoholic beverages for on-site consumption.

In accordance with Section 155.628, Antojitos Guadalajara Restaurant applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 27 by the Planning Commission and the City Council at their respective meetings on March 8, 2004, and March 11, 2004, to allow for the operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for on-site customer consumption. Over the years, the restaurant has changed ownership several times; in April 2023, the restaurant was purchased by current Applicant, Mariscos Don Monchis. Accordingly,

PLANNING COMMISSION AGENDA REPORT – MEETING OF OCTOBER 14, 2024
Alcohol Sales Conditional Use Permit Case No. 27 – Compliance Review Report
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ASCUP Case No. 27 and the ABC License (Type 41) were transferred to Mariscos Don Monchis.

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

DISCUSSION

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

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there has not been any 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. 27 in five years, before October 14, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before October 14, 2029.

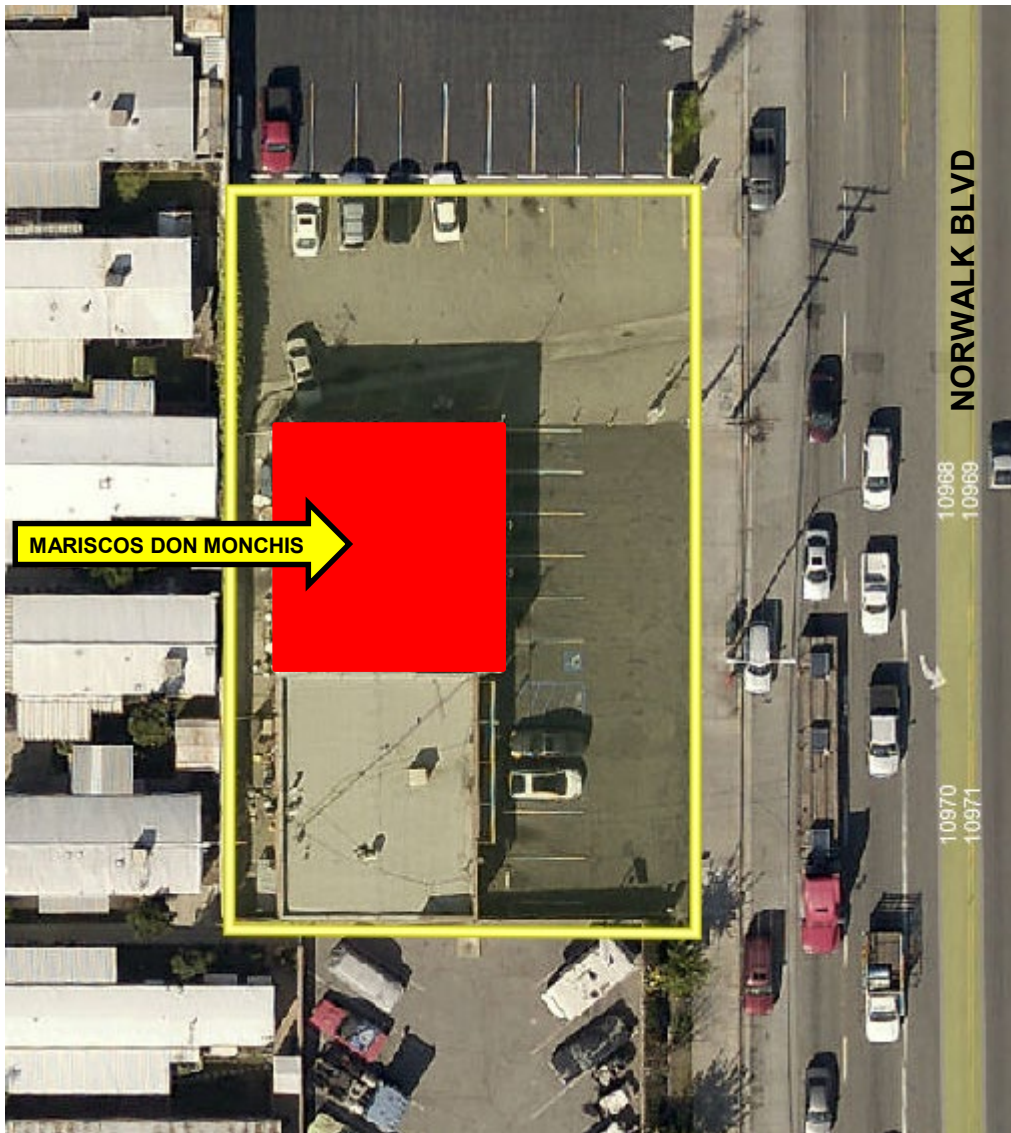
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 27

MARISCOS DON MONCHIS
10941 Norwalk Boulevard
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the **Type 41** Alcoholic Beverage Control license allowing on-site consumption of beer and wine in connection with a bonafide eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
2. That the **Type 41** Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, nor operated as a public premises; thus, alcoholic beverage sales shall not comprise more than 25% of gross sales.
3. That alcoholic beverages shall not be consumed on any other property than the subject licensed premises under the control of the licensee/applicant.
4. That the Applicant shall be responsible for maintaining control of litter on the subject property generated by or originating from the subject restaurant use.
5. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages from customers. Refer to Section 303 of the California Penal Code and Section 25647 of the Business and Professions Code.
6. That the maximum number of occupants shall continue to be maintained as established by the City Fire Marshall according to a floor plan of the restaurant use. A maximum occupancy placard shall be posted in a conspicuous place on the premises. This occupancy limitation shall not be violated.
7. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
8. That the operation shall abide by all Building Codes, Fire Codes, Business and Professions Codes and other applicable codes, and any other local governmental regulations.
9. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the transfer agreement.

10. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department permits in a place conspicuous to all employees of the location.
11. That vending machines, water machines, pay telephones, newspaper racks and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties. The location of said items shall be subject to the review and approval of the Director of **Community** Development.
12. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of **Community** Development.
13. That live entertainment, amplified music, or dancing shall be prohibited on the premises at all times. The applicant shall apply for an Entertainment Conditional Use Permit with the Department of Police Services if such entertainment is desired.
14. That pool tables or coin-operated games shall not be maintained upon the premises at any time.
15. That there shall be no bar or lounge area upon the licensed premises maintained for the primary purpose of alcohol sales or consumption of alcoholic beverages directly to patrons for consumption.
16. ***That ASCUP Case No. 27 shall be subject to a Compliance Review in five (5) years, no later than October 14, 2029, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
17. That the Applicant and/or his employees shall control that alcoholic beverages be consumed within the dining area only, and shall not permit the alcoholic beverages from being taken out of the premises. Moreover, alcoholic beverages shall not be sold for take-out or delivery services (i.e. Grubhub, Doordash, etc.)
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, 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: Dino Torres, Director of Police Services

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

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 37 – WINGSTOP**

DATE: October 14, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 37; and
2. Require that this matter be brought back before October 14, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Wingstop (Luthra Wings, Inc.) is part of a chain of aviation-themed restaurants founded in 1994; their main focus is on chicken wings. Wingstop has been operating from 13345 Telegraph Road Unit M since 2013. The restaurant provides on-site seating and take-out services.

In accordance with Section 155.628, Wingstop applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 37 by the Planning Commission and the City Council at their respective meetings on June 9, 2014, and June 12, 2014, to allow for the operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for on-site customer consumption.

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

DISCUSSION

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

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

Staff notes that Wingstop has temporarily ceased the selling of alcoholic beverages from the location. During the walk-through inspection, Wingstop management advised they wish to continue the Compliance Review process as they will resume the on-site sale of alcoholic beverages at a later time. It is important to note that Staff did not find any storage of alcoholic beverages while conducting the walk-through inspection. Wingstop management advised they would continue to comply with all Conditions of Approval under ASCUP Case No. 37.

Based on Staff's findings, Staff believes that no changes to the Conditions of Approval are warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 37 in five years, before October 14, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before October 14, 2029.

ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 37

WINGSTOP (LUTHRA WINGS, INC.)

13345 Telegraph Road Unit M
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That it shall be the responsibility of the Applicant and/or his employees to monitor that outdoor consumption of alcoholic beverages is not conducted. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
3. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
4. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
6. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installed trash receptacles within strategic areas.
7. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
8. That there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premises shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work

experience of the intended Manager, prior to the Manager assuming the manager responsibilities.

9. That the applicant and/or his employee shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
10. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
11. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
14. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
15. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
16. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits with approval by the Department of Police Services.
17. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of **Community Development**, 25% of the window space area may be used for temporary displays.
18. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
19. That the applicant shall maintain digital 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.

20. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
21. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
22. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement officers; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
23. That in the event the applicant intends 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 within a reasonable time of the intent of signing an agreement to sell lease or sublease.
24. That the permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
 - (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 applicant plans to educate employees on their responsibilities; actions required of them will respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services, may at his discretion, require amendments to the Security Plan to assure the protection of the public's

health, welfare, and safety.

25. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
26. That failure to comply with the foregoing conditions shall be cause for suspension and/or initiation for the revocation process of this Permit.
27. That ASCUP Case No. 37 shall be subject to any other conditions the City Council may deem necessary to impose.
28. 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 the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
29. ***That this Permit shall be subject to a Compliance Review in five years, no later than October 14, 2029, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

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

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 61 – SIERRA FOODS, INC**

DATE: October 14, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 61; and
2. Require that this matter be brought back before October 14, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Sierra Foods, Inc. operates and maintains a Shell gas station and mini-mart at the southwest corner of Imperial Highway and Carmenita Road. The gas station property is owned by Thrifty Oil Company and is leased to Sierra Foods, Inc.

In accordance with Section 155.628, Sierra Foods, Inc. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 61 by the Planning Commission and the City Council at their respective meetings on December 10, 2012, and January 10, 2013, to allow for the operation and maintenance of an alcohol beverage sales use for off-site consumption.

Sierra Foods, Inc. maintains a Type 20 License (Off-sale beer and wine) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there has not been any 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. 61 in five years, before October 14, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before October 14, 2029.

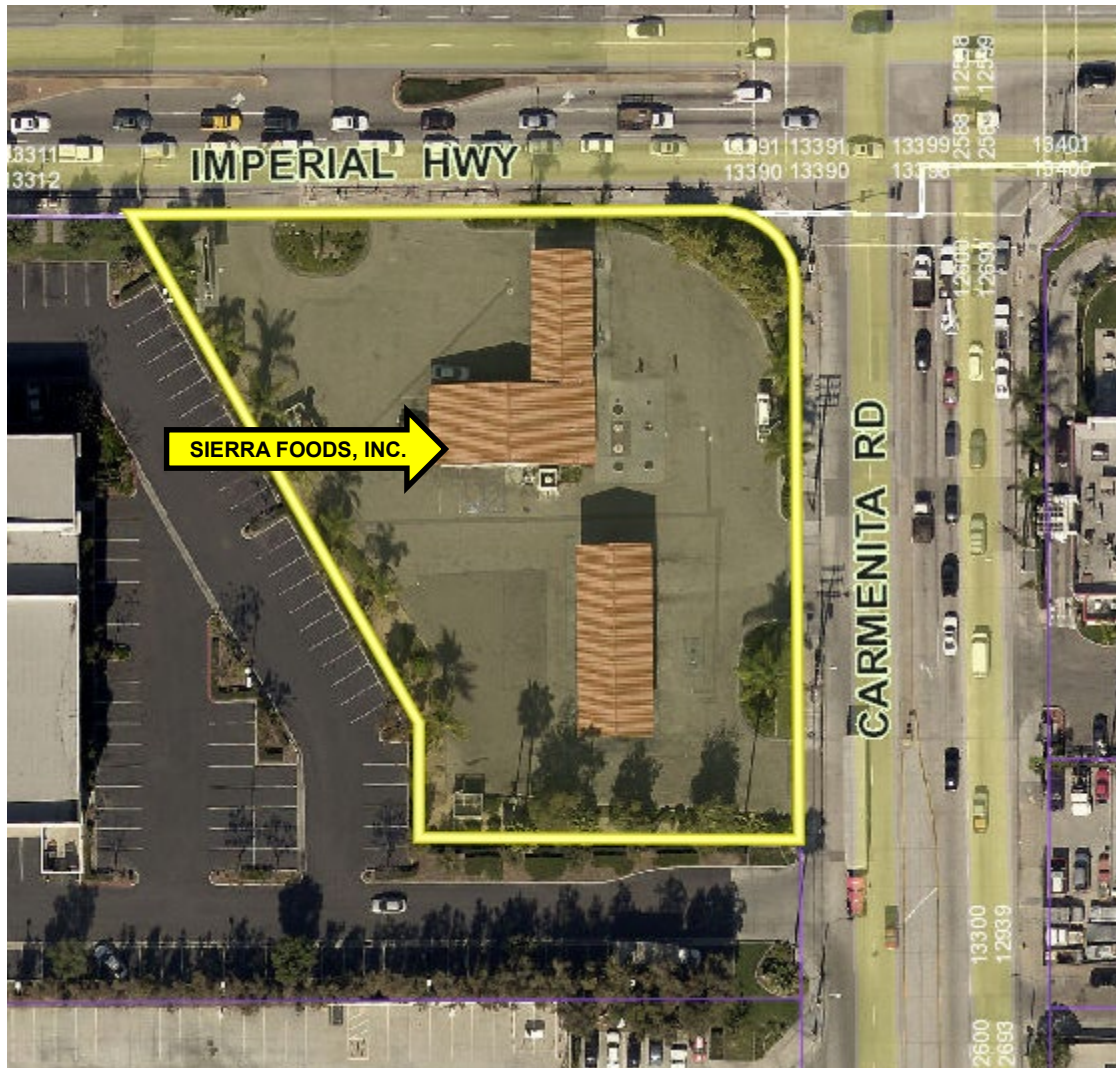
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 61

SIERRA FOODS, INC.
13352 Imperial Highway
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the sales of alcoholic beverages shall only be permitted during the normal business hours or as specifically required by the California State Department of Alcoholic Beverage Control (ABC).
2. That the ABC License Type 20, allowing off-site sale of beer and wine, shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
3. That customer accessible storage coolers containing alcoholic beverages shall continue to be maintained with locking mechanisms to restrict customer access between the hours of 2:00 a.m. and 6:00 a.m. or as indicated by ABC.
4. That parking lighting shall continue to be maintained at all times; all burned out light bulbs and/or inoperative light fixtures shall be replaced and/or repaired within 72 hours from when they become defective.
5. That the Applicant shall continue to maintain digital motion video cameras at all times, and provide training to all employees on retrieving recorded video footage. Video footage shall be made available to all Police Department Officers, and/or City Officials upon request.
6. That it shall be the responsibility of the ownership and/or his employees to continue to assure that no alcoholic beverages shall be consumed on the site. Such actions shall include, but not be limited to, placing signs at prominent locations on the subject site indicating that alcoholic beverages purchased on the subject site shall not be consumed on site or on any adjacent site, and requiring applicant's employees to immediately notify the Santa Fe Springs Police Services Center if consumption of alcohol on the subject or adjacent site occurs in violation of this provision.
7. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
8. That the Applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
9. That the Applicant shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602(a)

of the State Business and Professions Code.

10. That the Applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
11. That the Applicant shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
12. That the Applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
13. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department, and shall post signs, prohibiting loitering.
14. That donation bins, vending machines, water machines, newspaper racks, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
15. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited at all times.
16. That all exterior advertisements, displays and other marketing devices shall comply with the City's Codes and regulations. Roof mounted advertisements, balloons, signs, etc., are strictly prohibited.
17. That only beer and wine is to be sold at the subject premises, as set forth in Section 25607(a) of the Business and Professions Code.
18. That upon request by the Department of Police Services, an updated security plan shall be submitted to address the following for the purposes of minimizing risks to the public's health, welfare and safety:
 - A. A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - B. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - C. A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement

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

- D. A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
19. That the Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
 20. That the Applicant, 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.
 21. That a copy of these conditions be posted and maintained with a copy of the City's Business License and Fire Department Permits, in a place conspicuous to all employees of the location.
 22. ***That ASCUP Case No. 61 shall be subject to a Compliance Review in five (5) years, no later than October 14, 2029, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
 23. 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. 18 and all other applicable regulations shall be strictly complied with.
 24. That failure to comply with the foregoing conditions shall be cause for the revocation process of this permit, at which time, the privileges granted under this permit shall become permanently terminated.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: **CONSENT CALENDAR – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 777-4 – A TIME EXTENSION REQUEST FOR THE CONTINUED ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A CONVENIENCE STORE LOCATED AT 13417 ROSECRANS AVENUE, WITHIN THE M-1, (LIGHT MANUFACTURING) ZONE. (MUHAMET CIFLIGU)**

DATE: October 14, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that granting a one (1)-year time extension of CUP Case No. 777 will not be detrimental to persons or properties in the surrounding area, or the City in general, and will remain in conformance with the overall purpose and objective of the Zoning Code, as well as the goals, policies, and programs of the City’s General Plan; and
- 2) Approve a one (1)-year time extension for CUP Case No. 777 (until October 14, 2025), subject to the conditions of approval (Attachment C); and
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND/DISCUSSION:

Project/Applicant Information

Project Location:	13417 Rosecrans Avenue
Project Applicant:	Muhamet Cifligu
Property Owner:	Muhamet Cifligu
General Plan Designation:	Industrial
Zoning Designation:	M-1 (Light Manufacturing) Zone
Existing Use on Property:	Vacant (Under Plan Check)

The subject property is located at 13417 Rosecrans Avenue (APN 8059-003-035), at the northeast corner of Carmenita Road and Rosecrans Avenue, and is zoned M-1 (Light Manufacturing). The property was previously occupied by an equipment rental company but is currently vacant. All structures that previously existed on the site have been demolished. Industrial uses are located to the north, east, and west of the property. To the south, within the City of Norwalk's boundary, the property is occupied by two drive-thru restaurants: Taco Bell and Burger King.

ANALYSIS:

The Conditional Use Permit (CUP) was originally approved on January 9, 2017. Since then, it has received four one-year extensions: on July 9, 2018, August 12, 2019, October 12, 2020, and April 10, 2023. The most recent extension expired on April 10, 2024.

Significant progress has been made, including the demolition of all on-site structures and ongoing advancements in the plan check process. However, construction of the convenience market has not yet commenced. As a result, the CUP has technically not been utilized.

After continued efforts to secure an operator for the convenience market, the property owner has now decided to manage and operate the market themselves. As a result, they are requesting an additional time extension to complete the development and begin operations once construction is finalized.

ENVIRONMENTAL:

N/A

Conditional Use Permit Case No. 777-4

Page 3 of 6

SUMMARY:

Staff believes that the property owner has diligently collaborated with the City to obtain the required construction permits and will continue to act in good faith to complete the development. Extending CUP Case No. 777 will ensure that the entitlement remains valid, allowing the owner to move forward with operating the proposed convenience market once construction is completed.

Therefore, staff recommends extending CUP Case No. 777 for an additional one (1) year, until October 14, 2025, subject to the conditions of approval outlined in Attachment C.

ATTACHMENT(S):

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

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

Attachment A
Aerial Photo



13417 Rosecrans Avenue

APN 8059-003-035

Attachment B

Time Extension Request Letter

1 5 9 0 January 5, 2023

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California

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890-8770

F A

890-8774

Mr. Jimmy Wong

Associate Planner

Department of Planning and Development

City of Santa Fe Springs

11710 Telegraph Road

Santa Fe Springs, California 90670

Subject: Conditional Use Permit (CUP) Case No. 777, 13417 Rosecrans Avenue, Santa Fe Springs, California 90670 request of review of compliance

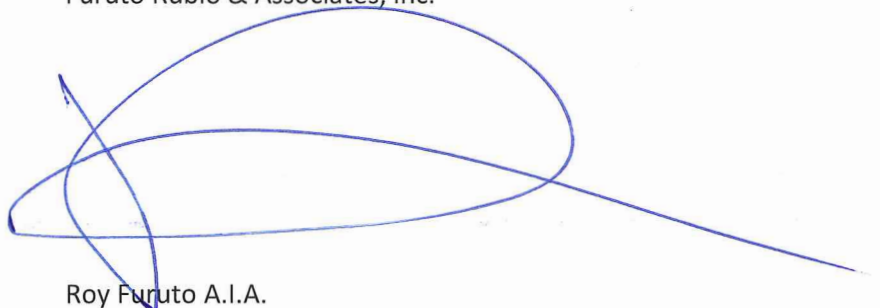
Dear Mr. Wong,

As requested per your email letter dated December 27, 2022, we are presently in obtaining building permits and other approval agencies for the project per the Condition of Approval per Conditional Permit Case No. 777. Also, we have completed demolition of the site and existing buildings plus the Owner is still in negotiation with 7-11 of possibility of having them as the convenience store vendor. Therefore, we are requesting an extension to the Conditional Use Permit (CIP) Case No. 777.

If there are any questions, please feel free to call me if you have any questions.

Sincerely,

Furuto Rubio & Associates, Inc.

A large, stylized handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Roy Furuto A.I.A.
President

Cc; File
Matt Cifligu, Owner



Attachment C
Conditions of Approval

CONDITIONS OF APPROVAL
Conditional Use Permit Case No. 777
13417 Rosecrans Avenue, Santa Fe Springs, CA 90670

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868.0511 x 7451)

1. That the approval of Conditional Use Permit No. 777 shall allow for the establishment, operation, and maintenance of a convenience store within a 2,999 square feet unit located at 13417 Rosecrans Avenue.
2. That there shall be no on-site kitchen facilities or preparation of food or drinks without prior approval from the Director of Community Development or his/her designee.
3. That all vehicles associated with the subject convenience store shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this permit. In addition, any vehicle associated with the subject convenience store shall not obstruct or impede any on-site or off-site traffic.
4. That the proposed convenience store, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and/or damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
5. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054
6. That the applicant shall not allow commercial vehicles, trucks and/or truck tractor to queue on Carmenita Road or Rosecrans Avenue, use streets as a staging, or to back up onto the street from subject property.
7. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com>).
8. That the applicant shall not sublet, lease, or rent the proposed convenience store without prior approval from the Director of Community Development.
9. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other

applicable County, State and Federal regulations and codes shall be complied with.

