



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, NOVEMBER 10, 2025
AT 6:00 P.M.

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

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

Vince Velasco
Claudia Jimenez
Alejandro De Loera
Cynthia Alvarez
Laurel Reimer
Esmeralda Elise

NOTICES

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

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

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

SB 1439: Effective January 1, 2025 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of \$500 or more from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

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

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

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

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

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 OCTOBER 13, 2025 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. 2 – ALTA DENA EXPRESS

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. 2; and
- 2) Require that this matter be brought back before November 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

3. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 36 – CALIFORNIA HI-LITES, 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. 36; and
- 2) Require that this matter be brought back before November 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

4. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 43 – MARISCOS SOL Y MAR #2

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. 43; and
- 2) Require that this matter be brought back before November 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

PUBLIC HEARING

5. PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 856 – TO ESTABLISH, OPERATE, AND MAINTAIN A SEAFOOD PROCESSING FACILITY AT 12423 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITY)

RECOMMENDATION: 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. 856, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and

- 4) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Code, for the granting of a Conditional Use Permit; and
- 5) Approve CUP Case No. 856, subject to the conditions of approval as contained within Resolution No. 304-2025; and
- 6) Adopt Resolution No. 304-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related actions that may be desirable.

6. PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 858 – TO ESTABLISH, OPERATE, AND MAINTAIN A DOG DAYCARE AND BOARDING FACILITY AT 12325 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

RECOMMENDATION: 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. 858, and thereafter, close the Public Hearing; and
- 2) Find and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (Existing Facilities); and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Code, for the granting of a Conditional Use Permit; and
- 5) Approve CUP Case No. 858, subject to the conditions of approval as contained within Resolution No. 305-2025; and
- 6) Adopt Resolution No. 305-2025, which incorporates the Planning Commission's findings and actions regarding the matter; and
- 7) Take such additional, related action that may be desirable.

7. **PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1015 – TO CONSTRUCT ONE (1) NEW 37’-5” TALL TANK FOR THE STORAGE OF NITROGEN AND TWO (2) NEW 18’-5” TALL AMBIENT VAPORIZERS; MODIFICATION PERMIT (“MOD”) CASE NO. 1371 TO ALLOW PARTIAL SCREENING OF THE PROPOSED METALTANKS AT 11845 BURKE STREET; AND ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Development Plan Approval (“DPA”) Case No. 1015 and Modification Permit (“MOD”) Case No. 1371, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (“CEQA”), the project is Categorically Exempt; and
- 3) Approve DPA Case No. 1015 and MOD Case No. 1371, subject to the conditions of approval as contained within Resolution No. 306-2025; and
- 4) Adopt Resolution No. 306-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related actions that may be desirable.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Esmeralda Elise, Planning Commission Secretary for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City’s website at www.santafesprings.gov; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Executive Assistant

SUBJECT: MINUTES OF THE OCTOBER 13, 2025 MEETING

DATE: November 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

Staff has prepared minutes for the following meeting:

- October 13, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the October 13, 2025 Planning Commission Meeting

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



APPROVED:

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

October 13, 2025

1. CALL TO ORDER

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

2. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Susie Altamirano, Assistant City Attorney
Cuong Nguyen, Community Development Director
Vince Velasco, Assistant Director
Claudia Jimenez, Economic Development Specialist
Esmeralda Elise, Planning Commission Secretary

3. PLEDGE OF ALLEGIANCE

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

4. EX PARTE COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. PRESENTATIONS

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

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

After the presentation, the Commissioners had some concerns and provided recommendations for Community Development Director Cuong Nguyen to provide to the Applicant.

7. 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.

2) MINUTES OF THE SEPTEMBER 8, 2025 REGULAR MEETING

Chairperson Sarno requested a motion and a second for Consent Item No 2.

It was moved by Vice Chair Jimenez and seconded by Commissioner Ayala to approve Consent Item No 2, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. PUBLIC HEARING

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

Recommendation:

Chair Sarno called upon Economic Development Specialist Claudia Jimenez to present this item.

Chair Sarno opened the Public Hearing at 6:15 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions for the Applicant and a discussion ensued.

Having no additional questions or comments, Chair Sarno closed the Public Hearing at 6:25 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Flores to approve ASCUP Case No. 91, and adopt Resolution No. 303-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. ANNOUCEMENTS

- Staff

Assistant Director Vince Velasco reminded the Commissioners of the joint Council and Planning Commission Study Session happening November 5th, also about the Economic Growth Luncheon happening October 16th.

- Commissioners

None.

10. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:30 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 2 – ALTA DENA EXPRESS**

DATE: November 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 2; and
2. Require that this matter be brought back before November 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Alta Dena Express is a drive-up convenience store. Alta Dena Express provides a variety of products ranging from soft drinks, dairy, snacks, and alcoholic beverages. For alcoholic beverage sales, customers are required to exit their vehicles and complete purchases at the cash register.

In accordance with Section 155.628, Alta Dena Express applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 2 by the Planning Commission and the City Council at their respective meetings on May 28, 1996, and June 13, 1996, to allow for the operation and maintenance of an alcoholic beverage sales use for off-site beer and wine consumption. In an effort to include distilled spirits for off-site consumption, Alta Dena Express applied for and was granted approval on October 12, 2015, to allow

for the operation and maintenance of an alcoholic beverage sales use for off-site beer, wine, and distilled spirits consumption.

Alta Dena Express maintains a Type 21 License (off-sale general) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff do not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 2 in five years, before November 10, 2030.