10. That Conditional Use Permit Case No. 777 shall be subject to a compliance review in two (2) year, no later than October 4, 2026, to ensure the subject convenience store is still operating in strict compliance with the conditions of approval as stated in this staff report.
11. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.



ITEM# 6

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: **CONSENT CALENDAR – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 997-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW +/- 185,450 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 12300 LAKELAND ROAD, WITHIN THE M-2-BP, HEAVY MANUFACTURING - BUFFER PARKING, ZONE. (EPD SOLUTIONS, INC.)**

DATE: October 14, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that granting an eighteen (18)-month time extension of DPA Case No. 997 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Approve an eighteen (18)-month time extension for DPA Case No. 997 (until April 13, 2026), subject to the conditions of approval (Attachment C); and
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND/DISCUSSION:

Project/Applicant Information

Project Location:	12300 Lakeland Road
Project Applicant:	EPD Solutions, Inc. 2 Park Plaza Irvine, CA 92614
Property Owner:	Duke Realty Lakeland Road LP 200 Spectrum Center Dr. Irvine, CA 92618
General Plan Designation:	Industrial
Zoning Designation:	M-2-BP (Heavy Manufacturing - Buffer Parking) Zone
Existing Use on Property:	Vacant (under construction)

The subject property, located at 12300 Lakeland Road, is a single parcel (APN: 8025-002-026) measuring approximately 366,775.2 sq. ft. (8.42 acres) and is located at the corner of Norwalk Boulevard, Lakeland Road, and Getty Drive. The property is zoned M-2-BP (Heavy Manufacturing – Buffer Parking) and is currently vacant. Industrial uses generally surround the subject property, however, single-family residential uses are located along the west side of Norwalk Boulevard, within the City of Norwalk.

ANALYSIS:

On September 11, 2022, the Planning Commission approved DPA Case No. 997 to construct a new +/- 185,450 sq. ft. concrete tilt-up industrial building at 12300 Lakeland Road (APN: 8025-002-026).

Since the approval of their entitlements, the owner has been implementing the Project in accordance with the approved DPA, including, among other things: (i) preparing and refining construction drawings as part of the City's plan check process; (ii) securing the approvals necessary to formally cap and abandon the oil wells located on the property; and (iii) obtaining demolition permit(s) to clear the site and remove the four structures formerly located on the Property and utilized as part of the prior iron and steel processing operations.

Due to factors beyond the owner's control, including unanticipated electrical lead times, increased material costs, and a slowdown in the Southern California industrial leasing market, the owner hesitate to complete the plan check process and secure building

Development Plan Approval Case No. 997-1

Page 3 of 6

permits. As a result, the owner is requesting an eighteen (18)-month extension for DPA 997, until April 13, 2026. During this time, the owner will work with City authorities to ensure the property's security and allow for market stabilization and completion of pre-construction activities.

ENVIRONMENTAL:

N/A

SUMMARY:

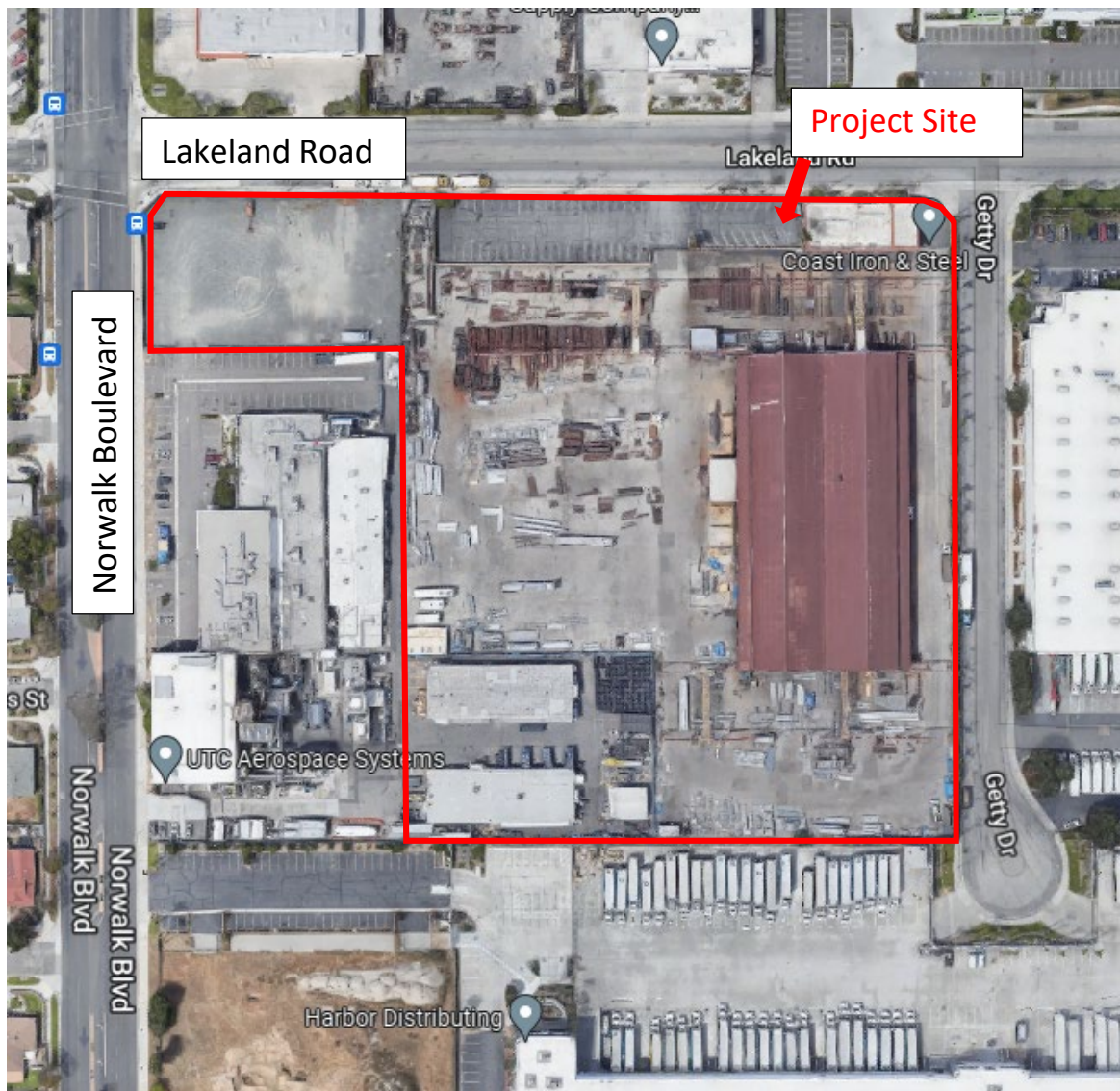
Staff believes the owner has diligently worked with the City to obtain the necessary construction permits and will continue to act in good faith to complete the development. Extending DPA Case No. 997 will keep the entitlement valid and allow the owner to proceed with construction and bring the project to market at a time when it is more likely to be actively pursued and immediately leased by a future tenant. Therefore, staff recommends extending DPA Case No. 997 for an additional eighteen (18) months, until April 13, 2026, subject to the conditions of approval (Attachment C).

ATTACHMENT(S):

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

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

Attachment A
Aerial Photo



12300 Lakeland Road

APN: 8025-002-026

Attachment B

Time Extension Request Letter

Via Email/U.S. Mail

September 3, 2024

Coung Nguyen,
Director of Community Development
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

**Re: 18-Month Extension Request for Development Plan Approval No. 997
(DPA 997); 12300 Lakeland Road, Santa Fe Springs, CA 90670**

Mr. Nguyen:

We represent Duke Realty Lakeland Road LP (“Owner”) in connection with its ownership and development of the above-referenced property located at 12300 Lakeland Road in the City of Santa Fe Springs (“City”) (the “Property”). On September 12, 2022, the Planning Commission issued Development Plan Approval No. 997 (“DPA 997”) authorizing the construction of a proposed 185,450 square-foot industrial warehouse facility on the Property (“Project”). Since that time, Owner has been and continues to be diligently engaged in implementing the Project in accordance with DPA 997, including, among other things: (i) preparing and refining construction drawings as part of the City’s Plan Check process; (ii) securing the approvals necessary to formally cap and abandon the oil wells located on the Property; and (iii) obtaining demolition permit(s) to clear the site and remove the four structures formerly located on the Property and utilized as part of the prior iron and steel processing operations.

Notwithstanding the foregoing, conditions beyond Owner’s control are preventing Owner from completing the Plan Check process and securing the building permits necessary to move forward with construction of the Project, including unanticipated electrical lead times, increased material costs and, most significantly, fluctuations in market conditions and a slowdown in the Southern California industrial leasing market. To that end, Owner is concerned that the Project building, once constructed, would not be actively and immediately tenanted and would instead be at risk of sitting vacant for an indeterminate period of time during which it would be vulnerable to theft, occupancy by unhoused persons and other general nuisance conditions that neither Owner nor surrounding property owners nor, we presume, the City desire to occur. An untenanted building would fail to generate revenue and increased property taxes for the City while simultaneously increasing the costs and strain on municipal services, such as Code Enforcement, fire and police.

Based upon Owner’s experience as a industrial property owner and developer as well as research, analysis and correspondence with industrial real estate brokers familiar with the Los

Angeles County real estate market, including the City, Owner anticipates that the present slow industrial leasing market will begin to rebound and trend upward beginning in early 2026. This timing will coincide with Owner's commencement and completion of construction of the Project building and ensure a seamless and immediate transition to occupancy and operation by a long-term tenant. During the interim extension period, Owner will take affirmative steps to ensure the safety and security of the Property and negate any potential for homelessness or other nuisance impacts. Owner will work collaboratively with City Code Enforcement Staff as well as police and fire to develop a Security Plan to be implemented while the Property remains vacant and undeveloped.

Therefore, pursuant to Section 155.745 of the City's Zoning Code and DPA 997 Condition of Approval No. 105, the purpose of this letter is to formally request an 18-month extension of time for DPA 997 until March 12, 2026. These provisions vest the Planning Commission and City Council with authority to grant extensions on the standard one-year limitations period for exercising rights granted under a Development Plan Approval, such as DPA 997. The requested 18-month extension would provide Owner with the opportunity to secure building permits and complete the other necessary pre-construction activities required for implementation of the Project while also allowing time for market conditions to stabilize and thereby eliminate any potential occupancy risks for the Project building.

To be clear, Owner is committed to developing and constructing the Project approved by the Planning Commission pursuant to DPA 997 as soon as feasible from both a market and municipal services perspective. By this extension request, Owner respectfully asks for the City's cooperation and assistance in allowing Owner to complete construction and bring the Project forward to market at a time when it will be actively pursued and immediately leased to a future tenant.

We appreciate the City's consideration and anticipated consent to Owner's request for the 18-month extension on DPA 997 to **March 12, 2026**. Please contact us if you have any questions and/or if there is any additional information that we can provide regarding the requested extension.

Very truly yours,

Paige H. Gosney

PHG

cc: Jimmy Wong, Associate Planner (via e-mail)
Russ Hildebrand, City Attorney (via e-mail)
Client (via e-mail)

Attachment C
Conditions of Approval

CONDITIONS OF APPROVAL
Development Plan Approval Case No. 997
(12300 Lakeland Road)

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

STREETS

1. That the applicant shall pay a flat fee of \$113,344 to reconstruct/resurface the existing street frontage to centerline for Lakeland Road and Getty Drive. Norwalk Blvd street frontage is also included but only to the City Boundary.
2. The applicant shall replace the existing northeast corner property driveway at the intersection of Lakeland Road and Getty Drive with a new corner curb ramp per Caltrans standard plan A88A. Construction to be per separate Public Works Permit.
3. The applicant shall remove and replace four (4) existing unused driveway approaches along the project frontage and replace them with new sidewalk/ curb & gutter per City standard plan R-7 and R-12 (see condition below). All proposed driveways will be constructed per City standard R-6.4B.
4. The applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Lakeland Road and Getty Drive street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
5. The applicant shall remove all oil wells, pipelines, tanks, and related lines within the public right-of-way, unless otherwise approved by the City Engineer.
6. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$2,000 to install (10) new signs.
7. The applicant shall reestablish or replace street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.
8. That the applicant shall pay to the City **\$90,000**, the entire cost of design, engineering, installation and inspection for the installation of (6) street light(s) on Lakeland Ave. The City will design and cause construction of said street light(s).
9. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants,

street lights, water meters, etc.

CITY UTILITIES

10. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Blvd, Lakeland Road, and Getty Drive. Storm drain plans shall be approved by the City Engineer.
11. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
12. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
13. All buildings shall be connected to the sanitary sewers.
14. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
15. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
16. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

17. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of

additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements. (Note: Need to be provide to PW prior to PC meeting)

18. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

19. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee of \$21,041 determined by the City Engineer for off-site transportation improvements.
20. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

22. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
23. That a hydrology study shall be submitted to the City and reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer.
24. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.
25. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management

Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

26. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
27. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Luis Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
28. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
29. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out

awaiting loading. Unless approved by the Planning Department, Fire Department, and Police Services Department, outdoor storage and/or activities are strictly prohibited at all times.

30. That trucks are not to back-in from the street or block street traffic at any time; drivers are subject to citations.
31. That handicap access stalls shall not be blocked at anytime by storage, trailers or other means.
32. That parked trailers shall not block stairwells and shall have installed ballards at a minimum distance of 3'-0" from the bottom first step.
33. That required off-street parking areas shall not be reduced or encroached upon at any time.
34. That the proposed building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
35. That a sign shall be installed next to the Norwalk Boulevard driveway notifying truck drivers that truck access is available on Lakeland Road.
36. That the gates designated on the Site Plan as No. 7B, shall have reflectors installed to pre-warn drivers that the gates are closed.
37. That during the construction phase of the proposed project, the contractor shall provide the address number for the site at the entry gate to identify the location and direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after the subject building has been identified with its permanent number address. DO NOT PAINT THE NUMBERS ON THE BUILDING.
38. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
39. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

40. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
41. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage without the approval from the Planning Department, Fire Department, and Police Service Department.
42. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or designated for preferred parking. Temporary reduction of parking stalls during building construction, remodels, and/or repairs is permitted.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Kevin Yang 562.868-0511 x3818)

43. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.
44. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
45. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
46. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
47. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less

than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

48. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
49. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
50. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways

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

51. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to

the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

52. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
53. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
54. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7509)

55. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
56. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnvironmental at (562) 432-3700.
57. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

58. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)

59. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
60. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
61. The applicant shall indicate the subject property is located within the **Methane Zone** on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly identified with a minimum font size of 20 point.
62. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 12300 Lakeland Road (APN: 8025-002-026). The Mitigation Monitoring and Reporting Program is listed as an attachment to the Condition of Approval.
63. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Prior to the issuance of the Certificate of Occupancy, Planning Department staff will verify that all items required prior to occupancy have been completed. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.
64. Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians (Kizh Nation) - the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. **A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity.**
65. The Department of Planning and Development requires that the double-check

detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.

66. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green or forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
67. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
68. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - I. A roof plan showing the location of all roof-mounted equipment;
 - II. Elevations of all existing and proposed mechanical equipment; and
 - III. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
69. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as

identified in the City's Zoning Ordinance.

70. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

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

71. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
72. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
73. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
74. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting and irrigation plan.
75. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in

front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.

76. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
77. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
78. During construction period, commercial vehicles, trucks and/or truck tractors shall not being queue on Lakeland Road, use street(s) as a staging area, or to back up onto the street from the subject property.
79. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
80. Approved unit numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
81. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - A. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within

the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- B. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
- C. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
82. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
83. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A business license application may be completed online at <https://santafesprings.hdlgov.com>. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and

penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.

84. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
85. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification(s) shall be subject to the review and approval of the Director of Planning or his/her designee.
86. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
87. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
88. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall

reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

89. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
90. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
91. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
92. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
93. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
94. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
95. The subject property shall not be subleased, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written approval by the Director of Planning.
96. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 233 parking

stalls shall be provided and continually maintained on-site at all times.

97. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words “Compact” or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
98. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
99. The applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City’s General Plan Circulation Element.
100. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City’s General Plan Circulation Element.
101. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
102. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
103. All new utilities serving the project, within the boundaries of the property, shall be underground.

104. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
105. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Cuong Nguyen, Director of Community Development

BY: James Enriquez, P.E., Director of Public Works / City Engineer

SUBJECT: PARKWAY TREE REMOVAL APPEAL DECISION - RESIDENT REQUEST FOR REMOVAL OF PARKWAY TREE AT 11122 RINGWOOD AVE

DATE: October 14, 2024

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11122 Ringwood Avenue; and
2. Deny the property owner at 11122 Ringwood Avenue a permit to remove the parkway tree at his or her own expense.
3. Take such additional, related action that may be desirable.

FISCAL IMPACT

None.

BACKGROUND

On January 13, 2000, the City Council approved a procedure and policy for residents to request the removal of parkway trees in front of their homes. The City will remove parkway trees that meet one or more of the following criteria under the current policy:

The tree must be dead, dying, diseased, damaged beyond restoration, damaging certain structures, or non-conforming with the current City approved Parkway Tree Planting Master Plan.

CITY COUNCIL AGENDA REPORT – MEETING OF OCTOBER 14, 2024

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 11122 Ringwood Avenue

PAGE 2 OF 3

Trees that are determined not meeting the aforementioned criteria may be removed at the resident's expense, only if the resident is granted a Parkway Tree Removal Permit. Per the adopted Parkway Tree Removal Policy, the Director of Public Works (Director) has been designated with the authority to determine whether or not particular parkway trees meet the City's tree removal criteria. If the Director determines that a tree does not meet the removal criteria, the property owner has fifteen (15) days to file an appeal of the Director's decision to the Planning Commission.

In this case, Joshua Maggard residing at 11122 Ringwood Avenue is appealing the Director's decision to deny the removal of the parkway tree in front of the home.

ANALYSIS

The existing parkway tree in front of 11122 Ringwood Avenue is a Carrotwood tree designated for planting on Ringwood Avenue, per the approved Parkway Tree Planting Master Plan. The tree was inspected and found to be healthy as well as in good condition. Therefore, the tree does not meet any of the criteria specified in the Parkway Tree Removal Policy.

In the resident's tree removal appeal, the resident states that the tree drops seeds on the sidewalk causing his kids to fall when they ride their scooters or skateboards. Unfortunately, these concerns do not meet the approved criteria for tree removal.

ENVIRONMENTAL

Not applicable.

DISCUSSION

Not applicable.

SUMMARY/NEXT STEPS

In the event that the Planning Commission affirms the Director's decision to not remove the tree, the Planning Commission may choose to issue the resident a Parkway Tree Resident Removal Permit to remove the tree at his or her own expense. The decision by the Planning Commission shall be final.

CITY COUNCIL AGENDA REPORT – MEETING OF OCTOBER 14, 2024

**Parkway Tree Removal Appeal Decision - Resident Request for Removal of
Parkway Tree at 11122 Ringwood Avenue**

PAGE 3 OF 3

ATTACHMENTS:

- A. Attachment A – Parkway Tree Removal Request Form
- B. Attachment B – Denial Letter
- C. Attachment C – Tree Removal Appeal Form
- D. Attachment D – Parkway Tree Removal Policy Adopted January 13, 2000

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐



SEP 13 2024

Public Works.
e Obras Públicas.
DE CONTACTO DURANTE EL DÍA

TREE ASSESSMENT DATE: _____ **TREE SPECIALIST:** _____

Comments:

Revisado por el Director de Obras Publicas. ☐ Approved ☐ Denied



11710 TELEGRAPH ROAD ♦ CA ♦ 90670-3679 ♦ (562) 868-0511 ♦ (562) 868-8112 ♦ WWW.SANTAFESPRINGS.ORG

DEPARTMENT OF PUBLIC WORKS

September 25, 2024

Joshua Maggard
11122 Ringwood Avenue
Santa Fe Springs, CA 90670

Subject: Tree Removal Request - Denial

Dear Joshua Maggard:

We have received your request to remove a parkway tree in front of 11122 Ringwood Avenue. The City's Tree Specialist has inspected the tree and the surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request to remove the parkway tree cannot be approved at this time.

In accordance with the City of Santa Fe Springs' Parkway Tree Removal Policy, you may appeal this decision to the City Planning Commission, whose decision will be final. The Planning Commission has the authority to have the City remove the tree if funds are available, or to issue you a permit for a contractor to remove the tree at your expense.

If you choose to appeal, the enclosed appeal form must be completed and returned no later than fifteen (15) days from the date of this letter. The tree removal appeal form is enclosed for your convenience.

Sincerely,

James Enriquez, P.E.
Director of Public Works / City Engineer

Enclosure: Appeal Form

JAY SARNO, MAYOR ♦ WILLIAM K. ROUNDS, MAYOR PRO TEM
CITY COUNCIL

JUANITA MARTIN ♦ ANNETTE RODRIGUEZ ♦ JOE ANGEL ZAMORA
CITY MANAGER

RENÉ BOBADILLA, PE, CITY MANAGER

TREE REMOVAL APPEAL FORM

FORMULARIO DE APELACIÓN DE ELIMINACIÓN DE ÁRBOLES

DATE OF APPEAL: 9/27/24

OCT - 1 2024

RECEIVED

1	INSTRUCTIONS: Complete the form and submit no later than 15 days following the decision of the Public Works Director. INSTRUCCIONES: Complete el formulario y envíelo a más tardar 15 días después de la decisión del Director de Obras Públicas.	
2	NAME NOMBRE <u>Joshua Maggard</u>	DAYTIME PHONE NÚMERO DE CONTACTO DURANTE EL DÍA <u>(951) 500-8209</u>
	ADDRESS DOMICILIO <u>11122 RINGWOOD AVE SANTA FE SPRINGS CA 90670</u>	
3	I appeal the decision of the Director of Public Works to deny the removal of the parkway tree at the aforementioned location for the following reason: Apelo la decisión del Director de Obras Públicas de negar la remoción del árbol de la avenida en el lugar antes mencionado por la siguiente razón: <u>I am not looking to have the city pay for the tree removal. I will pay for it. The large seeds that drop from the tree are a hazard for my kids riding scooters, skateboards, and roller skates. They have fallen multiple times due to the seeds stopping the wheels from rolling and making them fall. I would also replace the tree with a city approved tree.</u> I understand that the decision of the Planning Commission is final. Entiendo que la decisión de la Comisión de Planificación es final. <u>[Signature]</u> <u>9/27/24</u> RESIDENT SIGNATURE/ FIRMA DEL RESIDENTE DATE/FECHA	

FOR OFFICE USE ONLY.
SÓLO PARA USO DE OFICINA.

Reviewed by Director of Public Works

Date: _____

☐ Original Decision Reversed

☐ Referred to Planning Commission

Comment:

Comments:

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000

approved.

NEW BUSINESS - Revision to the City's Tree Removal Policy

A few months ago, the City Council appointed Councilmember Louie Gonzalez and Mayor Pro Tempore Betty Putnam to an ad-hoc committee to address concerns relating to parkway trees that residents wanted removed for various reasons, but which did not meet the existing criteria for removal. There has been an increase in such incidents in recent years, due to the aging of the City's tree stock. Most of the residential trees in Santa Fe Springs were planted in the 1950s, when the city incorporated, and are only now reaching full maturity, which is creating problems as these trees interact with the infrastructure and hardscape. It is clear that the tree removal criteria need to be updated to reflect this evolving condition.

Having said that, it is important that the Council not lose sight of the objective and purpose of the existing policy. The City has recognized the benefits of maintaining a large and robust tree population. Some of those benefits include, the fact that trees improve our air by reducing carbon dioxide; trees provide shade and can help cool homes by up to 20 degrees in the summer; trees provide privacy and help reduce noise and glare; trees provide a pleasant ambiance to neighborhoods, thus increasing property valuation; and, crime levels in communities are reduced when there are extensive street tree systems and well-landscaped parks. The City's existing policy reflects the desire to realize these benefits to the fullest. Over the years, the City has gone to great lengths to preserve and maintain its tree stock and has been rewarded for its effort through its designation as a "Tree City USA." Any revision to the tree removal policy should balance the preservation of the City's tree stock with the practical concerns of its residents.

At the request of the Committee, staff analyzed the tree removal policies of several surrounding cities; including, Brea, Cerritos, Downey, Irvine, La Mirada, Long Beach, Norwalk, Pasadena and Whittier. Most provided for some variation of "Dead, Dying and Diseased" as its criteria, and all seemed to struggle with the balance between preservation and practicality mentioned above. After careful consideration, two main deficiencies in our policy emerged. Firstly, the removal criteria are too narrowly defined.(i.e.,staff feels hamstrung by the criteria); secondly, the lack of an appeals process does not allow for mutually satisfactory resolution of disputes.

The proposed revisions that follow strive to mitigate the problems that stem from the two

deficiencies described above. They don't, however, remedy all of the concerns raised by residents in the recent past, a matter that shall be addressed in more detail below. This is primarily due to the fact that the revisions are, in essence, a compromise between preservation and practicality. However, it is a compromise that gives staff more leeway and discretion in making administrative decisions by broadening the removal criteria to include dangerous, damaged beyond restoration, damaging certain structures and non-conforming to the existing Master Street Tree Plan, and by allowing staff to make decisions in the field. Likewise, the revisions allow for a more mutually satisfactory appeals process by giving the Planning Commission the ability to adjudicate appeals of administrative decisions to deny removal of trees. This will provide a mechanism whereby residents can voice their concerns outside of the bureaucratic realm, in front of a panel of their peers. While this will not satisfy each and every resident who has a complaint about a tree, it will confer upon those residents the respect and satisfaction of an official hearing in front of an official body of the City, and hopefully convey to those persons the complexity and broader aspects of the City's Tree Removal Policy in a way that is mutually satisfactory.

The following is a list of proposed revisions to the City's Tree Removal Policy:

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

Dead, dying, diseased, dangerous, damaged beyond restoration, damaging certain structures or non-conforming to the existing Master Street Tree Plan.

NOTE:

- 1) "Dangerous" shall mean conditions such as but not restricted to:
 - A tree whose limbs are growing into power lines which cannot reasonably be trimmed and are an immediate hazard.
 - A tree that is leaning to the point of being unstable in heavy winds.
 - A tree that has experienced extensive root pruning, making it a hazard.
 - A tree that is blocking any traffic control device and simple trimming cannot remedy the visibility problem.
 - A tree that presents a hazard to the general public or causes a liability to the City.
- 2) "Damaging certain structures" refers to trees that cause damage to structures as follows:
 - Sidewalks, curbs, drives, buildings and other structures, such that the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboriculture).
 - Damage to sewer and underground utilities is not a grounds for removal but may be considered under "Resident Removal" criteria. Proof of damage to sewer lines shall be evidenced by the submission of three plumber's invoices denoting root blockage for at least twelve months. In cases of damage to sewer lines, the City

may provide a one (1) time root destroyer. Future root destroyer will be the resident's responsibility.

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

The City may remove a City tree and bear all the costs entailed if the Director of Public Works determines that the suspect tree meets the removal criteria.

Appeals:

Appeals of the Director's decision will be heard by the Planning Commission. In adjudicating appeals of the Director of Public Works tree removal decision, the Planning Commission is authorized to either reverse the Director's decision, whereby the City would pay for the removal of the tree if funds are available, or, if it is determined that non-removal places a burden on the property owner substantially greater than the benefit to the public, the Planning Commission is authorized to grant a "Resident Removal Permit", which allows a resident to remove the tree in question at the resident's expense.

Resident Removal:

A "Resident Removal Permit" allows a resident to remove a "parkway tree" at his/her own expense. Removal shall include extraction of the tree's stump. A City inspector shall inspect the tree and surrounding infrastructure before and after the removal of the tree. The resident will be liable for any damage to the infrastructure incurred during removal. The planting of a City approved replacement tree is required unless the resident petitions the City to not replace the removed tree. The Planning Commission may grant such a permit in the manner described above, or the City's Director of Public Works may issue such a permit upon reasonable proof of damage to the resident's property. Twenty such permits will be allowed each year.

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

There are two scenarios that the proposed revisions to the City's Tree Removal Policy will not assuage: (1) The adamant resident who cannot comprehend the broader benefit of tree preservation and whose tree does not meet either City removal or resident removal criteria; and, (2) the resident whose tree meets the resident removal criteria, but is unwilling to bear the cost of removing the tree.

The resident in the first scenario will never be completely satisfied, unless we change the tree

policy such that preservation is no longer a concern at all. This resident's parkway tree may indeed be a nuisance. But, the question is, is that nuisance greater than the benefit that the community as a whole reaps from the city-wide tree stock. If the policy is revised to appease this type of situation, the bar will be lowered such that it obligates the City to remove all of the resident's neighbors' trees who have similar nuisance level problems. If the City wants to maintain and promote the abundance of the Citywide tree stock, then it must indiscriminately enforce the removal criteria. That said, the proposed revisions to the tree policy do allow for a greater level of citizen participation in the process and provides a forum where the disgruntled resident can air her concerns to her peers in a non-bureaucratic setting; the Planning Commission.

The second scenario is similarly unaffected by the proposed revisions. The City's current policy allows for resident removal at resident cost. The problem has been, and will continue to be, that removing the tree is either cost prohibitive for the resident or the resident is adverse to paying for removal as a matter of principle.

The latter is somewhat related to the first scenario where the resident is unappreciative of the broader benefits that trees yield. The cost-prohibitive problem, although not addressed in these revisions, might be ameliorated through a program either analogous to or subsumed by the City's Home Repair Program. The use of housing-set-aside money to remove trees that are doing damage to property is consistent with the current use of those funds.

FISCAL IMPACT STATEMENT

The Director of Public Works and the Director of Finance and Administrative Services do not anticipate that the recommended policy will exceed this year's tree removal budget authorization, due to the timing of implementation. However, a budget adjustment may be necessary for FY 2000/2001 if, as we expect, more trees are removed as a result of the new policy. Any such revision will be brought to the City Council along with other revisions in June.

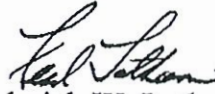
*assign tree removal
project number.*

INFRASTRUCTURE STATEMENT

Staff expects that the implementation of the proposed revisions will have the long term effect of reducing infrastructure damage and repair costs, due to the ongoing and periodic removal of overgrown trees.

RECOMMENDATION

- 1) Adopt the proposed revisions to the tree removal criteria
- 2) Place the responsibility for tree removal appeals and related issues under the purview of the Planning Commission.
- 3) Authorize staff to investigate the feasibility of broadening the scope of the Home Repair Program to include tree removal.



Frederick W. Latham
City Manager



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, AICP, Assistant Planner

SUBJECT: **PUBLIC HEARING – AN AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 733 – TO INCREASE THE PROCESSING CAPACITY OF AN EXISTING RECYCLING FACILITY FROM 1,500 TONS PER DAY (TPD) TO 2,500 TPD, TO ALLOW FOR THE PROCESSING OF ORGANIC WASTE, AND TO EXPAND THE HOURS OF OPERATION; AN AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1255 - TO WAIVE THE REQUIREMENT FOR THE FULL NUMBER OF PARKING SPACES AT 9010-9030 NORWALK BOULEVARD, LOCATED WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE; AND ADOPT A MITIGATED NEGATIVE DECLARATION (UNIVERSAL WASTE SYSTEMS INC.)**

DATE: October 14, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the Amendment to CUP Case No. 733 and Amendment to MOD Case No. 1255, and thereafter, close the Public Hearing; and
- 2) Approve and adopt the proposed Mitigated Negative Declaration, which, based on the findings of the Initial Study, indicated that there is no substantial evidence that the proposed project will have an immitigable significant adverse effect on the environment; and
- 3) Approve the proposed Mitigation Monitoring and Reporting Program (“MMRP”) for the project; and

- 4) Find that the applicant's Amendment to CUP request meets the criteria set forth in §155.716 of the City's Zoning Code for granting a CUP; and
- 5) Find that the applicant's Amendment to MOD request meets the criteria set forth in §155.697 of the City's Zoning Code for granting a MOD; and
- 6) Approve Amendment to CUP Case No. 733 and Amendment to MOD Case No. 1255, subject to the conditions of approval as contained within Resolution No. 274-2024; and
- 7) Adopt Resolution No. 274-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

FISCAL IMPACT:

In addition to the processing fee collected from the application, the Host Fee Agreement will continue to provide revenue to the city. The amount paid to the City is based on the amount of tonnage the facility processes. Thus, the proposed increase in tonnage would result in additional revenue to the City.

BACKGROUND:

Universal Waste Systems Inc. (UWS) ("Applicant") has filed a request for an Amendment to Conditional Use Permit (CUP) Case No. 733 to increase the processing capacity of an existing recycling facility from 1,500 tons per day (TPD) to 2,500 TPD, allow for the processing of organic waste, and expand the hours of operation. Additionally the Applicant has requested an Amendment to Modification Permit Case No. 1255 to waive the requirement to provide the full number of parking spaces at 9010-9030 Norwalk Boulevard, located within the M-2 (Heavy Manufacturing) Zone ("Project Site").

Project/Applicant Information

Project Site:	9010-9030 Norwalk Blvd. (APN: 8168-001-044,-815)
Project Applicant:	Universal Waste Systems Inc. / David Fahrion
Property Owner:	Norwalk Blvd Properties LLC / Mark S Blackburn
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Waste Transfer Station and Material Recovery Facility

Previous Entitlements

On June 22, 2015 the Planning Commission approved the following entitlements:

- Conditional Use Permit Case No. 733 to establish, operate, and maintain a Material Recovery Facility (MRF) and a Transfer Station (TS);
- Development Plan Approval Case No. 879 to construct a 20,000 square foot building associated with the MRF and TS; and
- Modification Permit Case No. 1255 to not provide all of the required number of parking spaces on site.

The proposed project includes an Amendment to CUP Case No. 733 and an Amendment to MOD Case No. 1255.

Business Background

Universal Waste Systems Inc. (UWS) has been providing solid waste collection, transfer, and recycling services to cities and unincorporated areas in Los Angeles County since 1987. UWS has operated as a TS and MRF at 9010-9030 Norwalk Boulevard since 2019. The company operates multiple transfer stations and MRFs throughout Southern California and is contracted to provide solid waste, recycling, green waste collection, and disposal services to over 20,000 single-family homes, as well as recycling collection and recovery services to over 150,000 units per week.

UWS is one of the largest local family-owned and operated waste collection companies in Los Angeles County. While UWS does not provide collection services directly to the City, they offer transfer and recycling services to the City's franchisee collectors and local self-haulers.

Business Plan

UWS's primary objective is to provide quality waste stream solutions for a clean and health environment in communities by applying innovative solutions to address the challenges of today and tomorrow. UWS is seeking to expand its recycling capabilities to meet the State's organic waste recycling goals, as outlined in California Senate Bill (SB) 1383, while also increasing its service capabilities by increasing its service capacity by raising its tonnage limits and extending its hours of operation. These amendments would enable UWS to contribute to meeting the organic waste diversion goals required under SB 1383 and support the statewide effort to reduce emissions of short-lived climate pollutants (SLCP).

Surrounding Land Uses:

Direction	Zone	Land Use
North	RR – Railroad	Railroad

South	M-2 – Heavy Manufacturing	Industrial
East	M-2 – Heavy Manufacturing	Industrial
West	M-2 – Heavy Manufacturing	Industrial

ANALYSIS:

Amendment to Conditional Use Permit Case No. 733

CUP Case No. 733 was originally approved by the Planning Commission on June 22, 2015, to establish, operate and maintain a Material Recovery Facility (MRF) and a Transfer Station (TS). The approved tonnage capacity at that time was 1,500 tons per day (TPD).

Addition of Organic Waste Processing Capabilities

SB 1383 mandates that the state reduce its organic waste disposal by 75% by 2025 to help lower emissions of short-lived climate pollutants. Local municipalities, such as the City of Santa Fe Springs, are responsible for ensuring that their jurisdictions create pathways for sufficient organic waste processing capacities to accommodate their jurisdiction's organic waste. The proposed project would allow this facility to properly handle and process organic waste, supporting the City's compliance with SB 1383.

Although UWS is not responsible for green waste collections from Santa Fe Springs residents, local City franchisee collectors could utilize this facility for organic waste disposal.

To physically accommodate the organic waste processing, the Applicant proposes enclosing an existing 2,220-square-foot loading dock at the rear of Building B to add the necessary mechanical equipment.

Increase in Tonnage Capacity

The proposed increase in tonnage capacity at UWS's recycling facility, from 1,500 tons per day (TPD) to 2,500 TPD, is necessary to meet the growing demand for waste processing services in the region. Several key factors highlight the need for this expansion:

- **Accommodating Growth.** The City of Santa Fe Springs and surrounding areas have experienced steady population and economic growth, leading to an increase in waste generation. As the region continues to develop, the demand for efficient and sustainable waste management solutions has become more pressing. The proposed tonnage increase will ensure the facility can accommodate the projected growth in waste disposal needs while maintaining its commitment to sustainable operations.
- **Organic Waste Processing.** A significant driver for the increased tonnage capacity is the need to process organic waste, as mandated by SB 1383. The bill

requires municipalities to divert 75% of organic waste from landfills by 2025. This facility's ability to handle organic waste is essential for the City's compliance with state regulations. Expanding the facility's capacity will allow it to process a larger volume of organic material, contributing to statewide efforts to reduce methane emissions and manage short-lived climate pollutants (SLCPs).

Expanded Hours of Operation

To accommodate the proposed increase in tonnage capacity, UWS is proposing to expand its hours of operations to allow for additional shifts. The changes would revise the hours as follows:

From: Open to the public from 7:00 a.m. to 7:00 p.m., Monday through Saturday.
To: Open to the public from 5:00 a.m. to 7:00 p.m., Monday through Sunday.

From: Facility operations conducted from 6:00 a.m. to 10:00 p.m., Monday through Saturday.
To: Facility operations conducted 24/7, seven days a week, with closures on select national holidays.

Operations occurring outside public business hours will strictly be limited to activities within the MRF and organic waste processing buildings. There will be no truck traffic entering or exiting the facility between 10:00 p.m. to 5:00 a.m. Overnight operations will be confined to interior spaces within fully enclosed structures and will primarily consists of MRF materials sorting (both manual and automated processes) and cleaning procedures by maintenance staff. All operations will strictly adhere to the City's Noise Ordinance.

Considerations

Air Quality

The proposed expansion of UWS's recycling facility to increase processing capacity and handle organic waste has the potential to impact air quality due to increased vehicle traffic, material handling, and organic waste processing activities. To assess these potential impacts, an air quality analysis was conducted as part of the Initial Study. The analysis determined that, while there would be an increase in emissions due to expanded operations, the project would not exceed the established thresholds set by the South Coast Air Quality Management District (SCAQMD) for criteria pollutants. As such, no significant adverse impacts on air quality are anticipated.

Odor Control

Organic waste processing inherently carries the potential for odor generation. To mitigate odor impacts on surrounding areas, UWS will implement several odor control measures:

- All organic waste processing will occur within enclosed areas, preventing the escape of odors to the surrounding environment.
- The installation of advanced air filtration and odor control systems, such as biofilters or activated carbon filters, within the facility to capture and neutralize odor-causing compounds.
- Regular maintenance and cleaning of equipment and storage areas to prevent the buildup of odor-producing organic material.
- Strict management protocols for organic waste storage to minimize the time waste remains on-site before processing.

Additionally, the facility will continue to operate under stringent odor monitoring protocols. If odors are detected beyond the facility's boundaries, corrective actions will be immediately taken to address the source.

Additional Employees

With the increased capacity and the addition of organic waste processing capabilities, the facility will require additional staffing to manage the expanded operations. This will result in new employment opportunities within the community, supporting local economic growth. New positions will likely include roles in waste sorting, equipment operation, and facility maintenance, along with specialized positions related to the organic waste processing equipment. The maximum number of employees on site at once, will remain unchanged at 57 employees. Additional staff would be staggered within the expanded hours of operation.

Truck Traffic and Transportation Impacts

The expansion in tonnage capacity is expected to result in a moderate increase in truck traffic to and from the facility, as more material is delivered for processing. However, UWS has proposed several measures to manage and mitigate the potential impacts on traffic and local roadways such as:

- Implementing designated truck routes to minimize congestion in residential areas and reduce the overall impact on local streets.
- No truck parking or idling will be permitted in the Norwalk Boulevard public right-of-way. No on-street parking will be permitted on the Norwalk Boulevard frontage. (Mitigation Measure No. 18)

By carefully managing truck traffic and adhering to proposed mitigation measures, UWS aims to ensure that the increase in vehicle activity remains within acceptable limits, reducing any potential burden on the surrounding community.

Amendment to Modification Permit Case No. 1255

Modification Permit Case No. 1255 was originally approved by the Planning Commission on June 22, 2015 allowing UWS to operate without providing all of the required number of parking spaces on-site. This decision recognized the unique operational needs of the facility and prioritized efficient on-site circulation over an excess of parking spaces. The current proposed amendment to MOD Case No. 1255 seeks to maintain this flexibility as UWS expands its operations.

Parking Needs and Employee Shifts

With the proposed increase in tonnage capacity and extended hours of operation, UWS anticipates adding 57-60 more employees to manage the additional workload. However, due to the nature of the operations and the introduction of split shifts and night shifts, the number of employees on-site at any given time will remain manageable. The staggered shifts will help ensure that existing parking capacity is sufficient to accommodate staff without overwhelming the facility or necessitating additional parking spaces.

On-Site Circulation

One of the key considerations for UWS's operations is maintaining smooth and efficient on-site circulation, which is crucial for handling the movement of materials, trucks, and waste processing equipment. Prioritizing circulation helps prevent congestion and allows for safe, timely processing of waste materials. Expanding parking facilities could hinder operational efficiency by consuming valuable space needed for loading docks, maneuvering trucks, and ensuring safety. For these reasons, the amendment to MOD Case No. 1255 continues to emphasize that efficient on-site circulation remains more critical to operations than an abundance of parking.

This approach ensures that the facility can handle the increased capacity without negatively impacting traffic flow or safety within the site. By carefully managing employee shifts and maintaining sufficient but not excessive parking, UWS can continue to meet operational demands.

General Plan Consistency

General Element	Plan	Policy	Project Consistency
Land Use		Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment,	The existing recycling facility is surrounded by a variety of industrial uses. Introducing organic waste processing at this facility diversifies the range of industrial activities that are not common in the surrounding area, which is aligned with the goal of fostering a diversified economy. The new

	commercial, and experiential opportunities.	organic waste processing operations and additional hours of operation would create additional employment opportunities for the region.
	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.	The proposed project ensures compliance with Senate Bill (SB) 1383, which mandates reducing organic waste disposal by 75% by 2025, to reduce short-lived climate pollutants. By expanding operations to handle organic waste, the facility will contribute to the City's compliance with SB 1383. Additionally, the Applicant will pay a per-tonnage-fee for the increased capacity, which will be reinvested into the City's General Plan Fund.
	Policy LU-3.8: Green Industrial Operations. Encourage industrial businesses to utilize green building strategies, green vehicle fleets, energy-efficient equipment, and support renewable-energy systems.	The facility's expansion aligns with SB 1383's goals of reducing organic waste by 75% by 2025 in the state, thereby significantly reducing emissions of short-lived climate pollutants. Additionally, a majority of vehicles that utilize the facility are powered with Clean Natural Gas (CNG), and as part of the statewide mandates, haulers will be mandated to transition to electric vehicles (EVs). UWS's fleet is fully operational on CNG. All waste haulers will be required to operate 100% zero-emission vehicles by 2042.
Economic Development	Policy ED-2.1: Business Retention/Expansion Outreach. Prepare a business/ retention expansion outreach program to address short-term and long-term disruptive influences in the local and regional economy, and address general business-accommodation issues as they arise.	UWS provides essential services to the greater Los Angeles Area and have occasional approached its current 1,500 capacity. The proposed amendment will allow UWS to expand its capacity, retain its business operations, and avoid disruptions to its existing clients. The increase in capacity will also enable the facility to handle organic waste processing, supporting potential future growth.