SUMMARY/NEXT STEPS

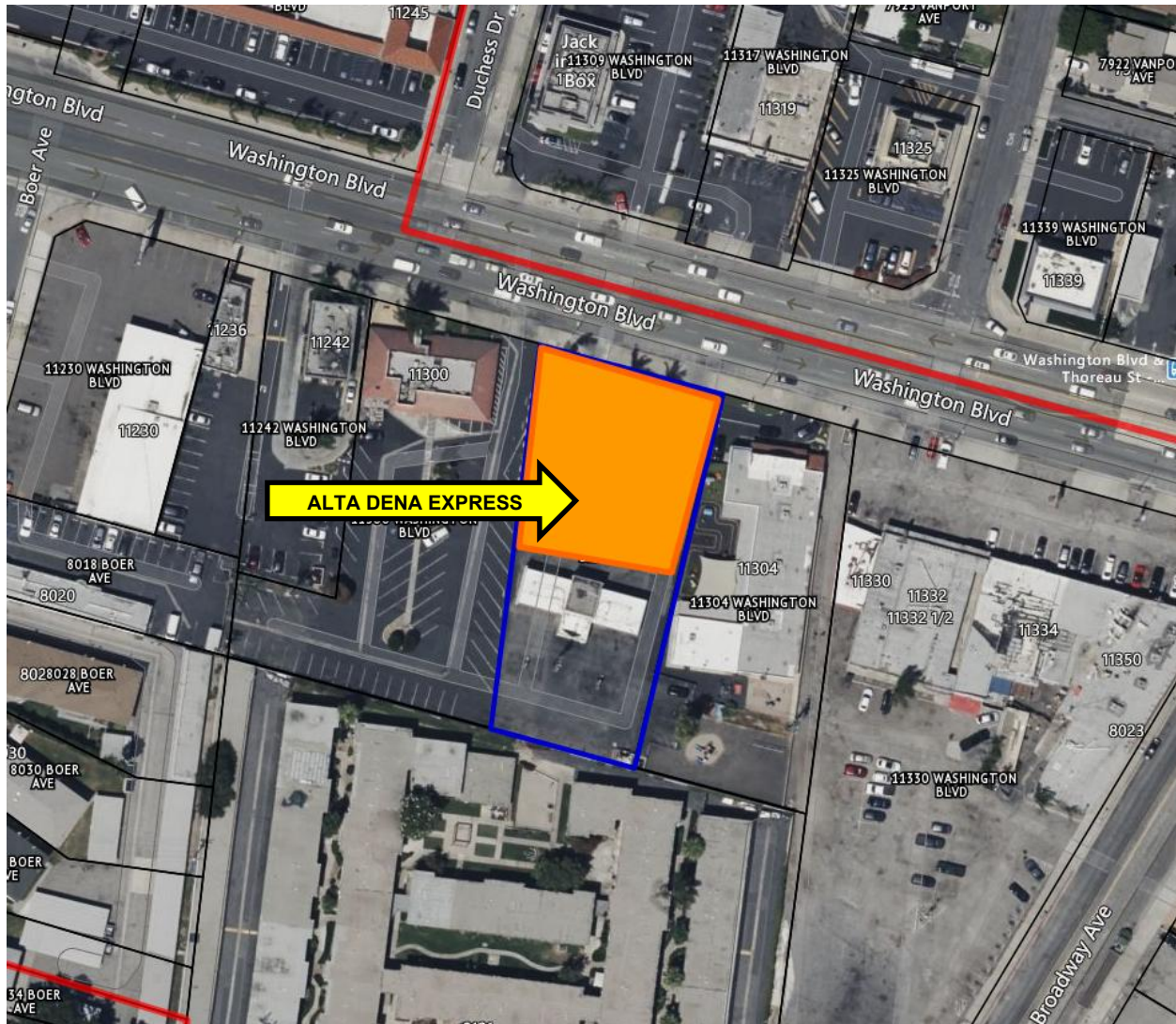
Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before November 10, 2030.

ATTACHMENT(S):

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

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

ATTACHMENT A
LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 2

ALTA DENA EXPRESS
11302 Washington Blvd.
Santa Fe Springs, CA 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Department of Alcoholic Beverage Control.
2. That the Applicant shall not allow the sale of items or merchandise on the front portion of the property that is not related to the convenience store.
3. That no alcoholic beverage shall be consumed on the subject property or at the adjacent car wash operation at any time.
4. The Applicant shall be responsible for maintaining control of litter on the subject property.
5. 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 State Business and Professions Code.
6. It shall be unlawful to sell, furnish, or give any alcohol to any habitual or common drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
7. It shall be unlawful to have upon the subject premises any alcoholic beverages other than the alcoholic beverages that the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
8. It shall be unlawful to sell, furnish, or give any alcoholic beverage to any person under the age of 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
9. It shall be unlawful to employ or use the service of any person under the age of eighteen years of age for the sale of alcoholic beverages, except that a person under the age of eighteen years may be employed or used for those purposes if that person is under the continuous supervision of a person twenty-one years of age or older, as set forth in Section 25663(b) of the State Business and Professions Code.
10. That the permittee shall not allow any person to loiter on the subject premises and shall report all such instances to the Whittier Police Department.
11. 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 possible, the color of the existing and/or adjacent surfaces.