ENVIRONMENTAL:

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment

of the City of Santa Fe Springs, and the environmental consultant, Blodgett Baylosis Environmental Planning.

Draft MND Review

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments beginning July 2, 2024. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk and the State Clearinghouse. The Planning Commissioners were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on October 3, 2024. A copy of the Notice of Intent to adopt a Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On August 1, 2024 the City released the Draft IS/MND, along with the accompanying appendices. These materials were made available to the public throughout the 20-day review and comment period. During the public comment period for the Draft IS/MND staff received three (3) comments. The comments were submitted by:

- California Department of Resource Recycling and Recovery (CalRecycle)
- Los Angeles County of Sanitation Districts
- California Department of Transportation, District 7.

Responses to these comments are found on the City's website. All environmental documents related to the proposed project were made available for review on the City's website.

- City of Santa Fe Springs Website:
https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php

When reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Air Quality, Hazardous Materials, Hydrology and Water Quality, Traffic, and Tribal Cultural Resources*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigated Monitoring and Reporting Program.

Mitigation Monitoring and Reporting Program

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program. (Attachment E Exhibit B)

DISCUSSION:

Authority of the Planning Commission

Conditional Use Permit

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

Criteria for Granting a Conditional Use Permit

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject CUP.

- (A) That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely, affect the city in general.
- (B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Modification Permit

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

Criteria for Granting a Modification Permit

The Commission should note that in accordance with Section 155.697 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.
- (B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

Written findings for the aforementioned CUP and MOD criteria are located in the Resolution No. 274-2024 (Attachment E).

SUMMARY:

Conditions of Approval

The Community Development Department provided a project summary and all application materials related to the project request to various departments within the City for their respective review, comments, and conditions of approval. In addition to new conditions, a status update has been provided for all of the original conditions of approval associated with the original approvals. The comprehensive list of conditions is included as Exhibit A within Attachment E. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Attachment E before the Planning Commission meeting.

Public Notification

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the Government Code and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

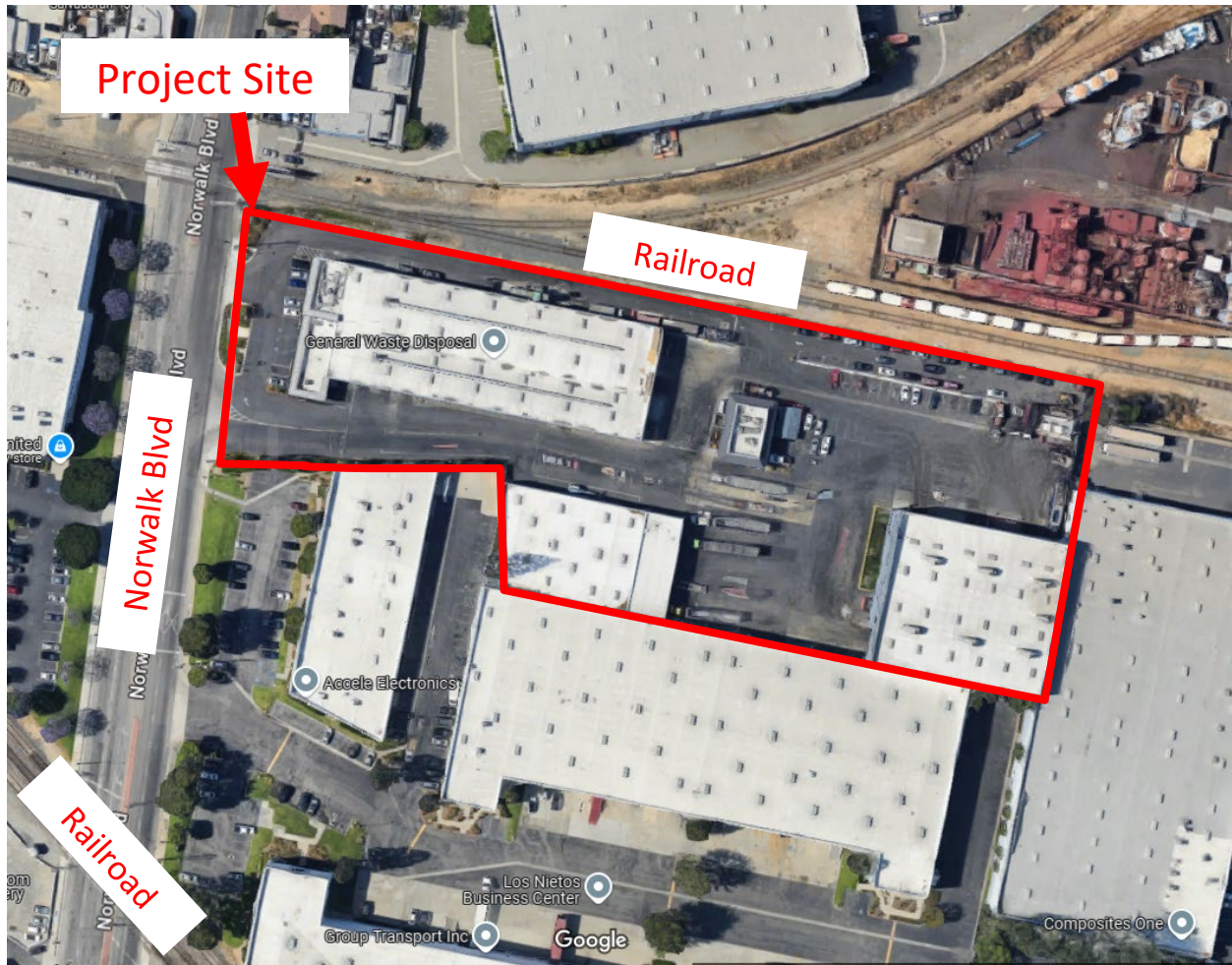
Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 3, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on October 4, 2024, as required by the Government Code and by the City's Zoning Code.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Radius Map for Public Hearing Notice
- D. Site plan
- E. Resolution No. 274-2024
 - a) Exhibit A – Conditions of Approval
 - b) Exhibit B – Mitigation Monitoring and Reporting Program (MMRP)

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

Attachment A
Aerial Photograph



9010-9030 Norwalk Boulevard

Amendment to Conditional Use Permit (CUP) Case No. 733

Amendment to Modification Permit (MOD) Case No. 1255

Attachment B
Public Hearing Notice

FILE COPY



CORRECTION
IMI
\$000.01
10/03/2024 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
AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 733
AMENDMENT TO MODIFICATION PERMIT CASE NO. 1255**

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

AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 733 – To increase the processing capacity of an existing recycling facility from 1,500 tons per day (TPD) to 2,500 TPD, to allow for the processing of organic waste, and to expand the hours of operation.

AMENDMENT TO MODIFICATION PERMIT CASE NO. 1255 – To waive the requirement for the full number of parking spaces.

PROJECT LOCATION/APPLICANT: 9010-9030 Norwalk Boulevard (APN: 8168-001-044, - 815) / David Fahrion on behalf of Universal Waste Systems Inc., 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670

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 14, 2024 at 6:00 p.m.**

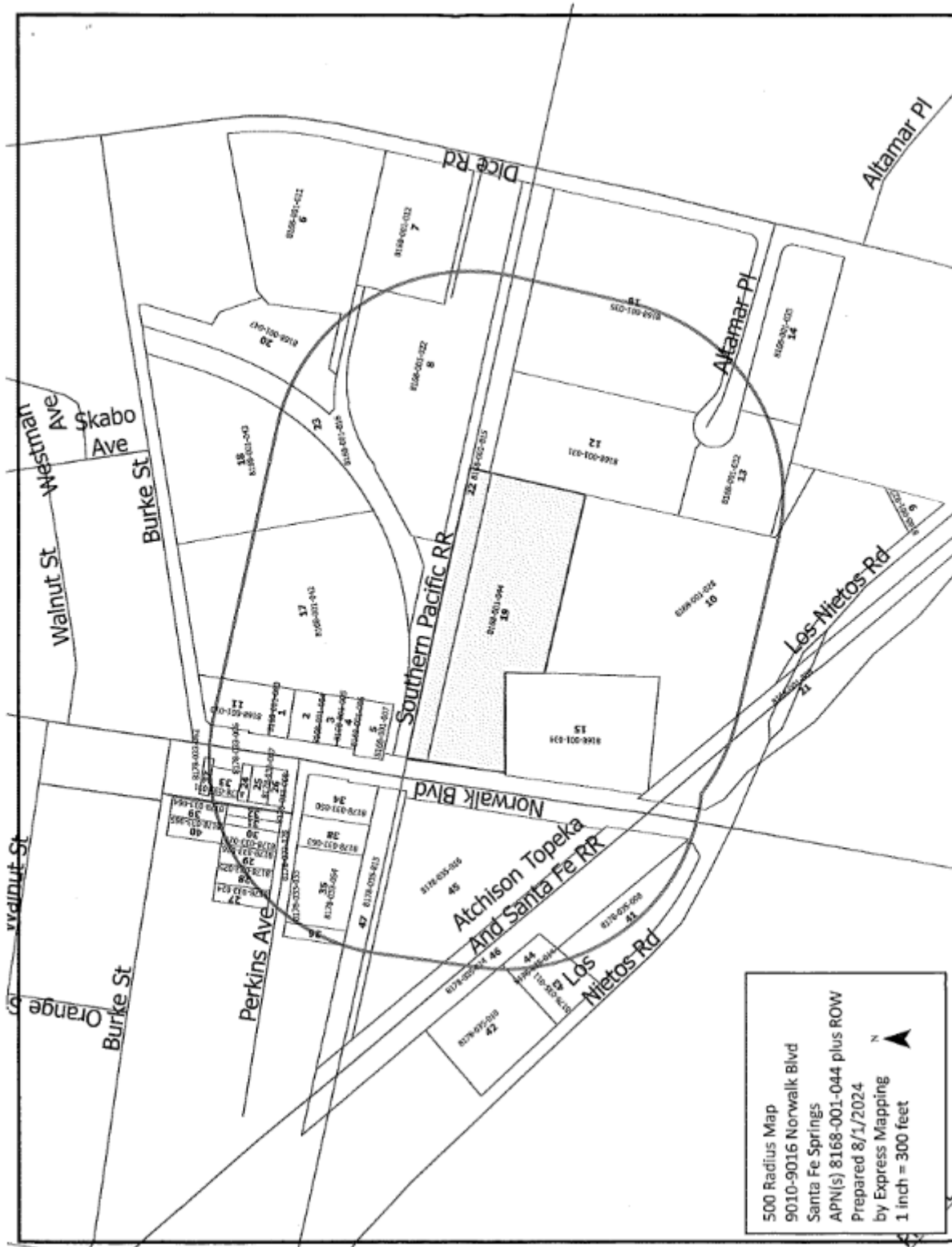
CEQA STATUS: Upon review of the proposed project, staff determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has retained Blodgett Baylosis Environmental Planning to prepare the necessary Initial Study/Mitigated Negative Declaration (IS/MND). The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office and to the State Clearinghouse to initiate the mandatory 20-day public review period on July 2, 2024.

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

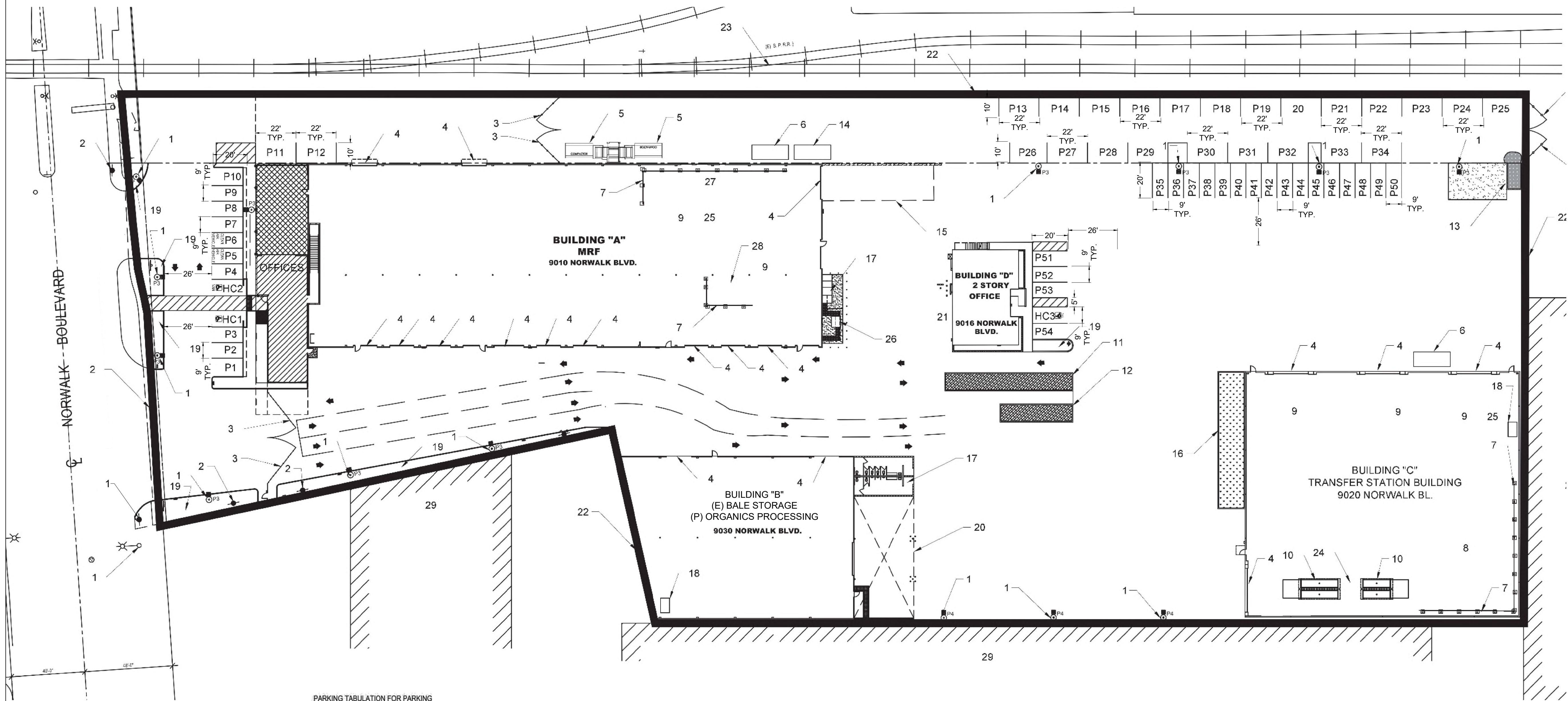
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00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

FURTHER INFORMATION on this item may be obtained from Alejandro De Loera, Assistant Planner, via e-mail at: alejandrodelaera@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7358.

Attachment C
Radius Map for Public Hearing Notice



Attachment D
Site Plan



PARKING TABULATION FOR PARKING REQUIREMENTS

Parking Requirements:

1 / 500 for the initial 40,000 sq. ft. of warehouse / manufacturing
Thereafter 1 / 750 over 40,000 sq. ft. and
1 / 300 for offices exceeding 15%

Total building "A" Area	(E) 28,096.7 sq. ft.
Total building "B" Area	(E) 10,605.5 sq. ft. (P) 2,220 sq. ft. (loading dock enclosure)
Total building "C" Area	(E) 20,100.0 sq. ft.
Total building "D" Area	(E) 5,376.0 sq. ft.

Total building Area	66,398.2 sq. ft.
66,398.2 X 15% allowable office	9,959.7 sq. ft.

Office area for Building "A": (E) 5,692.5 sq. ft. (incl. mezz.)

Office area for Building "B": 0 sq. ft.

Office area for Building "C": 0 sq. ft.

Office area for Building "D": (E) 5,376.9 sq. ft.

Total office area	11,069.4 sq. ft., allowable 1,109.7 sq. ft. exceed
-------------------	---

Incidental office area exceeding (15%) of - sq. ft. / 300 = 3.7 stalls
1,109.7 sq. ft. / 300 =

First 40,000 / 500 = 80 stalls

26,398.2 / 750 = 35.2 stalls

Total Parking Required: 118.9 = 119 stalls

Parking Provided

Handicapped: 3 stalls

Standard: 54 stalls

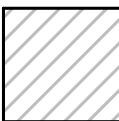
Total Parking Provided 57 stalls

57 < 119 : Therefore parking modification required.

SITE NOTES

- | | | |
|--------------------|-----------------------------------|-------------------------------|
| 1. Overhead Light | 13. CNG Fueling Station | 25. Load Check Area |
| 2. Utility Pole | 14. Maintenance Supplies Box | 26. Electrical Transformer |
| 3. Gate | 15. MRF Access Driveway | 27. MRF Pile #1 |
| 4. Roll-Up Door | 16. Storm Water Bio-Filter | 28. MRF Pile #2 |
| 5. Trash Compactor | 17. Restrooms/Electrical Panel | 29. Adjacent Building (NAP) |
| 6. Fire Rover | 18. Hazmat Locker/Spill Kit | |
| 7. Push Wall | 19. Landscape Area | P - Parking Space |
| 8. MSW Pile | 20. Loading Dock (To Be Enclosed) | HC - Accessible Parking Space |
| 9. Tipping Area | 21. Canopy Covered Break Room | |
| 10. Axle Scale | 22. SWFP Boundary | |
| 11. 70-Foot Scale | 23. Railroad Tracks | |
| 12. 40-Foot Scale | 24. Transfer Truck Loadout | |

LEGEND

-  - Added site area (leased RR ROW)
-  - Loading Dock (To Be Enclosed)

General Notes

SITE PLAN

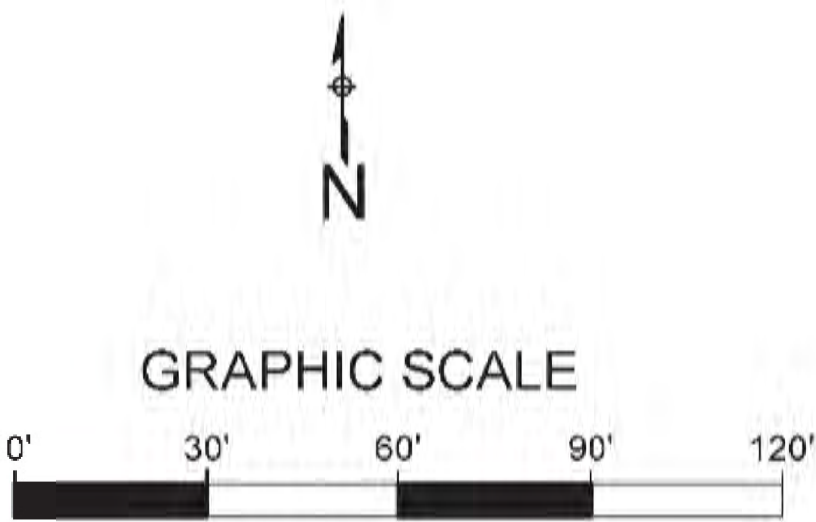
No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

UNIVERSAL WASTE SYSTEMS, INC.

Project	UWS OPF	Sheet	A-1
Date	11/08/2022		
Scale	1" = 30'		
[WHEN PLOTTED ON 24" X 36" PAPER]			



Attachment E

Resolution No. 274-2024
Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 274-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 733 – TO INCREASE THE PROCESSING CAPACITY OF AN EXISTING RECYCLING FACILITY FROM 1,500 TONS PER DAY (TPD) TO 2,500 TPD, TO ALLOW FOR THE PROCESSING OF ORGANIC WASTE, AND TO EXPAND THE HOURS OF OPERATION; AN AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1255 TO WAIVE THE REQUIREMENT FOR THE FULL NUMBER OF PARKING SPACES AT 9010-9030 NORWALK BOULEVARD, LOCATED WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE; AND ADOPT A MITIGATED NEGATIVE DECLARATION (UNIVERSAL WASTE SYSTEMS INC.)

WHEREAS, an application was filed for an Amendment to Conditional Use Permit (CUP) Case No. 733, to increase the processing capacity of an existing recycling facility from 1,500 tons per day (TPD) to 2,500 TPD, allow for the processing of organic waste, and expand the hours of operation. Additionally, the Applicant has requested an Amendment to Modification Permit Case No. 1255 to waive the requirement to provide the full number of parking spaces at 9010-9030 Norwalk Boulevard, located within the M-2 (Heavy Manufacturing) Zone (“Project Site”); and

WHEREAS, the subject property is located at 9010-9030 Norwalk Boulevard, and is identified by Assessor’s Parcel Numbers 8168-001-044 and 8168-001-815, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Norwalk Blvd Properties LLC, 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the project applicant is Universal Waste Systems Inc., 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed project is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff’s assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environment with the incorporation of mitigation measures; therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the project; and

WHEREAS, in accordance with CEQA Guidelines §15073 and §15105, the draft Initial Study/Mitigated Negative Declaration was released for the 20-day public review

period commencing on July 2, 2024. A Notice of Intent (NOI) was also provided to the State Clearinghouse, Los Angeles County Clerk, and responsible agencies; and

WHEREAS, a subsequent NOI was distributed to the City's local CEQA distribution list and was therefore recirculated for a renewed 20-day public review period commencing on August 2, 2024, and was provided to the State Clearinghouse, Los Angeles County Clerk, responsible agencies, the City's local CEQA distribution list and other interested parties requesting a copy of the IS/MND for review and comment; and

WHEREAS, the draft IS/MND was also uploaded to the City's website and available for public review on the City's Environmental Documents webpage (https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php) and a hard copy version of the IS/MND was made available for public review at the City's Community Development Department counter; and

WHEREAS, during the 20-day public review period, staff received comments on the draft Initial Study/Mitigated Negative Declaration from the California Department of Resource Recycling and Recovery (CalRecycle), the Los Angeles County of Sanitation Districts, and the California Department of Transportation, District 7; and

WHEREAS, responses to these comments are included in the revised Mitigated Negative Declaration (MND); and

WHEREAS, On October 4, 2024, the City of Santa Fe Springs Community Development Department published a legal notice in the Los Cerritos Community Newspaper, a local paper of general circulation, indicating the date and time of the public hearing. The department also mailed the public hearing notice on October 3, 2024, to each property owner within a 500-foot radius of the project site, in accordance with state and local law. Additionally, the notice was posted in Santa Fe Springs City Hall, the City's Town Center kiosk, and the City's Library on October 4, 2024; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on October 14, 2024, concerning an Amendment to CUP Case No. 733 and an Amendment to MOD Case No. 1255.