12. That the persons purchasing any alcoholic beverages shall be required to exit any vehicle that they are an occupant of before taking possession of the alcoholic beverage(s).
13. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
14. That the Applicant posts a copy of these conditions and maintain a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
15. 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 agreement to sell, lease, or sublease.
16. That adequate security lighting shall be maintained throughout the development, including the rear parking and loading areas, and shall be directed away from adjoining properties, subject to the review and approval by the Director of Police Services.
17. 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.
18. That window signs, advertisements, posters, window art, and other similar signs shall not exceed 25% of the window area of the premises served and shall be subject to the sign limitation of the underlying zone.
19. That the owner shall receive approval by the Director of Public Works for any installation of newspaper racks on the premises.
20. ***That ASCUP Case No. 2 shall be subject to a Compliance Review in five years, no later than November 10, 2030, to ensure the alcoholic beverage 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.

21. That all other applicable requirements of the City Zoning Regulations, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshal, and all other applicable regulations shall be strictly complied with.
22. It is hereby declared to 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 shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

SUBJECT: **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 36 – CALIFORNIA HI-LITES,
INC.**

DATE: November 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 36; and
2. Require that this matter be brought back before November 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

California Hi-Lites, Inc. operates and maintains a packaging, storage, and distribution warehouse at 12500 Slauson Avenue, Suite C3, in the City of Santa Fe Springs. California Hi-Lites, Inc. provides warehousing, packaging, and shipping services for several food, cosmetic, and beverage companies. Additionally, they provide warehousing services for wine companies.

In accordance with Section 155.628, California Hi-Lites, Inc. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 36 by the Planning Commission and the City Council at their respective meetings on May 12, 2014, and June 12, 2014, to allow for operation and maintenance as an alcoholic beverage warehouse and distribution facility.

California Hi-Lites, Inc. maintains a Type 14 License (public warehouse) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff do not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 36 in five years, before November 10, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before November 10, 2030.

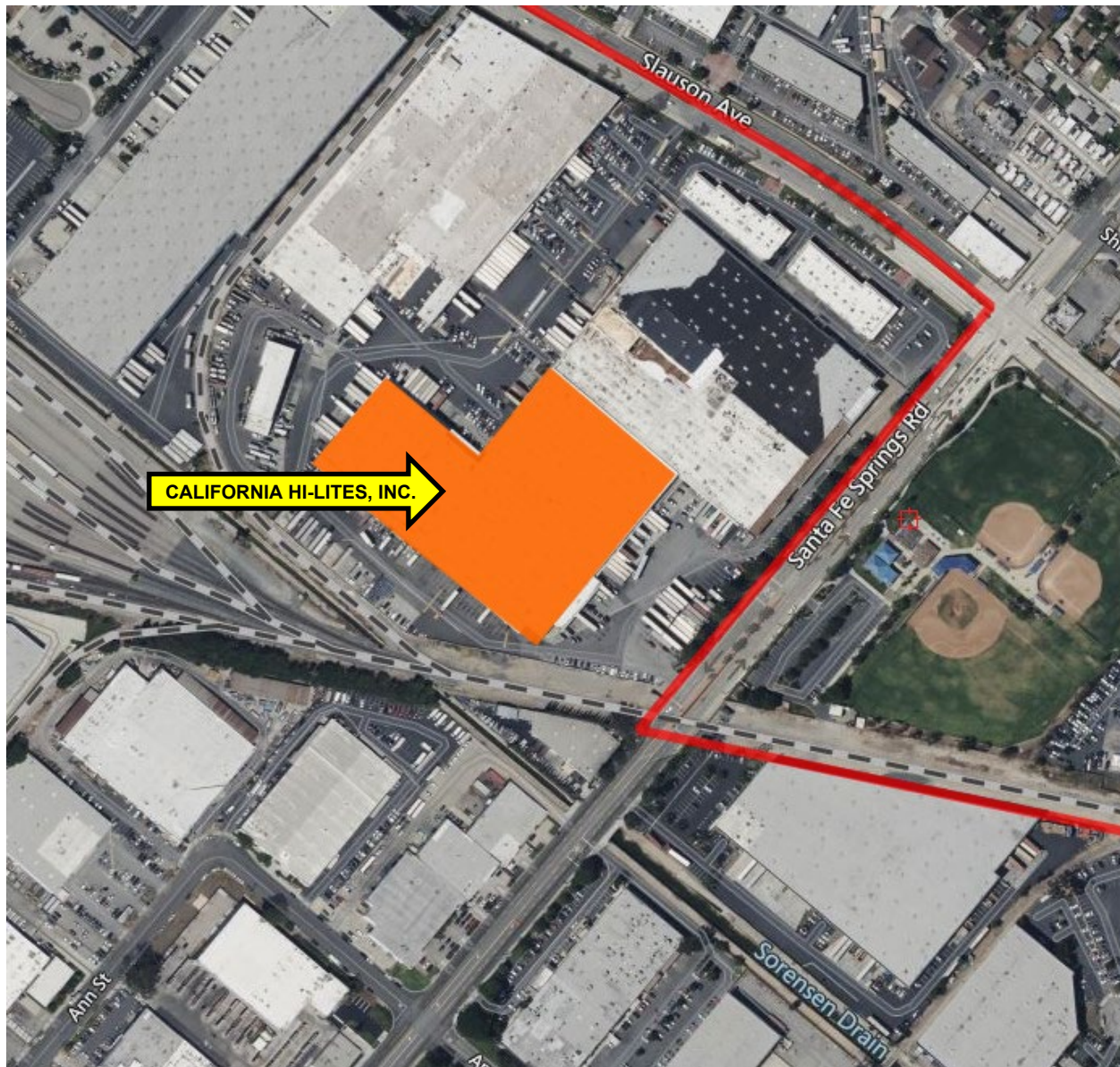
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 36

CALIFORNIA HI-LITES, INC.
12500 Slauson Avenue, Suite C3
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. The Applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired, or revoked, this Permit shall be subject to revocation.
2. That the Applicant shall be responsible for maintaining the area responsible under their lease free of litter, debris, boxes, pallets, and trash on the subject property.
3. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment, or any other related material.
4. That the Applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. 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 State Business and Professions Code.
6. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to store under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
7. That the owner, corporate officers, and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
8. 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.
9. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
10. ***That ASCUP Case No. 36 shall be subject to a Compliance Review in five years, no later than November 10, 2030, to ensure the alcoholic 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.

11. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshal, and all other applicable regulations shall be strictly complied with.
12. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 43 – MARISCOS SOL Y MAR
#2**

DATE: November 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 43; and
2. Require that this matter be brought back before November 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Mariscos Sol y Mar #2 is a seafood-themed restaurant serving Mexican-style seafood dishes. The family restaurant has operated within the Cefalia Center since 2007. 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, Mariscos Sol y Mar #2 applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 43 by the Planning Commission and the City Council at their respective meetings on October 27, 2008, and November 10, 2008, 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.

Mariscos Sol y Mar #2 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 have not received any complaints stemming from the alcoholic beverage sales for on-site consumption.

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there have 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 are recommending another Compliance Review of ASCUP Case No. 43 in five years, before November 10, 2030.

SUMMARY/NEXT STEPS

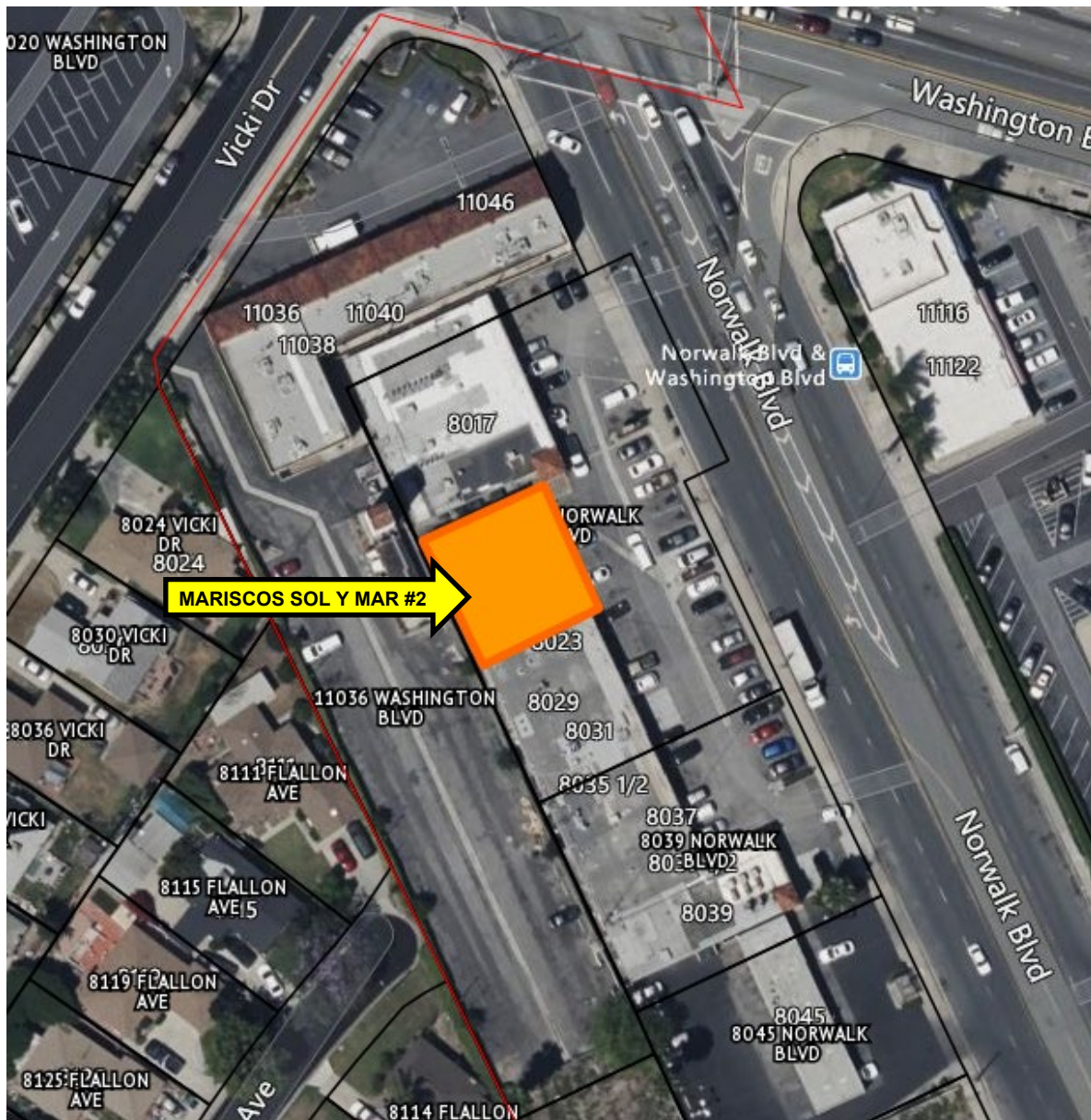
Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before November 10, 2030.