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

SECTION I. RECITALS

Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing of this matter, the Planning

Commission hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed amendments are 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 environmental analysis provided in the Initial Study, including related technical studies, indicated that the proposed project would not result in any significant adverse immitigable impacts on the environment; therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The draft MND, prepared by Blodgett Baylosis Environmental Planning, reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant and is available on the City's website and available for public review on the City's Environmental Documents webpage (https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php).

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts with mitigations. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory with the implementation of the recommended mitigation.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring and Reporting Program. These findings shall be incorporated as part of the decision-makers findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required.

- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions.
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker final determination.

Twenty (20) mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts related to *Air Quality, Cultural Resources, Hazardous Materials, Hydrology and Water Quality, Traffic, and Tribal Cultural Resources* to insignificant levels. Of the 20 mitigation measures, 19 are carried over from the original CUP. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures. A copy of the Mitigation Monitoring and Reporting Program is attached hereto as Exhibit B.

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

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

- (A) *That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely, affect the city in general.*

The subject site is located within the M-2 (Heavy Manufacturing) Zone and has a General Plan land use designation of Industrial. The existing Material Recovery Facility (MRF) and Transfer Station (TS), along with the proposed organic waste processing uses, are consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by properties also designated for industrial and manufacturing uses, including heavy manufacturing operations. These surrounding uses involve similar levels of operational intensity, including truck traffic, noise, and logistical demands, making the project compatible with the immediate vicinity.

The proposed project will not introduce new types of activities that are foreign to the area; rather it will expand upon the existing use that has already been established at the site. The proposed organic waste processing, along with the increase in tonnage from 1,500 tons per day (TPD) to 2,500 TPD and facility hours of operation, represents a continuation and expansion of current activities that are in alignment with the operational characteristics of neighboring facilities. As such, the project is consistent with the intended purpose of the M-2 Zone, which permits heavy industrial activities, including waste processing.

Moreover, the project includes operational safeguards and adherence to environmental regulations that further ensure compatibility with surrounding properties. The facility will continue to implement noise control measures, dust suppression techniques, and traffic management strategies to minimize any

potential nuisances. These operational controls, combined with the facility's location in a heavy industrial zone, reduce the likelihood of adverse effects on surrounding properties and ensure that the project will operate in harmony with the nearby uses.

Furthermore, the MRF and TS are already permitted on the subject site, which demonstrates that the site's use has historically been compatible with the area. The proposed expansion will simply add to the existing framework without deviating from the established pattern of land use. The approval of the project will allow for the processing of organic waste, an increase in tonnage capacity, and expanded facility hours, all of which remain consistent with the industrial nature of the surrounding environment.

The traffic impacts of the proposed 1,000 TPD increase in permitted tonnage and addition of an organic waste processing operation were analyzed in the Transportation Impact Analysis Report of the IS/MND. The analysis concluded that the traffic impacts would be less than significant in compliance with the City of Santa Fe Springs' thresholds of significance. While no additional traffic mitigation was deemed necessary, the existing mitigation measures from the originally approved CUP will continue to apply to the site, further ensuring that any potential impacts on traffic and circulation will be effectively managed.

- (B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The proposed project primarily consist of operational changes to the site, which will have little to no effect on the appearance of existing structures. Although the project includes enclosing an existing loading dock to accommodate the organic waste processing operations, the enclosure will be located at the rear of the building and will be architecturally integrated with the existing building and overall site.

The Planning Commission therefore finds that the characteristics of the Project Site will remain practically unchanged and the general appearance and welfare of the community will continue to be preserved.

SECTION IV. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Code, the Planning Commission has made the following findings:

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

The project site is unique in that its primary operational objective is to provide efficient onsite truck circulation, which differs from more typical manufacturing or

industrial uses that have large numbers of employees and periodic truck shipments. Due to processing efficiencies and automation, the need for employee parking is significantly reduced. As a result, the need to provide 119 parking spaces, as mandated by the Zoning Code, is not necessary and presents an undue burden on the property and its use.

UWS has limited onsite parking to 57 stalls to ensure efficient truck circulation. This reduction in required parking has been substantiated by the fact that the current parking layout and count is sufficient to meet the needs of employees and visitors, without impacting offsite street parking.

The amount of parking provided is based on the current and expected maximum workforce of 57 plant and office employees. Additionally, the material sorting process is highly automated, which further reduces the demand for parking. By utilizing split and night shifts, the facility can increase throughput without increasing parking demand. The 57 parking spaces provided will adequately support the operation of the MRF and transfer station, along with the amended CUP, allowing for reasonable and efficient use of the property.

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

The requested parking modification will not be detrimental to other persons or properties in the area, or the public welfare in general since adequate onsite parking will be available onsite for the anticipated number of employees associated with the proposed project. With sufficient parking available on the property, there will be no need for employees to seek on-street parking, which could otherwise adversely impact neighbors and the general public.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 274-2024 to approve and adopt the Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP); approve an Amendment to Conditional Use Permit (CUP) Case No. 733 to increase the processing capacity of an existing recycling facility from 1,500 tons per day (TPD) to 2,500 TPD, to allow for the processing of organic waste, and to expand the hours of operation; and approve an Amendment to Modification Permit Case No. 1255 to waive the requirements for the full number of parking spaces at 9010-9030 Norwalk Boulevard, located within the M-2 (Heavy Manufacturing) Zone, subject to conditions outlined in Exhibit A attached hereto.

ADOPTED and APPROVED this 14th day of October 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL
Amendment to Conditional Use Permit Case No. 733
Amendment to Modification Permit Case No. 1255
(9010-9030 Norwalk Blvd, Santa Fe Springs, CA 90670)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Alex Flores 562.868-0511 x7507)

1. That the owner/developer shall pay a flat fee of \$19,864.50 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard. (Satisfied)
2. That the owner/developer shall construct New Driveways per City standards. (Satisfied)
3. That the owner/developer shall design and construct an offset five (5) foot-wide sidewalk along the Norwalk Boulevard street frontage. (Satisfied)
4. That street right-of-way dedication on Norwalk Boulevard along the existing street frontage shall be dedicated to the City of Santa Fe Springs. (Satisfied)
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation. (Satisfied)
6. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of one street light on Norwalk Boulevard. The City will design and cause construction of said street light(s). (Satisfied)
7. That fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants. (Satisfied)
8. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans. (Satisfied)
9. That all existing buildings shall be connected to the sanitary sewers. (Ongoing)

10. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results. (Satisfied)
11. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system, if any. (Ongoing)
12. That the owner/developer shall pay a storm drain reimbursement fee of \$17,499 (2.05 Acre x \$8,536/Acre) for the Dice Road/UPRR storm drain. (Satisfied)
13. That the landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line. (Satisfied)
14. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements. (Satisfied)
15. The owner/developer shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements. (Satisfied)
16. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer. (Satisfied)
17. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner

and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. (Ongoing)

18. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. (Satisfied)
19. That the owner/developer shall pay \$12,382.50 (based on 3.81 acre site) for the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service. (Satisfied)
20. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan. (Satisfied)
21. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer. (Satisfied)
22. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer. (Satisfied)
23. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required. (Ongoing)

24. The owner and/or developer shall install Portland cement concrete or asphaltic concrete pavement drive approach satisfactory to the City Engineer for the entire width of the driveways for a minimum distance of 50 feet from the back of the driveway location installed by the developer. (Satisfied)
25. The project owner/developer shall maintain the existing access and use agreement with Railroad. (New)

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

26. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code. (Ongoing)
27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue. (Ongoing)
28. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. (Ongoing)
29. That prior to submitting plans to the Building Division or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed. (Ongoing)
30. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. (Ongoing)
31. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways. (Ongoing)
32. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most

remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. (New)

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

33. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. (Ongoing)
34. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. (Ongoing)
35. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. (Ongoing)
36. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations. (Ongoing)
37. That the owner/operator shall reimburse the City for all costs associated with investigating and responding to odor complaints resulting from inadequate or faulty odor control equipment. (New)
38. That the owner/operator shall comply with all South Coast Air Quality Management Districts Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility. (New)

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409-1850 x3335)

39. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's

Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than ninety (60) days from the date of approval by the Planning Commission. (New)

40. That the owner/developer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. (Ongoing)
41. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The owner/developer shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.(Ongoing)
42. That the proposed building and all improvements, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. (Ongoing)
43. On-site parking stalls and aisles shall not be reduced or encroached upon at any time, unless otherwise permitted by the City's Community Development Department and Department of Fire-Rescue. (New)

44. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Potted plants, or equal, shall not be visible from the public street and maintained on a regular basis. (New)
45. Trucks and/or trailers owned or contracted by the Applicant shall not park or queue on the street at anytime. The Applicant and/or his acting site manager shall be responsible to make sure this condition is complied with at all times. (New)
46. The Applicant and/or his contracted drivers shall be made aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways. (New)
47. Trash containers shall not be placed on any public street or any property that does not have approval to store trash containers. Trash containers placed on the street violate Section 95.03(A-29) and are subject to removal by the City as a public nuisance. (New)
48. On-site paving shall be maintained free of pot-holes or other similar damage and the Applicant shall make repairs within 72-hours of identifying any pavement deficiencies. (New)
49. Parking markings (parking striping, directional arrows, etc.) shall be maintained at all times and re-painted when they become faded. (New)
50. The Applicant and/or his employees shall fully comply with SFSMC Section 155.420 in reference to the emission of odors. (New)
51. The Applicant shall have in place measures to address mice, rodent, possum, and bird problems at all times. Said measures shall not impact any surrounding wildlife and/or the health, welfare of the general public. (New)

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868.0511 x7342)

52. That the owner/developer shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Owner/developer shall renew said permit on an annual basis through the Police Services Center. (Ongoing)

53. That the owner/developer shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97. (Ongoing)
54. That the owner/developer shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition 34. (Ongoing)
55. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. (New)

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Alejandro De Loera 562.868-0511 x7358)

General:

56. This approval shall allow the applicant to: (1) Increase the maximum permitted daily throughput from 1,500 TPD to 2,500 TPD of solid waste and recyclables; (2) Add approximately 2,200 square feet of floor area to Building "B" by enclosing the existing loading dock; (3) Add organic waste processing and organic waste processing equipment to approximately 8,000 sq. ft. of building "B" and maintain approximately 3,000 sq. ft. of floor area for bale storage; (4) Revise the operating hours; (5) Revise the parking layout and decreasing the number of parking spaces from one hundred-seven (107) to fifty-seven (57) parking spaces; (6) Adding approximately 22,800 square feet of leased railroad property to the 3.81-acre site for use as parking, location of the MRF trash compactors and for circulation of solid waste vehicles. (New)
57. That the Amendment to Conditional Use Permit Case No. 733 and Amendment to Modification Permit Case No. 1255 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Planning Commission may deem to impose. (New)

58. That a Host Fee agreement between the owner/developer and the City shall be required prior to the operation of the proposed. Said agreement shall contain language specifying that owner/ project developer shall pay City a fee of \$2.25 per ton (0 TPD to 750 TPD) and \$3.00 a ton (751 TPD to 1500 TPD). Said agreement shall be approved by the City Council. (Satisfied – to be updated to reflect new tonnage)
59. That all mitigation measures as written in the Mitigation Monitoring and Reporting Program which is part of the Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2013061045), and as revised, shall be made part of the conditions of approval for Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879. (Ongoing)
60. That all mitigation measure as written in the Mitigation Monitoring and Reporting Program which is part of the Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2024070048), and as revised, shall be made part of the conditions of approval for the Amendment to Conditional Use Permit Case No. 733 and Amendment to Modification Permit Case No. 1255. (New)
61. That a Notice of Intent (NOI) shall be filed with the State Water Resources Control Board prior to the issuance of a certificate of occupancy for the facility and a Storm Water Pollution Prevention Plan (SWPPP) and Mitigation Program Plan (MPP) shall be prepared and kept on file at the facility in compliance with the General Industrial Permit requirements for storm water. (Ongoing)
62. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein. (New)
63. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein. (New)
64. That the owner/developer shall hire a consultant or designate in-house staff to assist Community Development Department staff to update the City's Nondisposal Facility Element (NDFE). Pursuant to Section 41730 et. Seq. of the California Public Resource Code (PRC), every California city and county is required to prepare and adopt a Nondisposal Facility Element (NDFE) for all new nondisposal facilities, and any expansion of existing nondisposal facilities. The City's existing NDFE must be amended to include the proposed project. (Ongoing)

65. The subject property shall not be subleased, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written notice to the Director of Community Development. (New)
66. That a parcel map shall be required to merge the two parcels. (Satisfied)
67. Applicant understands and agrees that any future changes to the floor plan whereby the square footage of any of the building is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission. (New)
68. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. (New)
69. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Community Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. (Ongoing)
70. That all other requirements of the City's Zoning Code, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. (Ongoing)
71. That the owner/developer acknowledges that the City is granting MOD 1255 for the sole benefit of UWS in association with a MRF and TS. Should UWS transfer, sell or vacate the premises, the required number of parking spaces shall be restored. (Ongoing)
72. That Development Plan Approval Case No. 879 and Conditional Use Permit Case No. 733 and MOD 1255 shall be subject to a Compliance Review in one (1) year from the date of approval by the Planning Commission. Approximately three (3) months before October 14, 2025, the owner/developer shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. (Revised)
73. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether

legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof. (Revised)

74. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. (Ongoing)

Traffic:

75. That if the Inbound Route and Outbound Route, as indicated in the previous Traffic Impact report, that required the owner/developer to require all collection trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in Figure 6 Commodities Trucks Trip Distribution and Assignment, on page 14 of said report, needs to be modified, it shall be modified accordingly. All collection trucks shall then adhere to said new route. (New)
76. That the owner/developer shall create a plan that includes measures to ensure that the designated Routes are utilized in connection with the operation of the proposed project. Prior to operations, said plan shall be submitted to the Director of Community Development for review and approval. (Satisfied)

77. That the owner/developer shall not allow collection trucks, transfer trucks, commodities trucks and/or any other types of vehicles, including automobiles, trucks and/or truck tractors to queue on Norwalk Boulevard or to use Norwalk Boulevard as a staging area, or to backup from Norwalk Boulevard into the subject property. This requirement shall be applicable to streets surrounding the Site. (Ongoing)
78. That the owner/developer shall provide a system to prevent the queuing of trucks onto Norwalk Boulevard from the southerly driveway. The system shall be capable of issuing an alarm or notice to personnel if it appears that they will be a backup onto Norwalk Boulevard. There shall be a contingency plan in place for the rerouting of trucks onsite that will be enacted in the event that trucks begin to queue onto Norwalk Boulevard.” (Ongoing)
79. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Boulevard, use said street(s) as a staging area, or to backup onto said street from the subject property. (New)
80. That per State regulations, the owner/developer shall prohibit trucks with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs or heavier from idling for more than five minutes while waiting to be weighed or during loading and unloading. Signage shall be posted on the scale house and in the tipping and loading areas. (Ongoing)
81. That a right-turn only sign shall be located at the truck egress driveway. (Ongoing)

Parking:

82. It is the responsibility of the Applicant to ensure that truck parking, customer parking and employee parking be provided and maintained on the subject site and adjacent leased railroad property, at all times. Applicant and/or his employees shall not park on the public street or other properties at any time. (New)
83. Applicant understands and agrees that a minimum of 57 off-street parking spaces, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times. (New)
84. The designated remaining parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. (New)
85. In the event the need arises for the additional required off-street parking spaces as determined by the Community Development Director, the

applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues. (New)

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

Design:

87. That any electrical plans that show the location of electrical transformer(s), shall be subject to the approval of the Community Development Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Community Development or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Community Development Department). (Ongoing)
88. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Community Development Department. (Ongoing)
89. That the Community Development Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Code and the Sign Guidelines of the City. (Ongoing)
90. That the Community Development Department requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. (Ongoing)

91. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. (Ongoing)
92. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum. (Ongoing)

Construction:

93. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Community Development or designee. The height of the screening shall be as high, or higher, than the top of the mechanical equipment. The screening may be provided by an architecturally designed screen wall of solid material surrounding the equipment, or by the building wall parapet and shall clearly show that no portion of mechanical equipment or duct work projects above the screen wall or building wall. (Ongoing)
94. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. (Ongoing)
95. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). (Satisfied)
96. That prior to the issuance of any demolition permits, the developer shall comply with [AQMD Rule 1403](#), which establishes [Survey Requirements](#), [notification](#) and work practice requirements to prevent asbestos emissions. (Satisfied – Ongoing)
97. That a construction and demolition (C&D) debris recycling plan shall be approved by the City prior to the issuance of building permits. (Ongoing)

98. Applicant understands if changes to the project plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments. (New)
99. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings. (Ongoing)
100. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at <https://santafesprings.hdlgov.com/>. (Ongoing)
101. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Minor modifications may be administratively approved by the Director of Community Development. (Ongoing)
102. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development. (Ongoing)

Operation and Maintenance:

103. The washing of trucks, containers and other equipment associated with the operation shall not be permitted on site at any time. (New)
104. That the owner/developer shall implement daily litter pick-up on Site, along adjacent properties, adjacent streets and where feasible, along the designated Routes, such that any litter resulting from the operation of the proposed project (including customers delivering waste to the Site) will be removed. The owners/developer obligation to cleanup debris in public right-of-ways and/or Routes shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped. (Ongoing)

105. That signage with the verbiage "Please Contact Us With Questions or Complaints Regarding This Facility" shall be installed at the exterior of the Site. Said signage shall include the wording "Security," "LEA" and "SCAQMD" and the respective phone number for each. Signage shall be installed prior to operation. (Satisfied - Ongoing)
106. All recycling activities, except the weighing and transferring of materials into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building. (New)
107. That all waste collection vehicles entering or leaving the site shall be fully covered to prevent materials from escaping and littering the roadways. (Ongoing)
108. That the City noise standards shall be complied with during construction and operation of the MRF/TS. Noise levels generated at the site shall not exceed the decibel levels set forth within the City Noise Level Table. If the City receives more than one complaint that noise levels exceed such limit, the City may hire a certified acoustical engineer to measure Site related noise levels. The owner/developer shall be responsible to suspend or mitigate non-compliant noise if a violation is documented, and shall reimburse the City for acoustical engineering costs. The owner/developed shall cooperate with the Director of Community Development to address other substantiated noise complaints which can be mitigated through reasonable business efforts. (Ongoing)
109. The subject use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Code. (New)
110. That the Site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleanup of litter and debris on the property and along roads near the Site, at a minimum, daily, or as frequently as necessary to comply with this condition. The owner/developer shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, owner/developer shall implement vector control measures sufficient to remedy the vector nuisance. (Ongoing)
111. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m.

of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Code. (New)

112. That the proposed use shall comply with Section 155.420 of the City's Zoning Code regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. (Ongoing)
113. That the owner/developer shall comply with all SCAQMD Rules and Regulations for operation of a transfer station. These rules shall include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers. (Ongoing)
114. That all fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the SCAQMD's Rules and Regulations. (Ongoing)
115. That ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications. (Ongoing)
116. That all trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads. (Ongoing)
117. That the owner/developer shall be required to obtain and maintain any required permit required by the SCAQMD. (Ongoing)
118. That all equipment that is designed and installed as a means to control odors must be maintained in good working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements. (Ongoing)
119. All solid waste tipping and processing activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development. (New)
120. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes. (Ongoing)

121. That during the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material. (Ongoing)
122. That the hours of operation (open to the public) shall be from 5:00 AM to 7:00 PM Monday through Sunday, and the hours of operation (within the facility) shall be 24 hours a day, seven (7) days a week. The facility will be closed on some national holidays. (New)
123. That the owner/developer shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the receipt of incidental hazardous wastes at the station. (Ongoing)
124. That the owner/developer shall establish a procedure to track items turned away from the site. At a minimum, the facility must track the person's name and the vehicle license plate of all persons bringing items to the facility that are not accepted at the facility. (Ongoing)
125. That the owner/developer shall maintain a log of special/unusual occurrences. This log shall include but is not limited to: fires, the discharge and disposition of hazardous or unpermitted waste, and significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log on-site so as to be available at all times to site personnel and the Enforcement Agencies' personnel. (Ongoing)
126. That the owner/developer shall implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. (Ongoing)
127. That stockpiles of waste materials shall be properly contained to eliminate or reduce sediment transport from the site to the streets, adjacent facilities and properties via runoff, vehicle tracking, or wind. (Ongoing)
128. That the owner/developer shall provide evidence of project acceptance from the South Coast Air Quality Management District prior to operations. (Satisfied – Ongoing)
129. That the owner/developer shall file the necessary forms and information as required by the City of Santa Fe Springs Department of Fire-Rescue/Certified Unified Program Agency (CUPA) related to the storage and use of any hazardous materials and waste onsite. (Ongoing)

130. That a Solid Waste Facility Permit shall be obtained from the California Department of Resources Recycling and Recovery prior to operations. (Satisfied – Ongoing)
131. That green waste and Municipal Solid Waste shall not be stored onsite for longer than 48 hours. All waste shall be transferred in a “first in - first out” manner to minimize the potential for odor generation. (Ongoing)
132. That the property shall be fenced and secured during all non-operating hours to prevent unauthorized dumping and removal of materials. Security cameras shall also be installed at the property frontage to aid in the prevention and prosecution of criminal activity. (Satisfied – Ongoing)
133. That signage shall be posted at the entrance to the facility indicating the name and phone number of the facility operator, the materials accepted, rules, policies, operating hours and fees. (Ongoing)
134. No outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility. (Ongoing)
135. That spotters shall be employed throughout the site to direct customer traffic and insure safe and efficient use of the facility. (Ongoing)
136. That the owner/developer shall file and obtain approval for a Report of Station Information (RSI) from the Local Enforcement Agency (LEA). The operator shall also file amendments to the Report whenever necessary to keep the information contained therein current. (Ongoing)
137. That the owner/developer shall maintain records of weights or volumes handled in a manner and form approved by the Local Enforcement Agency. Such records shall be sufficiently accurate for overall planning and control purposes including diversion by local jurisdiction in compliance with AB 939. (Ongoing)
138. That a SCAQMD permit shall be obtained for all transfer station equipment requiring such a permit and the equipment shall utilize the control technology required in the said permit. (Ongoing)
139. That all employees shall be trained on the use of the odor monitoring protocol, complaint response protocol, load check and training programs, and maintenance and litter control programs. Training shall be documented and training records are to remain available for inspection by all appropriate government agencies. (Ongoing)

140. That the owner/developer shall be required to obtain from the Department of Toxic Substance Control (DTSC) an identification number as a hazardous waste generator. (Satisfied)
141. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). (Ongoing)
142. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Community Development Director or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft, but not less than 4 ½ feet in width nor than 6 feet in height. (Ongoing)
143. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. (Ongoing)
144. That prior to occupancy of the property/building, the owner/developer, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. (Satisfied)

Attachment E

Resolution No. 274-2024

Exhibit B – Mitigation Monitoring and Reporting Program (MMRP)

MITIGATION MONITORING & REPORTING PROGRAM

**CUP No.733 AMENDMENT
UNIVERSAL WASTE SYSTEMS, INC.
9016 NORWALK BOULEVARD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 9, 2024 (REVISED)

SFSP 078

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1. INTRODUCTION

The proposed project is a request by Universal Waste Systems, Inc. (UWS), to obtain a Modification to Conditional Use Permit (CUP) 733.¹ The Initial Study prepared for the proposed project determined that the project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of the Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory with the implementation of the recommended mitigation.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly, with the implementation of the recommended mitigation.