ATTACHMENT(S):

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

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

ATTACHMENT A
LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 43

MARISCOS SOL Y MAR #2

8021 Norwalk Blvd.
Whittier, CA 90606

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the sales, service, and consumption of alcoholic beverages shall be permitted only between the business hours of 9:00 a.m. to 9:00 p.m., each day of the week or as permitted by the Department of Alcoholic Beverage Control.
2. That the Type 41 Alcoholic Beverage Control license allowing onsite consumption of beer and wine in connection with a bonafide eating establishment shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
3. That the 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.
4. That the Applicant and/or his/her employees shall not allow any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
5. That the Applicant and/or his/her 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.
6. That the Applicant and/or his/her employees shall not permit any person under 21 years of age to sell alcoholic beverages.
7. That it shall be the responsibility of the Applicant and/or his/her employees to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
8. That the Applicant and/or his/her employees shall not allow any person to loiter on the subject premises, and shall report all such instances to the Whittier Police Department.
9. That a maximum occupancy placard shall continue to be maintained posted over each doorway. This occupancy limitation shall not be violated at any time.
10. 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 30 days prior to date the Applicant desires to use such advertisements.

11. That there shall be no live entertainment, amplified music, or dancing permitted on the premises as any time.
12. 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.
13. 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 not less than (60) sixty days prior to signing of the agreement to sell, lease, or sublease.
14. 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.
15. ***That ASCUP Case No. 43 shall be subject to a Compliance Review in five years, no later than November 10, 2030, to ensure the alcoholic beverage 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.***
16. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshal, and all other applicable regulations shall be strictly complied with.
17. It is hereby declared to 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: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cynthia Alvarez, Assistant Planner

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 856 – TO ESTABLISH, OPERATE, AND MAINTAIN A SEAFOOD PROCESSING FACILITY AT 12423 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITY)**

DATE: November 10, 2025

RECOMMENDATIONS

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. 856, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code, for the granting of a Conditional Use Permit; and

Conditional Use Permit Case No. 856

Page 2 of 10

- 5) Approve CUP Case No. 856, subject to the conditions of approval as contained within Resolution No. 304-2025; and
- 6) Adopt Resolution No. 304-2025, 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 fees collected for the CUP application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

On June 30, 2025, Aroma International Inc. ("Applicant") filed a request for a Conditional Use Permit (CUP Case No. 856) to allow a food processing facility that includes fish and meat at 12423 Florence Avenue, within the M-2 Zone (Heavy Manufacturing).

Project/Applicant Information

Project Site:	12423 Florence Avenue (APN: 8009-015-038)
Project Applicant:	Shuyin Qiu on behalf of Aroma International INC
Property Owner:	Shuyin Qiu
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use:	Vacant

Business Background

The Applicant is proposing to bring their 6-year-old business from Chicago to Santa Fe Springs and aims to provide quality fish for sushi restaurants and markets. In Chicago, they have earned a strong reputation for their products' quality and reliable service. While their specialty is fresh salmon and tuna, they plan on expanding their offerings in Santa Fe Springs.

Business Plan

Company Overview

The fish processing facility aims to deliver quality sushi-grade fish. The facility will specialize in filleting fish and the storage of whole and filleted fish. They source fresh fish from suppliers around the globe to stay true to their premium quality commitment and

eventually expand their fish offerings.

Operations and Logistics

The facility anticipates having a daily intake of two (2) 16-foot box trucks to keep their products fresh. There will also be daily deliveries to clients of four (4) 16-foot box trucks. The two incoming trucks would arrive between 5 AM to 9 AM. The outgoing trucks will be loaded and sent out one by one, based on the route of day. In addition, the applicant expects to have 10 commuting employee vehicles at the largest shift. Intake and deliveries are expected to take place Monday through Friday 5:00 AM to 5:00 PM. Interior processing is projected to be Monday through Friday, 24 hours. This schedule was curated to accommodate early mornings and ensure timely delivery to local restaurants such as Bay Poke and Pescado Dorado.

Building Improvements

Aroma International Inc. aims to deliver fresh sushi-grade products while maintaining minimal waste and a sustainable business model. To ensure that the proposed food processing activities do not become an odor nuisance, the unit will be improved to have temperature-controlled rooms in both the processing and storage areas. The current building permit approval will equip the building with a freezer with temperatures of 0 degrees Fahrenheit, a cooler room being 34 degrees, a processing room being 47 degrees, and a cooler dock being at 47 degrees. As part of the scope, air curtains will be installed at entrances/exits. These serve as an air seal by blowing a controlled stream of air across an opening to the opposite side. The box trucks containing the fish will also be refrigerated to ensure food safety and eliminate any potential for odors.

Waste and Odor Management

Apart from the building improvements made that the proposed food processing activities do not become an odor nuisance, the unit will be improved to have temperature-controlled rooms in both the processing and storage areas. The applicant will ensure proper separation of waste and collaborate with local waste management facilities to minimize built up waste. Disposal and pick up will happen daily. Minimizing waste will also include avoiding over-purchasing of fish and ensuring recycling methods are considered.

ANALYSIS:

The project site at 12423 Florence Avenue is a 10,132 square-foot unit. The entire multitenant building is 42,799 square feet and provides a total of 93 parking stalls. The unit contains two (2) exit doors that will be equipped with air curtains to minimize odors and prioritize cleanliness.

Zoning Requirement

In accordance with Section 155.243(D)(5) of the City's Municipal Code, all fish products packaging, canning, or processing requires a Conditional Use Permit and are subject to Planning Commission approval.

Conditional Use Permit Case No. 856

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Code Section:	Conditional Use Permit
155.243 (D)(5)	Section 155.246 The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (D)(5) Meat or fish products packaging, canning or processing.

If the CUP is approved, the applicant will ensure that cleanliness is prioritized to uphold their reputation for providing quality ingredients.

Aroma International Inc. has submitted an interior remodel, which demonstrates how the unit will be almost entirely equipped to be refrigerated to ensure all fish being handled remain sushi grade. This includes a proposal to equip the unit with a cooler dock, processing room, a cooler, and freezer room. Fish will be delivered to the facility based on demand from clientele to avoid increased waste and minimize storage areas. This layout will ensure a safe temperature for handling fish and maintain freshness.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The proposed food processing facility is surrounded by a variety of industrial uses. Introducing such a facility would offer a diverse range of industrial activities that are not common in the surrounding area, aligning with the goal of fostering diversified businesses across various industries. This initiative would provide employment, commercial, and experiential opportunities.
	Policy LU-2.2: Expanding Industrial Base. Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries.	The proposed Conditional Use Permit will allow Aroma International Inc. to expand their food operation to the city, allowing them to prepare food for restaurants and grocery stores within a 40-mile radius.

ENVIRONMENTAL:

Upon review, staff has made the preliminary determination that the proposed project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA). If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

DISCUSSION:

Authority of the Planning Commission

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Code, to grant a 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 its review and determination of the subject CUP.

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

SUMMARY:

Conditions of Approval

On September 9, 2025, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included in Exhibit A of Attachment D. The applicant has acknowledged and agreed to all conditions of approval 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.

A legal notice of the Public Hearing for the proposed project was sent by first-class mail on October 30, 2025, to all property owners within 500 feet of the exterior boundaries of the subject property, as listed in the latest County Assessor's Roll. Additionally, the legal notice was 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 31, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Code.

Conditional Use Permit Case No. 856

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

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Site Plan
- D. Resolution No. 304-2025
 - a) Exhibit A – Conditions of Approval

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

Attachment A
Aerial Photograph



12423 Florence Ave.
(APN: 8009-015-038)



Attachment B

Public Hearing Notice

FILE COPY



quadiant
CORRECTION
IMI
\$000.01⁹
10/30/2025 ZIP 90670
043M31222321

US POSTAGE

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

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

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 856

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. 856 – To establish, operate, and maintain a seafood processing facility at 12423 Florence Avenue.

PROJECT SITE/APPLICANT: 12423 Florence Avenue (APNs: 8009-015-038) / Shuyin Qiu on behalf of Aroma International Inc.

CEQA STATUS: The Planning Commission will consider a determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines – Class 1 (Existing Facility).

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, November 10, 2025, at 6:00 p.m.**

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

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

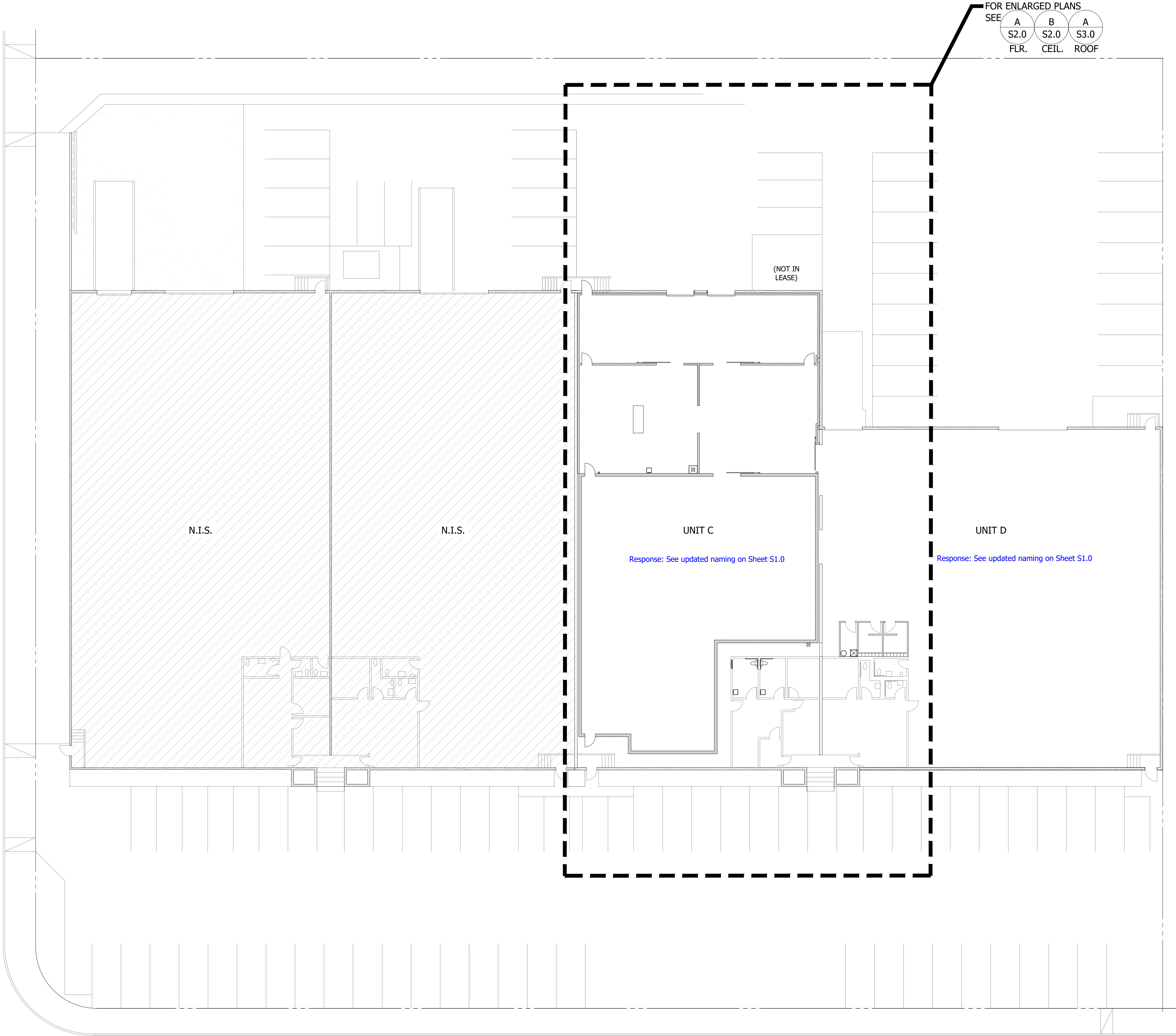
FURTHER INFORMATION on this item may be obtained from Cynthia Alvarez, Assistant Planner, via e-mail at: CynthiaAlvarez@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7516.