2. PROJECT LOCATION

All of the proposed improvements that would be added as part of the proposed Amendment to CUP 733 would be located within the site boundaries of the existing UWS facility. The UWS facility is located in the northern portion of the City of Santa Fe Springs along the east side of Norwalk Boulevard. Santa Fe Springs is located in southeastern Los Angeles County, approximately eight miles southeast of downtown City of Los Angeles. The UWS facility (the 3.81-acre site) is located in the northern portion of the City within an established industrial district located along the east side of Norwalk Boulevard. The project site is comprised of a single parcel totaling approximately 3.81 acres. The legal address for the UWS facility that is the subject of the CUP Amendment is 9016 Norwalk Boulevard. The assessor's parcel numbers (APNs) that are applicable to the site include 8168-001-014 and 8168-001-015.

3. PROJECT OVERVIEW

The proposed Modification if approved, would permit the following: 1. An increase of the processing capacity of the existing Universal Waste Systems, Inc. (UWS) facility from the current 1,500 tons per day (TPD) to 2,500 TPD; 2. The addition of organic waste processing equipment in Building "B" to accommodate new equipment that would be required to process and recycle organic waste pursuant to SB 1383; 3. A revision of the facility's hours of operation; and 4. A revision of the parking layout to decrease parking from 104 to 54 spaces. The facility is currently open to the public from 7:00 AM to 7:00 PM, Monday through Saturday with operations within the facility conducted from 6:00 AM to 10:00 PM, Monday through Saturday. Under the CUP amendment, the facility would be open to public from 5:00 AM to 7:00

¹ Universal Waste Systems, LLC. CUP Application (for the) City of Santa Fe Springs. City of Santa Fe Springs Application Package for Conditional Use Permit 733 Amendment. No Date 2022 Attached Justification Documentation.

PM Monday through Sunday with operations in the facility conducted from 5:00 AM to 10:00 PM, Monday through Saturday.

4. MITIGATION MEASURES

While the operational impacts will be less than significant, the following mitigation measures applicable to the original CUP approval would continue to be applicable:

Mitigation Measure No. 1 (Air Quality Impacts). All fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the SCAQMD's Rules and Regulations.

Mitigation Measure No. 2 (Air Quality Impacts). Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.

Mitigation Measure No. 3 (Air Quality Impacts). All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Mitigation Measure No. 4 (Air Quality Impacts). The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage must be posted on the scale house and in the tipping and loading areas.

Mitigation Measure No. 5 (Air Quality Impacts). The facility operators will be required to obtain and maintain any required permit required by the SCAQMD.

Mitigation Measure No. 6 (Air Quality Impacts). All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements.

Mitigation Measure No. 7 (Air Quality Impacts). The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open.

While the operational impacts will be less than significant, the following mitigation measures applicable to the original CUP approval will continue to be applicable:

Mitigation Measure No. 8 (Hazardous Materials Impacts). An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.

Mitigation Measure No. 9 (Hazardous Materials Impacts). Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.

Mitigation Measure No. 10 (Hazardous Materials Impacts). During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.

Mitigation Measure No. 11 (Hazardous Materials Impacts). The operator shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the disposal of hazardous wastes at the station.

Mitigation Measure No. 12 (Hazardous Materials Impacts). The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.

Mitigation Measure No. 13 (Hazardous Materials Impacts). As a means to control vectors (rodents, insects, birds, and other scavenging animals etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. Finally, the site must be cleaned so that all solid waste material spillage is promptly removed and all truck loads are covered. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented.

While no impacts on water quality are anticipated as part of the proposed project's operation, the following mitigation measures will continue to be required for the proposed CUP amendment:

Mitigation Measure No. 14 (Hydrology and Water Quality Impacts). The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act.

Mitigation Measure No. 15 (Hydrology and Water Quality Impacts). Stockpiles of waste materials shall be properly stored under a roof or covered so as to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.

The analysis determined that the proposed CUP amendment would not result in any significant traffic impacts requiring mitigation. However, the following mitigation measures will continue to be applicable to the proposed project:

Mitigation Measure No. 16 (Traffic Impacts). Southbound project truck traffic on Norwalk Boulevard will not be permitted to make left turns across Norwalk Boulevard onto the site. The operators will provide designated routes for ingress and egress to the facility to all truck drivers.

Mitigation Measure No. 17 (Traffic Impacts). Left-turn exits from the facility onto Norwalk Boulevard will be prohibited. Signage must be posted at the project driveways indicating left turns are prohibited.

Mitigation Measure No. 18 (Traffic Impacts). No truck parking or idling will be permitted in the Norwalk Boulevard public right-of-way. No on-street parking will be permitted on the Norwalk Boulevard frontage.

Mitigation Measure No. 19 (Traffic Impacts). The landscaping and any signage must be installed and maintained in such a manner so as not to obstruct the line of sight of vehicles exiting the facility onto Norwalk Boulevard.

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the following mitigation measure.

Mitigation Measure No. 20 (Tribal/Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

5. MITIGATION MONITORING

The mitigation monitoring matrix is provided in Table 1 on the following pages.

Table 1 Mitigation Monitoring Program			
MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
Mitigation Measure No. 1 (Air Quality Impacts). All fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the <u>SCAQMD's</u> Rules and Regulations.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities.	Date: Name & Title:
Mitigation Measure No. 2 (Air Quality Impacts). Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 3 (Air Quality Impacts). All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 4 (Air Quality Impacts). The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage must be posted on the scale house and in the tipping and loading areas.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:

Table 1 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
Mitigation Measure No. 5 (Air Quality Impacts). The facility operators will be required to obtain and maintain any required permit required by the SCAQMD.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 6 (Air Quality Impacts). All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 7 (Air Quality Impacts). The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 8 (Hazardous Materials Impacts). An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities.	Date: Name & Title:

Table 1 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
Mitigation Measure No. 9 (Hazardous Materials Impacts). Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.	City of Santa Fe Springs Planning & Development Department. ● (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 10 (Hazardous Materials Impacts). During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.	City of Santa Fe Springs Planning & Development Department. ● (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 11 (Hazardous Materials Impacts). The operator shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the disposal of hazardous wastes at the station.	City of Santa Fe Springs Planning & Development Department. ● (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 12 (Hazardous Materials Impacts). The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.	City of Santa Fe Springs Planning & Development Department. ● (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 13 (Hazardous Materials Impacts). As a means to control vectors (rodents, insects, birds, and other scavenging animals etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. Finally, the site must be cleaned so that all solid waste material spillage is promptly removed and all truck loads are covered. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented.	City of Santa Fe Springs Planning & Development Department. ● (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:

Table 1 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
Mitigation Measure No. 14 (Hydrology and Water Quality Impacts). The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 15 (Hydrology and Water Quality Impacts). Stockpiles of waste materials shall be properly stored under a roof or covered so as to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 16 (Traffic Impacts). Southbound project truck traffic on Norwalk Boulevard will not be permitted to make left turns across Norwalk Boulevard onto the site. The operators will provide designated routes for ingress and egress to the facility to all truck drivers.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 17 (Traffic Impacts). Left-turn exits from the facility onto Norwalk Boulevard will be prohibited. Signage must be posted at the project driveways indicating left turns are prohibited.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:
Mitigation Measure No. 18 (Traffic Impacts). No truck parking or idling will be permitted in the Norwalk Boulevard public right-of-way. No on-street parking will be permitted on the Norwalk Boulevard frontage.	City of Santa Fe Springs Planning & Development Department. • (The Applicant is responsible for implementation)	Ongoing over the project's operational life time.	Date: Name & Title:

Table 1 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
Mitigation Measure No. 19 (Traffic Impacts). The landscaping and any signage must be installed and maintained in such a manner so as not to obstruct the line of sight of vehicles exiting the facility onto Norwalk Boulevard.	City of Santa Fe Springs Planning & Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Ongoing over the project's operational life time.</i>	Date: Name & Title:
Mitigation Measure No. 20 (Tribal/Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot- holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.	City of Santa Fe Springs Planning & Development Department. • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i>	Date: Name & Title:



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 803 – TO ALLOW THE EXPANSION OF THE PREVIOUSLY APPROVED GYMNASTICS FACILITY INTO THE ADJACENT TENANT SPACE AT 10833 SHOEMAKER AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (MAJESTIC GYMNASTICS)

DATE: October 14, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral report, and any comments from the public regarding the amendment to CUP Case No. 803, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline, the project is Categorically Exempt; and
- 3) Find and determine that the proposed amendment to the CUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan; and
- 4) Find that the applicant’s amendment to the CUP meets the criteria set forth in §155.716 of the City’s Zoning Code, for the granting of a Conditional Use Permit; and

Amendment to Conditional Use Permit Case No. 803

Page 2 of 10

- 5) Approve amendment to CUP Case No. 803, subject to the conditions of approval as contained within Resolution No. 275-2024; and
- 6) Adopt Resolution No. 275-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected for the CUP application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

Project/Applicant Information

Project Site:	10829 & 10833 Shoemakers Avenue
Project Applicant:	Majestic Gymnastic
Property Owner:	Santa Fe Springs Business Center LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Industrial) Zone
Existing Use on Property:	Industrial

Business Background

Majestic Gymnastics obtained a Conditional Use Permit for indoor gymnastics at 10829 Shoemaker Avenue on November 12, 2019. The business offers classes in artistic gymnastics and tumbling for various age groups, ranging from Mommy & Me, toddler, beginner, and intermediate levels to competitive programs. All classes are led by qualified coaches.

Business Plan

The applicant proposes to expand into an additional unit, 10833 Shoemaker Ave, within the same building, for use as an indoor gymnastics school. No exterior changes are involved in the proposed CUP amendment. Majestic Gymnastics is seeking to amend the existing CUP to allow for the establishment, operation, and maintenance of an indoor gymnastics school within the M-2 Zone at 10829 & 10833 Shoemaker Avenue.

Amendment to Conditional Use Permit Case No. 803

Page 3 of 10

ANALYSIS:

The subject property is located on the west side of Shoemaker Ave, within the M-2 (Heavy Manufacturing) Zone. The 2.22-acre parcel is currently developed with a 50,866 square foot multi-tenant industrial building (APN: 8011-016-016). The applicant currently operates at 10829 Shoemaker Avenue and proposes to expand into an additional unit, 10833 Shoemaker Avenue, within the same building for use as an indoor gymnastics school. It should be noted that the proposed CUP will not involve any exterior changes.

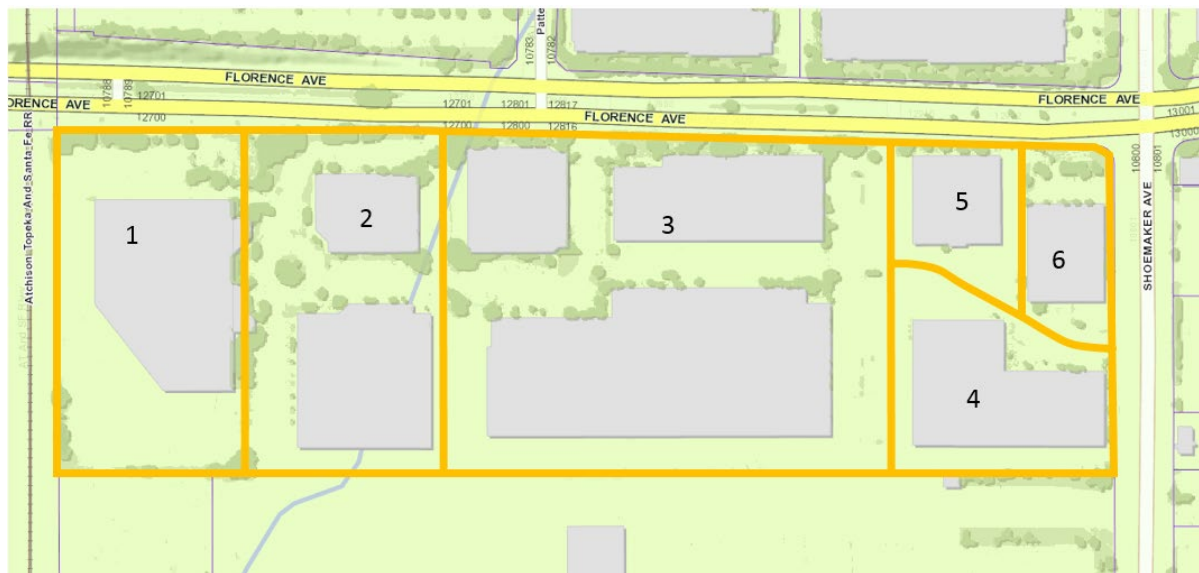
Floor Plan:

Existing unit at 10829 Shoemaker Avenue has a total area of 10,004 square feet, including 914 square feet of office space, 4,915 square feet designated for gymnastics, and 4,175 square feet of open/clearance area.

The proposed expansion at 10833 Shoemaker Ave will have a similar floor plan, with a total area of 10,004 square feet, including 994 square feet of office space, 4,272 square feet designated for gymnastics, and 4,262 square feet as open/clearance area.

Parking

According to Development Plan Approval (DPA 273), the subject property is under a shared parking agreement with adjacent properties. The recorded agreement stipulates that six properties, including the subject property, share driveway access and all on-site parking stalls.



Parcel	Address	Street	Square Footage	Required Parking	Available Stalls
1	12740	Florence Ave	66,076	115	190
2	12760	Florence Ave	110,000	170	145

PLANNING COMMISSION AGENDA REPORT– MEETING OF OCTOBER 14, 2024

Amendment to Conditional Use Permit Case No. 803

Page 4 of 10

3	12810	Florence Ave	200,000	260	419
4	10825	Shoemaker Ave	50,908	140	81
5	12922	Florence Ave	21,024	42	28
6	10811	Shoemaker Ave	20,160	40	32
			468,168	767	895

With the proposed expansion of the gymnastics facility, a total of 767 parking stalls will be required across the six properties. The current parking layout provides 895 shared stalls among these properties, ensuring compliance with the City's parking regulations.

Zoning Requirement

In accordance with the City's Zoning Code, Section 155.243 (L), a Conditional Use Permit is required for any public, private or quasi-public uses of an educational or recreational nature within the M-2 Zone.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The existing gymnastics facility is surrounded by various industrial uses. The proposed expansion will further diversify the area by introducing activities that are currently uncommon, thereby promoting a broader range of businesses. This expansion will provide additional opportunities for employment, commerce, and unique experiences.
	Policy LU-2.2: Expanding Industrial Base. Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries.	The proposed amendment to the Conditional Use Permit will allow Majestic Gymnastics to expand its operations into the adjacent unit, enabling the facility to serve more gymnastics students.
	Policy LU-4.1: Diverse Range of Goods and Services. Accommodate a diverse range of commercial businesses in commercial and industrial zoning districts.	The proposed amendment to the Conditional Use Permit will allow the expansion of a gymnastics school in an industrial zone, promoting a diverse mix of activities that meet various community needs. This expansion will enhance the local economy, provide valuable recreational services, and create new employment opportunities.

ENVIRONMENTAL:

The proposed amendment qualifies as a project under the California Environmental Quality Act (CEQA) and is therefore subject to the City's environmental review process. However, the project is categorically exempt from CEQA under Section 15301– Class 1 (Existing Facilities) of the CEQA Guidelines. This exemption applies because the project the expansion of an existing gymnastics facility into the adjacent unit within an existing industrial building.

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

DISCUSSION:

Authority of the Planning Commission

Conditional Use Permit

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

Criteria for Granting a CUP

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject CUP.

- A. That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely, affect the city in general.
- B. Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Written findings for each of the aforementioned criteria are provided in Resolution No. 275-2024 (Attachment D).

SUMMARY:

Conditions of Approval

Amendment to Conditional Use Permit Case No. 803

Page 6 of 10

On September 11, 2024, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for their review, comments, and conditions of approval. A comprehensive list of conditions is included as Exhibit A within Attachment D. It should be noted that the applicant has acknowledged and agreed to all conditions listed in Attachment D.

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 4, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on, October 3, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Code.

To date, staff has not received any public inquires regarding the CUP request.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Full Set of Plan
- D. Resolution No. 275-2024
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

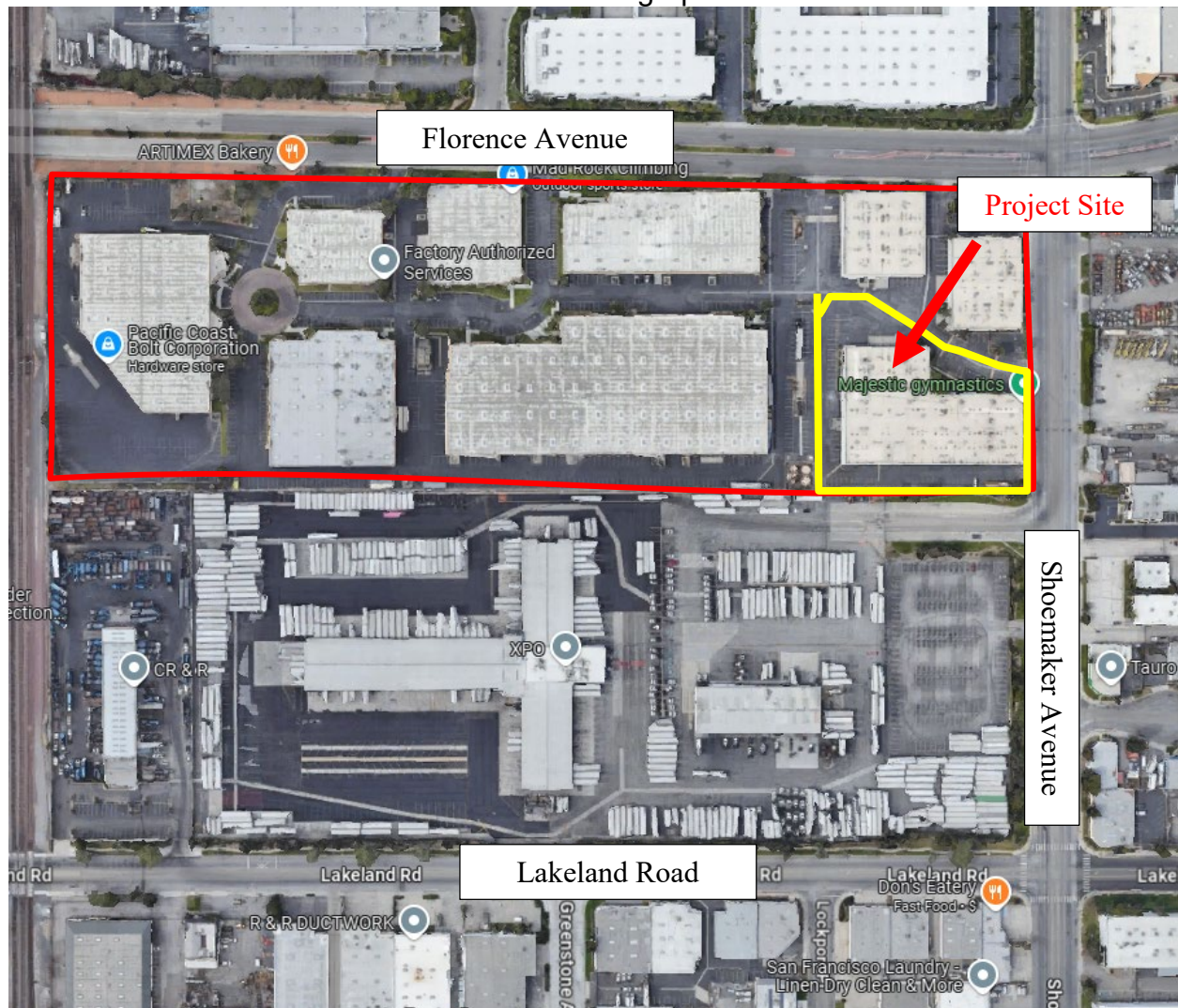
APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A
Aerial Photograph



10829 – 10833 Shoemaker Avenue

Amendment to Conditions Use Permit Case No. 803

Attachment B

Public Hearing Notice

FILE COPY



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CORRECTION
IMI
\$000.01⁹
10/03/2024 ZIP 90670
043M31222321

US POSTAGE

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

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 803**

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

AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 803 – To allow the expansion of the previously approved gymnastics facility into the adjacent tenant space at 10833 Shoemaker Avenue, within the M-2 (Heavy Manufacturing) Zone.