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

Attachment C

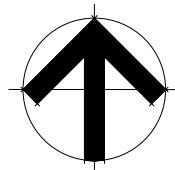
Site Plan

SPRINGDALE AVENUE



A OVERALL BUILDING PLAN

Scale: 1/16"=1'-0"



- GENERAL NOTES:
1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND RESOLVE ANY DISCREPANCY WITH ENGINEER.
 2. (N) - REPRESENTS NEW.
 3. (E) - REPRESENTS EXISTING.
 4. ALL INSULATED PANELS TO BE CLP-600 PER CUSTOM COOLER (LARR #25963).



TRUE NORTH ENGINEERING INC.
5140 E. LA PALMA AVE., SUITE 207
ANAHEIM, CA 92807
TrueNorthEngineeringInc@gmail.com
ENGINEER SEAL

HANSEN COLD STORAGE
CONSTRUCTION
4410 DISTRICT BLVD
VERNON, CA 90058
323.846.6676

HANSEN
Cold Storage Construction
Lic #609752 -B1

OVERALL BUILDING PLAN
AROMA FOODS UNIT C
COOLER & FREEZER
12423 FLORENCE AVE.
SANTA FE SPRINGS, CA 90670

REVISIONS		
2	MECHANICAL CORRECTIONS	06/26/25
H2	HEALTH CORRECTIONS 2	05/21/25
1	BUILDING CORRECTIONS 1	04/11/25
H	HEALTH CORRECTIONS	03/12/25
DATE		10/28/24
DRAWN BY		JP
PROJECT NO.		HCS24-24
SCALE		AS NOTED

OVERALL
BUILDING PLAN

SHEET NO.

S1.0

Conditional Use Permit Case No. 856

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Attachment D

Resolution 304-2025

Exhibit A - Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 304-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 856 – TO ESTABLISH, OPERATE, AND MAINTAIN A SEAFOOD PROCESSING FACILITY AT 12423 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITY)

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 856) to allow a seafood processing facility within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the Project Site is located at 12423 Florence Avenue, Santa Fe Springs, CA 90670, with Assessor’s Parcel Number of 8009-015-038, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Shuyin Qiu, 12423 Florence Avenue, Santa Fe Springs, CA, 90670; and

WHEREAS, the business occupying this space is Aroma International Inc., 12423 Florence Avenue, Santa Fe Springs, CA, 90670; and

WHEREAS, the proposed project, which includes the discretionary review of CUP Case No. 856, 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 written and oral reports provided, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 (Existing Facility); and

WHEREAS, the City of Santa Fe Springs Community Development Department on October 31, 2025, 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 30, 2025, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, on November 10, 2025, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning CUP Case No. 856; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject site, the testimony, written comments, or other materials presented at the Planning Commission meeting on November 10, 2025, concerning CUP Case No. 856.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA, and consequently, it is subject to CEQA review. However, the project qualifies for a Categorical Exemption, pursuant to the CEQA, Section 15301-Class 1 (Existing Facilities).

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves a preexisting building to be a fish processing facility with minor interior alterations. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

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

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

The Project Site is located within the M-2 Zone (Heavy Manufacturing) and has a General Plan land use designation of Industrial. A food processing facility that includes fish, provided that a CUP is granted, is consistent with the current zoning and land use designation.

The primary concerns associated with a food processing facility that handles fish are the proper handling of the food product and potential odor. To ensure that the proposed food processing activities do not become an odor nuisance, the applicant has specified that all areas in which the fish is to be processed, stored, and transported will be temperature controlled. The majority of the building will be a freezer with

temperatures of 0 degrees Fahrenheit, a cooler room being 34 degrees, a processing room being 47 degrees, and a cooler dock being at 47 degrees. In addition to this, the fish is transported in refrigerated trucks to ensure food safety. Waste management will be prioritized through efficient product intake, minimizing waste produced, and ensuring waste is picked up daily. The applicant has also ensured that air curtains will be installed to prevent the exchange of odors and pests. Air curtains are machines that act as an air seal by blowing a controlled stream of air across an opening to the opposite side.