PROJECT LOCATION/APPLICANT: 10829 & 10833 Shoemaker Avenue / Majestic Gymnastics

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 14, 2024 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline, the project is Categorically Exempt.

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

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

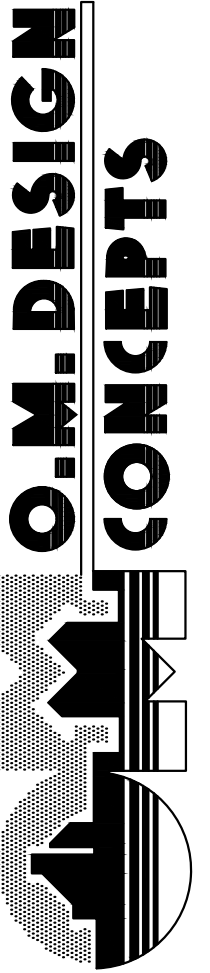
FURTHER INFORMATION on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7451.

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

Attachment C

Full Set of Plan

REVISIONS	BY
A X X	X X
B X X	
C X X	



ARCHITECTURAL DESIGN / ENGINEERING / TITLE 24

11435 RINCON DRIVE
WHITTIER, CA 90606
(36 Years of Service)

(562) 556 - 2744 OFF.
OMDCTITLE24@HOTMAIL.COM

ENENIS
OSCAR & OLIVIA MOTTA

&CHANGE OF USE

MAJESTIC GYMNASTICS
10829 - 10833 SHOEMAKER AVENUE
SANTA FE SPRINGS, CA 90670
(562) 556 - 2744

DATE 08-02-24

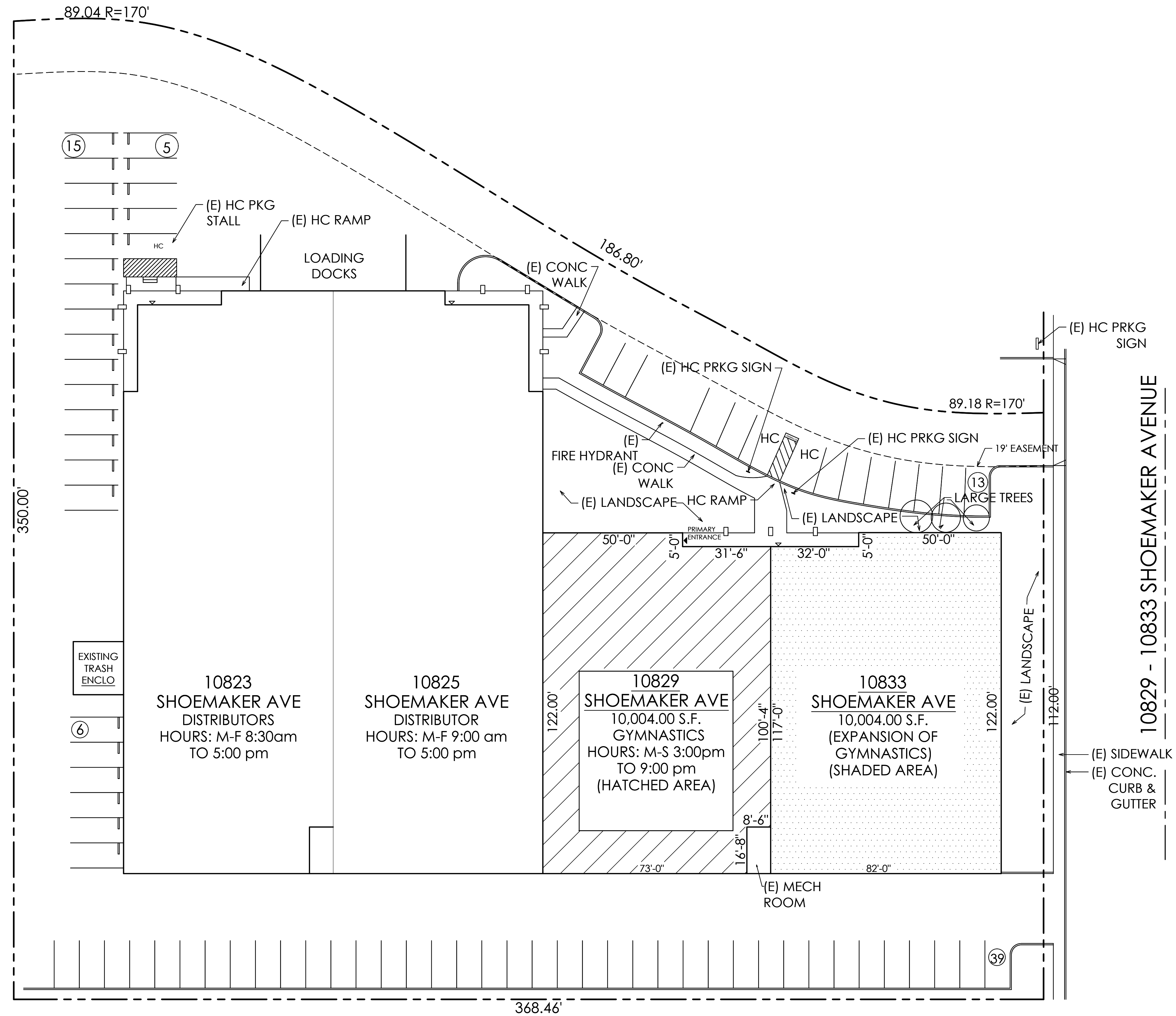
PLOT	08-02-24
DATE	

DRAWN O.M.

JOB 2024-07

SHEET 1 OF 1

A-1
SHEETS



SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN

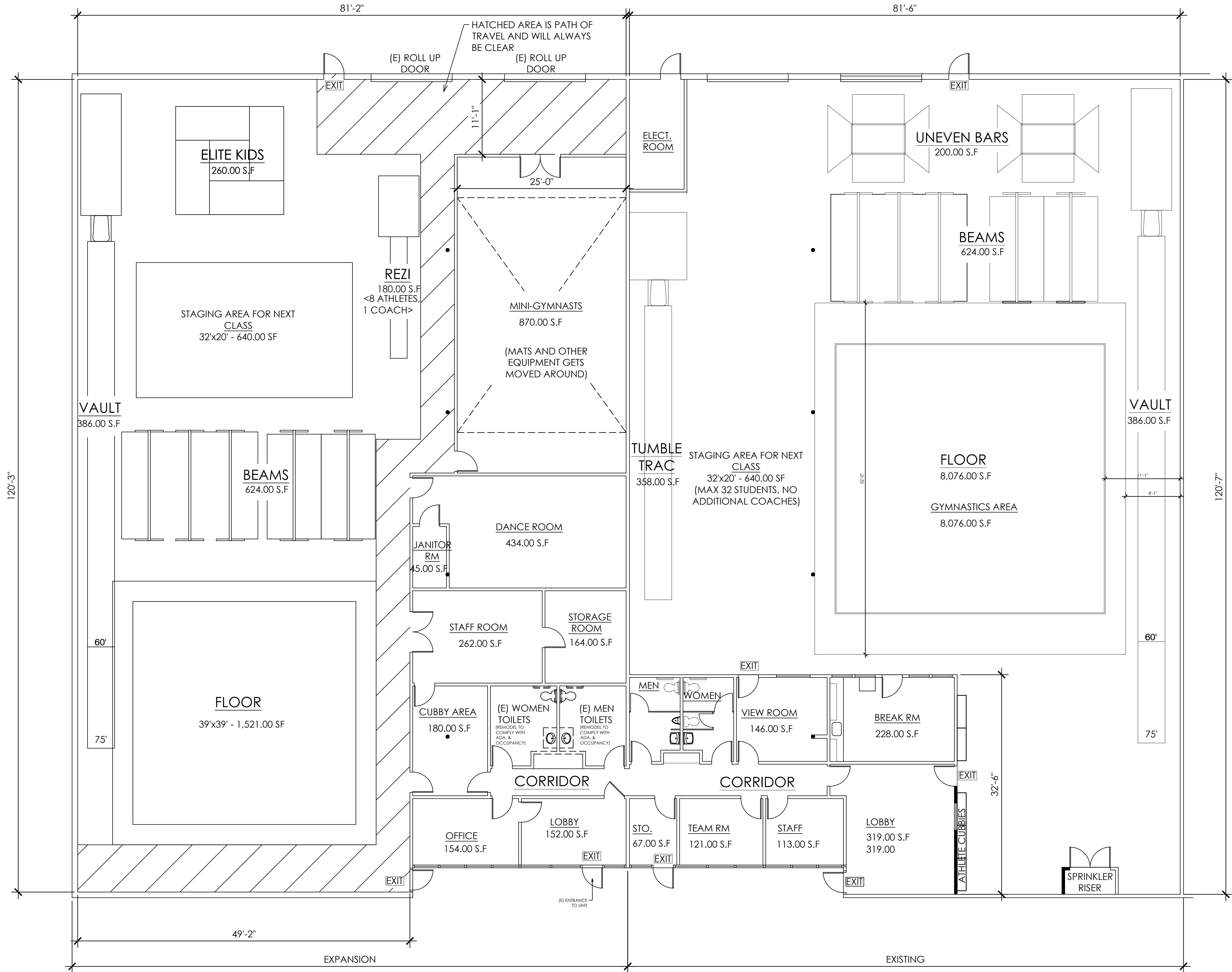
INFORMATION ON
THIS SHEET:

OWNERSHIP OF DOCUMENTS: PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF O.C. DESIGN CONCEPTS. WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, FOR REFERENCE IN CONNECTION WITH THE OWNER'S USE OR OCCUPANCY OF THE PROJECT. THE PROJECT OR ANY PART THEREOF, INCLUDING THE PLANS, SPECIFICATIONS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER, OR OTHERS, ON ANY OTHER PROJECT, OR FOR ADDITIONS TO THE PROJECT, OR FOR COMPLETION OF THE PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO O.C. DESIGN CONCEPTS.

CONTRACTOR SHALL NOT SCALE DIMENSIONS ON DRAWINGS, OR EXISTING FIELD CONDITIONS AGAINST DRAWINGS. CONTRACTOR IS TO NOTIFY O.C. DESIGN CONCEPTS FOR CLARIFICATION OF ANY DISCREPANCIES.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS.

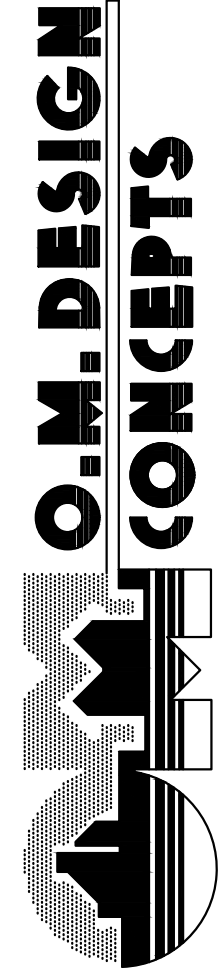
(C) COPYRIGHTED BY O.J.M. DESIGN CONCEPTS



FLOOR PLAN (EXISTING-DEMOLITION)

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

REVISIONS	BY
A	X
B	X
C	X



ARCHITECTURAL DESIGN / ENGINEERING / TITLE 24

11435 RINCON DRIVE
WHITTIER, CA 90606
(34 Years of Service)

(562) 556 - 2744 OFF
OMDCTITLE24@HOTMAIL.COM

FLOOR PLAN (EQUIPMENT)

CHANGE OF OCCUPANCY

TENENTS

OSCAR & OLIVIA MOTTA
11435 RINCON DRIVE
WHITTIER, CA 90606
(562) 556 - 2744

MAJESTIC GYMNASTICS
10829-10831 SHOEMAKER AVENUE
SANTA FE SPRINGS, CA 90670
(562) 556 - 2744

INFORMATION ON THIS SHEET:

DATE	06-17-24
PLOT DATE	06-17-24
DRAWN	O.M.
JOB	2024-12
SHEET	A-1
OF	SHEETS

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CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON DRAWINGS, OR EXISTING FIELD CONDITIONS AGAINST DRAWINGS. CONTRACTOR IS TO NOTIFY O.M. DESIGN CONCEPTS FOR CLARIFICATION OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS.

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NOTE: PRINTS MUST BE DATE STAMPED
TO BE CONSIDERED BY O.M.D.C.

Attachment D

Resolution No. 275-2024

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 275-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS, APPROVING THE AMENDMENT TO
CONDITIONAL USE PERMIT (“CUP”) CASE NO. 803 – TO ALLOW THE
EXPANSION OF THE PREVIOUSLY APPROVED GYMNASTICS FACILITY
INTO THE ADJACENT TENANT SPACE AT 10833 SHOEMAKER AVENUE,
AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301
(EXISTING FACILITIES)**

WHEREAS, an application was filed for an amendment to Conditional Use Permit (CUP Case No. 803) to allow the expansion of the previously approved gymnastics facility into the adjacent tenant space within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the subject property is located at 10829 & 10833 Shoemaker Avenue, Santa Fe Springs, CA 90670, and an Assessor’s Parcel Number of 8011-016-016, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Santa Fe Springs Business Center LLC, 23622 Calabasas Pwy, Suite 200, Calabasas, CA 91302; and

WHEREAS, the project applicant is Majestic Gymnastic, 10829 Shoemaker Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed CUP amendment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided written and oral staff reports, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities); and

WHEREAS, the City of Santa Fe Springs Community Development Department on, October 4, 2024, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on, October 3, 2024, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on October 14, 2024, concerning Amendment to CUP Case No. 803.

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

SECTION I. RECITALS

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

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed amendment qualifies as a project under the California Environmental Quality Act (CEQA) and is therefore subject to the City's environmental review process. However, the project is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). The project will allow an existing gymnastics facility to expand into the adjacent unit within an existing industrial building.

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

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

- (A) That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely, affect the city in general.

The Project Site is located within the M-2 Zone and has a General Plan land use designation of Industrial. A gymnastic facility is consistent with the current zoning and land use designation.

The primary concern would be to ensure that there is sufficient parking to accommodate the proposed expansion. A total of 767 parking stalls are required for the six properties within the business park. A total of 895 shared parking stalls are continuously being provided to ensure that the City's parking requirements are maintained. It should be noted that an existing shared parking agreement was recorded with the Los Angeles County Recording Office as part of the original Development Plan Approval.

- (B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

The subject property is fully developed with a 50,908 sq. ft. multi-tenant industrial

building. The applicant proposes to expand their existing gymnastics facility into the adjacent unit, with no exterior modifications to the building. Interior changes will be made to accommodate the expanded gymnastics facility. As no exterior alterations are proposed, the project will preserve the general appearance and welfare of the community.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 275-2024 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15301, Class 1 (Existing Facilities); and approve the Amendment to CUP Case No. 803 to allow the expansion of the previously approved gymnastics facility into adjacent tenant space at 10833 Shoemaker Avenue, within the M-2 Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of October 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL
Amendment to Conditional Use Permit Case No. 803
10829 - 10833 Shoemaker Ave

DEPARTMENT OF POLICE SERVICES:

(Contact: Kristen Haining 562-409-1850 x3302)

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contains the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
2. That the Applicant shall provide and pay for the installation of speed signs for the rear portion of the property indicating that the maximum speed limit is 15 miles per hour. Said signs shall be posted on the first two entry driveways on Florence Avenue, west of Shoemaker Avenue, and the first two entry driveways on Shoemaker south of Florence Avenue.
3. That under no circumstances shall any training and/or other related activities be performed outdoors at any time. Violation of this condition will result in an Administrative Citation with penalties of up to \$500.00 per occurrence.
4. That the two roll-up doors shall not be opened during business hours. This requirement is to prevent minors from going into the rear parking area where they can be exposed to truck traffic.
5. That minors shall not be left unsupervised outside of the premises.
6. That off-street parking areas shall not be reduced or encroached upon at any time.
7. That occupancy load signs shall be maintained at all times. Occupancy loads are to be calculated by the Fire Department.
8. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism. 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.

9. That it shall be the responsibility of the Applicant and/or his employees to maintain the property free of all trash and debris and shall check adjoining properties for any trash and debris that may have been dropped there or propelled by the wind.
10. That Applicant shall obtain a Special Events Permit from the **Community Development Department** for any tournaments and/or other competitive team activities.
11. That a Health Department approval and certificate shall be obtained prior to the serving, sale, or storage of food or beverages; water is exempt from this condition.
12. That the Applicant and/or his employees shall comply with the noise ordinance and not generate any ambient sounds that may be heard outside of the building.
13. That the Applicant shall comply with the City's Sign Ordinance and the Building Code and obtain sign permits for all signs or advertisements; flag banners are prohibited at all times.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

14. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
15. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
16. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868.0511 x 7451)

17. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services, and the Fire Marshall.

18. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
19. The Community Development Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, the building elevation on which the sign will be located, size, style, and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
20. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained through the City's web site <https://santafesprings.HdLGov.com>.
21. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with.
22. Amendment to Conditional Use Permit Case No. 803 shall be subject to a compliance review in one (1) years, until **October 14, 2025**. Approximately three (3) months before **October 14, 2025**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
23. Applicant, Oscar Motta, agrees to defend, indemnify, and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
24. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

25. This approval shall allow the applicant, Oscar Motta, to establish, operate, and maintain a gymnastics use/facility within an existing industrial building located at 10829 & 10833 Shoemaker Avenue.
26. The subject gymnastic use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Ordinances.
27. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development, and Fire-Rescue Department for the proposed improvements.
28. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act within two (2) days of Planning Commission approval.
29. Any type of sub-lease of the tenant space to another gymnastics operation will require a review by the Director of Community Development or his/her designee for consistency with this approval.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 844 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN AMBULANCE SERVICES USE AT 10740 FOREST STREET, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15332, CLASS 32 (INFILL DEVELOPMENT). (VIEWPOINT AMBULANCE SERVICES)**

DATE: October 14, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 844, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Exemption) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as the goals, policies and programs of the City’s General Plan; and
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code for the granting of a Conditional Use Permit; and

Conditional Use Permit Case No. 844

Page 2 of 10

- 5) Approve CUP Case No. 844, subject to the conditions of approval as contained within Resolution No. 276-2024; and
- 6) Adopt Resolution No. 276-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected for the CUP application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

Project/Applicant Information

Project Site:	10740 Forest Street
Project Applicant:	Viewpoint Ambulance Services
Property Owner:	Taylor Skeffington
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Contractor yard

Business Background

Viewpoint Ambulance Services has been in operation since 2014 and currently operates from two locations: Anaheim and Covina.

Business Plan

Viewpoint Ambulance Services intends to use the subject property as an ambulance service facility and corporate office. On a typical workday, the facility will support eight operational vehicles and 16 ambulance crews, alongside five office employees. It will also house two 24-hour ambulance crews dedicated to serving the city and the surrounding areas of Southeast LA County.

ANALYSIS:

The project site, approximately 0.9 acres with an APN of 8009-015-047, is located on the east side of Forest Street. The proposed facility will include 15 employee parking spaces, 17 ambulance parking spaces, and 3 accessible parking spaces. Currently, the site has

Conditional Use Permit Case No. 844

Page 3 of 10

an unpermitted 2,250-square-foot office building and an unpermitted 1,000-square-foot vehicle repair shop. The applicant is actively working with the City's Building Department to obtain all necessary permits. and the application also includes a proposal for the demolition of the unpermitted vehicle repair shop.

Zoning Requirement

In accordance with Section 155.243(J)(1) of the City's Zoning Code, a Conditional Use Permit shall be required for the establishment, operation, and maintenance of ambulance services.

General Plan Consistency

General Element	Plan	Policy	Project Consistency
Land Use		Policy LU-1.2: Economic Diversity. Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The proposed ambulance service is surrounded by a variety of industrial uses. Its introducing will offer a diverse range of activities that are not common in the surrounding area, aligning with the goal of fostering diversified business environment. This initiative will provide employment, commercial, and experiential opportunities.
		Policy LU-2.2: Expanding Industrial Base. Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries.	The proposed Conditional Use Permit will allow Viewpoint Ambulance Service to expand their operation to the city, enabling them to provide service in the region, including PIH Hospital at 12400 Bloomfield Avenue.
		Policy LU-2.7: Support Services. Encourage commercial service and dining businesses that support the employee population and serve local residents.	The proposed ambulance service will support local services by providing essential emergency care, enhancing the overall safety and well-being of the community. By establishing a presence in the area, the ambulance service can foster the growth of commercial services and dining businesses that cater to both employees and local residents.

ENVIRONMENTAL:

After staff review and analysis, staff has made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects). Staff intends to file a Notice of Exemption

Conditional Use Permit Case No. 844

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(NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15332, Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA). Additionally, the proposed project will not result in any significant traffic, noise, air quality, or water quality impacts.

The proposed project is considered a project under the California Environmental Quality Act (CEQA); and as a result, it is subject to the City's environmental review process. The project, however, qualifies as an in-fill development under the California Environmental Quality Act (CEQA) categorical exemption, specifically Class 32, Section 15332 (In-fill Development Projects). The proposed project meets the following criteria:

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

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

DISCUSSION:

Authority of the Planning Commission

Conditional Use Permit

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

Criteria for Granting an CUP

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject CUP.

- A. That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely, affect the city in general.
- B. Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Written findings for each of the aforementioned criteria are provided in Resolution No. 276-2024 (Attachment D).

SUMMARY:

Conditions of Approval

On July 25, 2024, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for their review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment D. It should be noted that the applicant has acknowledged and agreed to all the conditions of approval outlined in Attachment D prior to the Planning Commission meeting.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 3, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on, October 4, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Code.

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

Conditional Use Permit Case No. 844

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ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Full Set of Plan
- D. Resolution No. 276-2024
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A
Aerial Photograph



10740 Forest Street
APN: 8009-015-047

Attachment B

Public Hearing Notice

FILE COPY



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

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US POSTAGE

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 844**

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

CONDITIONAL USE PERMIT CASE NO. 844 – To allow the establishment, operation, and maintenance of ambulance services use on property located within the M-2 (Heavy Manufacturing) Zone.

PROJECT LOCATION/APPLICANT: 10740 Forest Street / Viewpoint Ambulance Services

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 14, 2024 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 (Infill Exemption) of the California Environmental Quality Act (CEQA), the project Categorical Exempt.

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

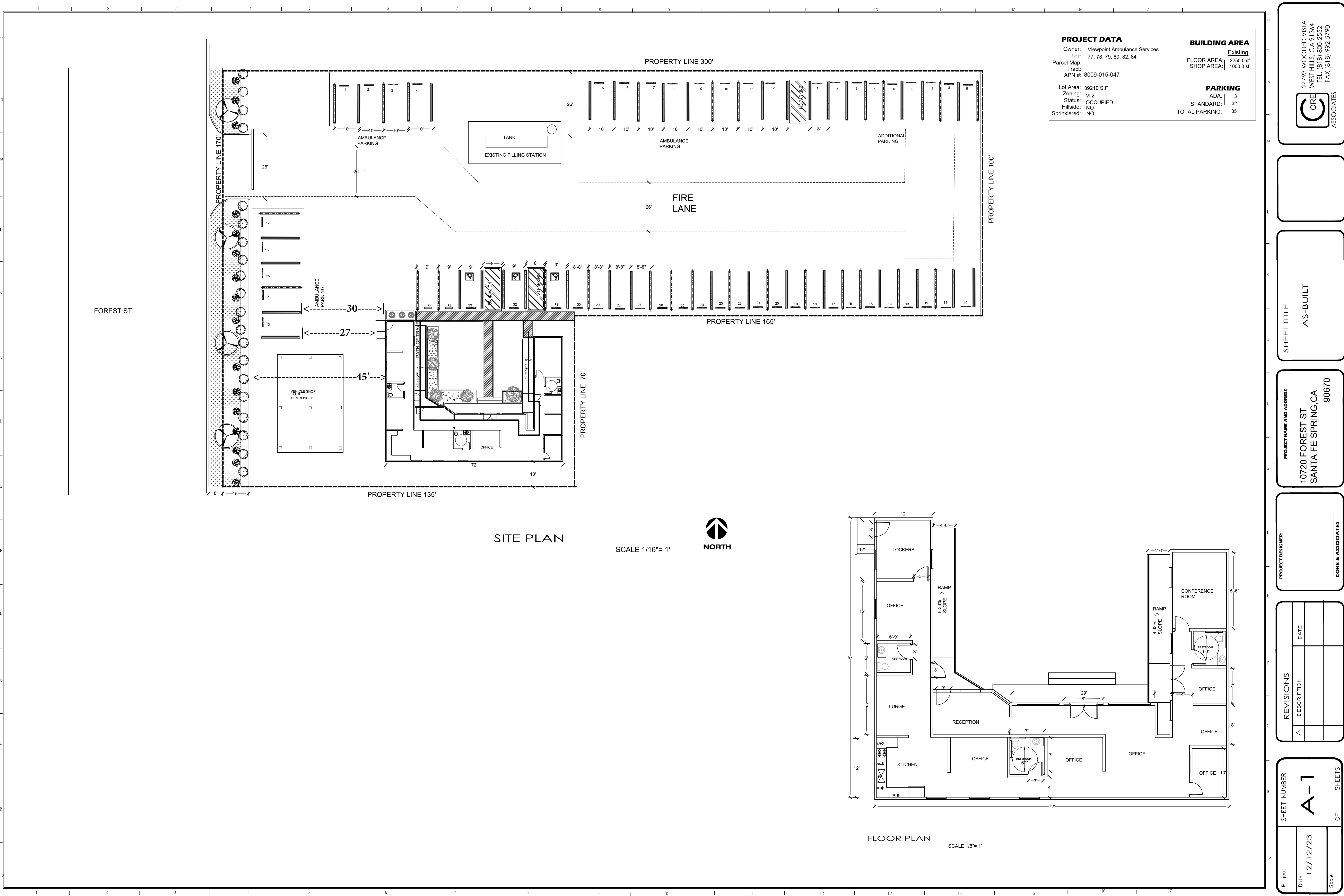
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.org. Please submit your written comments by 12:00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

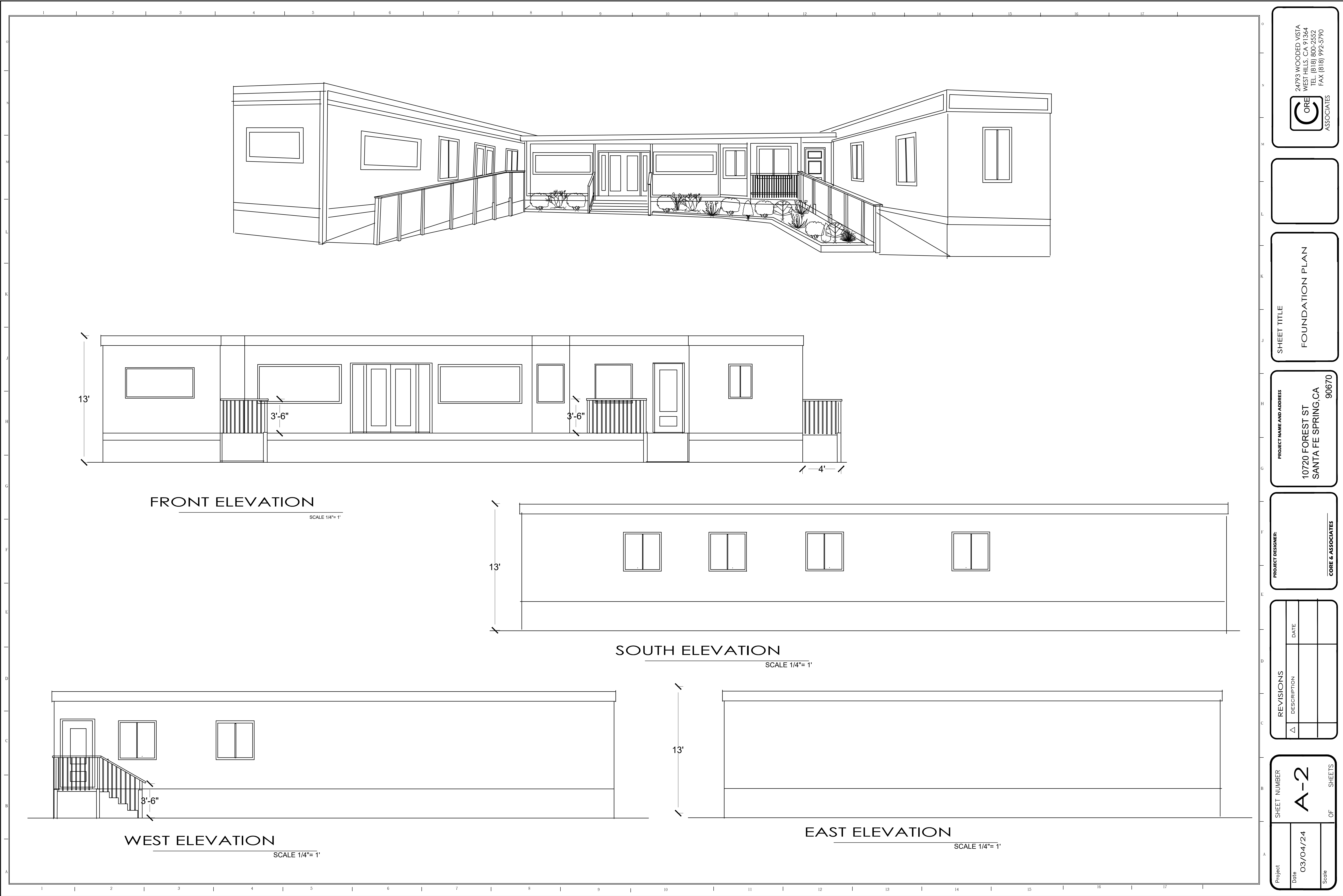
FURTHER INFORMATION on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7451.

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

Attachment C

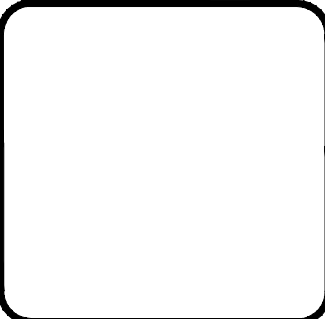
Full Set of Plan





24793 WOODED VISTA
WEST HILLS, CA 91364
TEL (818) 800-2552
FAX (818) 992-5790

CORE ASSOCIATES



SHEET TITLE

FOUNDATION PLAN

PROJECT NAME AND ADDRESS

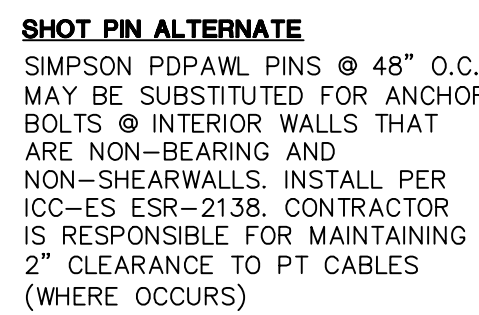
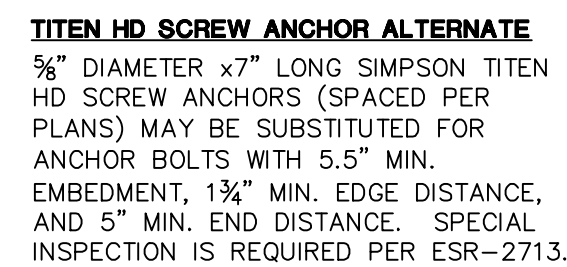
10720 FOREST ST
SANTA FE SPRING, CA 90670

PROJECT DESIGNER:

CORE & ASSOCIATES

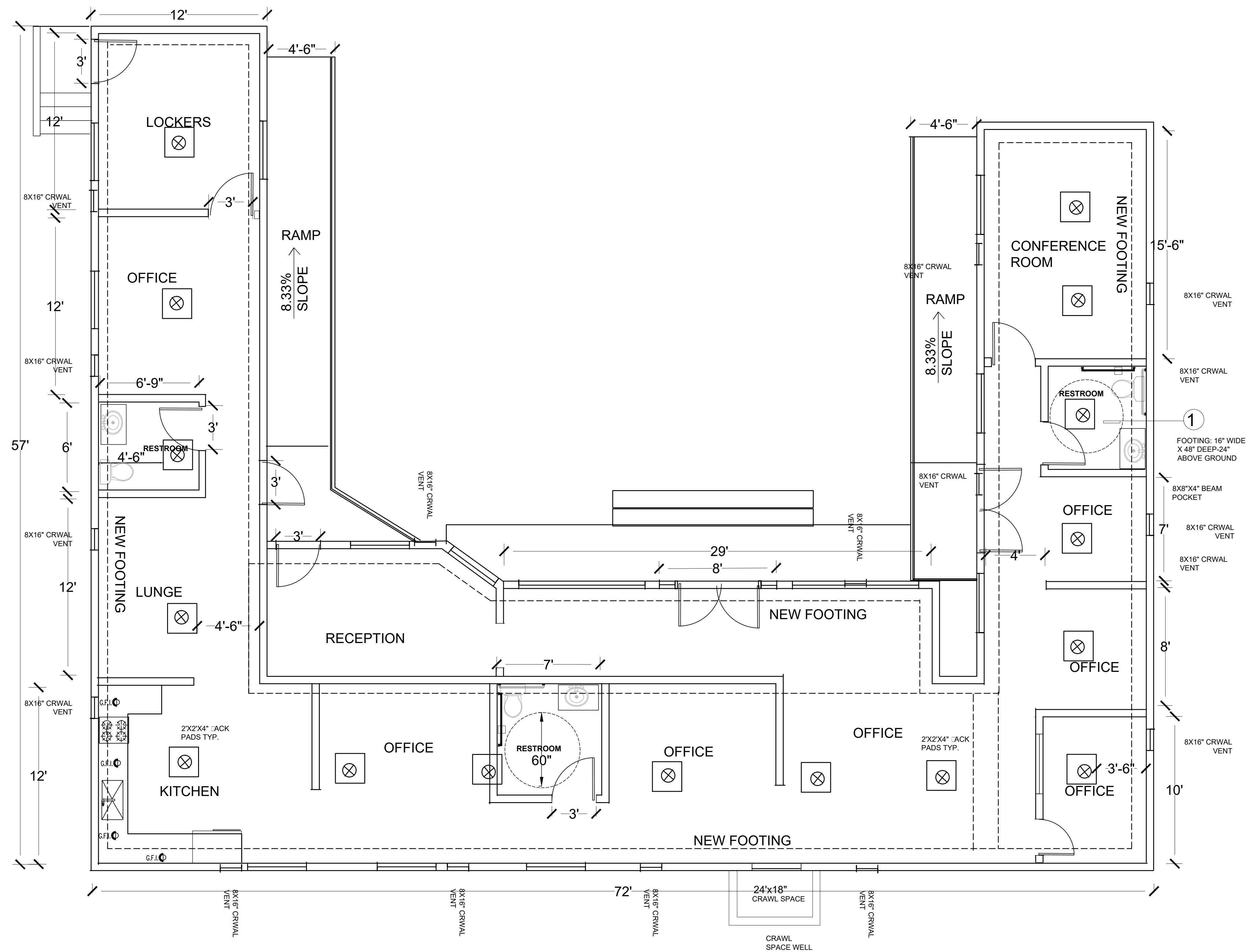
REVISIONS	DATE	
	DESCRIPTION	
Δ		

SHEET NUMBER		SHEETS	
A-2		OF	
Project	Date	Scale	
	03/04/24		



2 ANCHOR BOLT PLACEMENT DETAIL

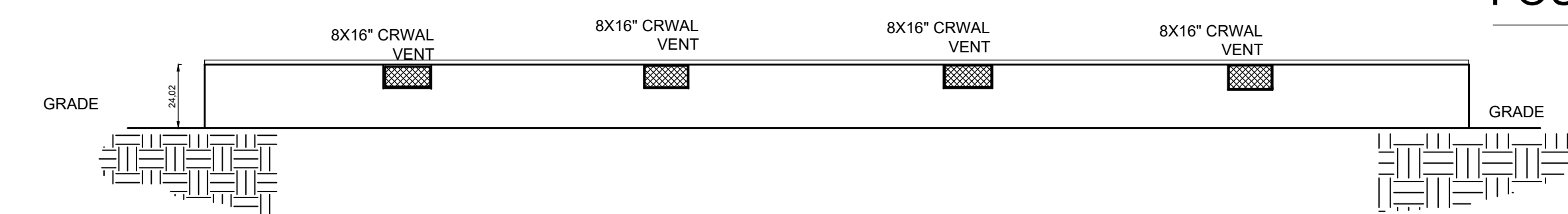
SD2-13.DWG

$$3/4'' = 1' - 0''$$


FOUNDATION PLAN

SCALE $\frac{1}{4}" = 1'$

PROVIDE METAL GROUND ANCHOR
4' DEEP OR IMBEDDED IN TO THE FOOTING



FOUNDATION ELEVATION

SCALE $\frac{1}{4}" = 1'$

SCOPE OF WORK:
LEGALIZING OF THE OFFICE BUILDING.
CONSTRUCT FOOTING AND FOUNDATION.

APPLICABLE CODES:

THIS PROJECT SHALL COMPLY WITH THE 2022 EDITIONS OF CBC BUILDING/ PLUMBING, ELECTRICAL, /MECHANICAL CODES AND 2022 CALIFORNIA ENERGY CODE, CAL GREEN, AND 2022 CRC □ 2022 GREEN BUILDING AND THE CITY OF SANTA FE SPRING 2022 BUILDING, PC, EC. CODE AND FIRE CODE



PROJECT DATA

Owner: Viewpoint Ambulance Services
 Lot: 77, 78, 79, 80, 82, 84
 Parcel Map:
 Tract:
 APN #: 8009-015-047

BUILDING AREA

	Existing
FLOOR AREA:	2250.0 sf
SHOP AREA:	1000.0 sf

PARKING

ADA:	3
STANDARD:	32
TOTAL PARKING:	35

REVISIONS		
Δ	DESCRIPTION	DATE

Project	S-1		SHEET NUMBER
Date	03/04/24		OF SHEETS
Scale			

 24793 WOODED VISTA
WEST HILLS, CA 91364
TEL. (818) 800-2552
FAX (818) 992-5790

HEET TITLE

FOUNDATION PLAN

PROJECT NAME AND ADDRESS
10720 FOREST ST SANTA FE SPRING, CA 90680

PROJECT DESIGNER:
CORE & ASSOCIATES

Conditional Use Permit Case No. 844

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Attachment D

Resolution No. 276-2024

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 276-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 844 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN AMBULANCE SERVICE USE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15332, CLASS 32 (INFILL DEVELOPMENT).

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 844) to allow the establishment an ambulance services within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the subject property is located at 10740 Forest Street, identified as Assessor’s Parcel Number 8009-015-047, according to the latest rolls of the Los Angeles County Assessor’s Office; and

WHEREAS, the property owner is Taylor Skeffington, 10740 Forest Street, Santa Fe Springs, CA 90670; and

WHEREAS, the project applicant is Viewpoint Ambulance Services, 24793 Wooded Vista, West Hills, CA 91307; and

WHEREAS, the proposed CUP is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received by the applicant and the written and oral staff reports from City staff, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption pursuant to Section 15332, Class 32 (Infill Development Projects) of the CEQA Guidelines; and

WHEREAS, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos Community Newspaper* on October 4, 2024, a local newspaper of general circulation, and mailed notices to property owners within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan, Zoning Ordinances applicable to the subject property, the public testimony, written comments, or other materials presented at the Planning Commission Meeting held on October 14, 2024, regarding CUP Case No. 844.

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

SECTION I. RECITALS

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

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed project is considered a project pursuant to the California Environmental Quality Act (CEQA); and as a result, the project is subject to the City's environmental review process. The project, however, qualifies for an in-fill development exemption pursuant to Section 15332, Class 32 of the CEQA Guidelines as it meets the following criteria:

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

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

- (A) That the proposed use will not be detrimental to persons or property in the immediate vicinity, and will not adversely affect the city in general.

The Project Site is located within the M-2 Zone and has a General Plan land use designation of Industrial. An ambulance service is consistent with both the current zoning and land use designations.

The primary concern associated with an ambulance service is the noise generated by the sirens. To address this issue, the applicant has committed to not activating the siren until reaching Florence Avenue, thereby mitigating potential noise disturbances.

- (B) Give due consideration to the appearance of any proposed structure and may

require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

The site includes an unpermitted 2,250-square-foot office building. The applicant is working with the City's Building Department to obtain the necessary permits. The style and architecture of the proposed building is consistent with other high-quality office and industrial projects in the surrounding area.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 276-2024 to find and determine that the proposed project is Categorical Exempt, pursuant to Section 15332, Class 32 (Infill Exemption) of the CEQA Guidelines; and approve CUP Case No. 844 to allow the establishment, operation and maintenance of an ambulance service use at 10740 Forest Street (APN: 8009-015-047), within the M-2 Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of October 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CASE NO. 844
10740 FOREST STREET**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

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

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

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

DEPARTMENT OF POLICE SERVICES:

(Contact: Kristen Haining 562-409-1850 x3302)

3. That the Applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Community Development Department. The photometric plan shall be designed to provide adequate lighting (minimum of 1-foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plan shall be submitted to the Community Development Department no later than sixty (60) days from the date of approval by the Planning Commission.
4. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

5. 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.
6. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
7. That the proposed building, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
8. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
9. Property must be properly maintained at all times. Applicant shall submit plans and obtain approval to build a trash enclosure onsite. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers. Outdoor storage and/or activities are strictly prohibited at all times.
10. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.

11. The Applicant and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by SFSMC §155.424.
12. That during the construction phase of the proposed project, the contractor/project supervisor shall maintain the job site in a clean and orderly manner. All trash, debris, and graffiti shall be removed immediately. Overgrown vegetation and weeds shall be cut and maintained on a regular basis. All dirt, dust, and debris that has migrated to the street shall be immediately cleaned. Portable toilets shall not be visible from the public street and maintained properly.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

13. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
14. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
15. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x 7451)

16. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services and the Fire Marshall.
17. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

18. The Community Development Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
19. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Community Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
20. The subject ambulance service use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
21. The applicant shall not allow ambulance, commercial vehicles, trucks and/or truck tractors to queue on Forest Street, use street(s) as a staging area, or to backup onto the street from the subject property.
22. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com>).
23. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.
24. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

25. Conditional Use Permit Case No. 844 shall be subject to a compliance review in one (1) years, until 10/14/2025. Approximately three (3) months before 10/14/2024, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
26. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
27. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
28. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.

29. If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit Case No. 844 back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit.
30. That the applicant shall submit a \$75 check made out to "L.A. **County Registrar-Recorder/County Clerk**" to the Community Development Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.