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

The Project Site, located at 12423 Florence Avenue, comprises an existing 10,132 square-foot unit within a 42,799 square-foot industrial multitenant building. The applicant is currently in the plan check process for an interior remodel to accommodate the proposed food processing operation. As mentioned above, the temperature-controlled rooms and the respective equipment is part of the interior work. No exterior change is being proposed as part of the Conditional Use Permit. The Planning Commission, therefore, finds that the characteristics of the Project Site will remain practically unchanged and the general appearance and welfare of the community will continue to be preserved.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 304-2025 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15303-1-Class 1 (Existing Facility); and approve CUP Case No. 856 to allow the operation and maintenance of a seafood processing facility located at 12423 Florence Avenue within the M-2 Zone (Heavy Manufacturing), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of November 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.944-9713 x3818)

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 562.944-9713 x3812)

2. 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.
3. 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.
4. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x3302)

5. That the applicant 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 Community Development Department no later than sixty (60) day from the date of approval by the Planning Commission.
6. 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.

7. 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.
8. 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 from the date of approval by the Planning Commission.
9. That all buildings, 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.
10. 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 potholes 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 always be legible. 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.
11. 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.
12. Food waste shall be properly disposed of at all times. Trash bins shall be emptied on a regular basis to avoid odors, attraction of flies and/or vermin.
13. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
14. That the Applicant and/or his employees shall not allow persons to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Applicant shall maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police Services at all times.

15. 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.
16. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868-0511 ex. 7342)

17. 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.
18. 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.
19. 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: Cynthia Alvarez 562.868-0511 x7519)

20. This approval shall allow the applicant, Aroma International INC., to establish, operate, and maintain a seafood processing facility located at 12423 Florence Avenue.
21. Applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a Seafood processing facility. The granting of this Permit does not circumvent any Federal, State, or local regulatory laws as they apply to the food processing operations
22. 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.
23. 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.

24. If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Community Development Department, the owner/developer 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 painted with a minimum font size of 20 point.
25. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development, and Fire-Rescue Departments for the proposed improvements.
26. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. 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>.
27. 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>).
28. 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 Code and the Sign Guidelines of the City.
29. 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.
30. 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.

31. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Community Development or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
32. 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.
33. 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.
34. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Springdale Avenue, use street(s) as a staging area, or back up onto the street from the subject property.
35. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services, and Fire Marshall.
36. 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 as possible, the color of the adjacent surfaces.

37. The subject seafood processing use shall comply with Section 155.420 of the City's Zoning Code regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
38. The subject seafood processing use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Code.
39. The hours of operation shall be 24 hours during through out the week with shipment and delivery to be from 5 a.m. to 5 p.m. unless otherwise approved by the Director of Community Development.
40. 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 Community Development.
41. 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 the 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.
42. 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.

43. 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.
44. Applicant understands that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
45. That the applicant shall submit a \$75 check made out to "L.A. **County** Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval
46. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or has had a substantial adverse impact on public facilities or services, the Director of Community Development may refer Conditional Use Permit Case No. 856 back to the Planning Commission for review. If, upon such review, the Commission finds that any of the aforementioned results have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 856.
47. 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.
 - a. Applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - b. 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.

- 48. Conditional Use Permit Case No. 856 shall be subject to a compliance review in 1 year, until November 10, 2026. Approximately three (3) months before November 10, 2026, 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.
- 49. That the applicant understands and agrees that this approval is subject to applicable provisions in the Santa Fe Springs Municipal Code governing modification or revocation of conditional use permits. Grounds for modification or revocation may occur if any one of the following conditions apply: (a) that the approval was obtained by fraud or faulty information; (b) that the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation; (c) that the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance; and (d) that the use for which approval was granted has ceased to exist or has been suspended for one year or more, as referenced in section 155.811 of the Santa Fe Springs Municipal Code. If there is evidence that any one of the foregoing conditions has occurred, the Director of Planning may refer the drive-thru restaurant use back to the Planning Commission for review pursuant to Section 155.811 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, AICP, Associate Planner

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 858 – TO ESTABLISH, OPERATE, AND MAINTAIN A DOG DAYCARE AND BOARDING FACILITY AT 12325 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

DATE: November 10, 2025

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. 858, and thereafter, close the Public Hearing; and
- 2) Find and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (Existing Facilities); and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code, for the granting of a Conditional Use Permit; and
- 5) Approve CUP Case No. 858, subject to the conditions of approval as contained within Resolution No. 305-2025; and

Conditional Use Permit Case No. 858

Page 2 of 11

- 6) Adopt Resolution No. 305-2025, which incorporates the Planning Commission's findings and actions regarding the matter; and
- 7) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND:

On September 24, 2025, Christina Marquez on behalf of Zoomies Doggy Daycare & Boarding, Inc. ("Applicant") submitted a request for a Conditional Use Permit (CUP Case No. 858) to establish, operate, and maintain a dog daycare and boarding facility at 12325 Florence Avenue, within the M-2 Zone (Heavy Manufacturing).

Project/Applicant Information

Project Site:	12325 Florence Avenue (APN: 8009-020-018)
Project Applicant:	Christina Marquez on behalf of Zoomies Doggy Daycare & Boarding, Inc.
Property Owner:	LUAP WAHSUB, LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use:	Vacant

Business Background

Zoomies is a family-owned dog daycare and boarding facility that initially began in 2022. The home-based business has grown rapidly since its inception and is seeking to expand and move its operation to a commercial site.

Business Plan

The Project Site is designed to accommodate the continued growth of the dog daycare and boarding business. While the Applicant only intends to have one (1) full-time employee and a couple of staff members with a maximum of 30-40 dogs to start, they intend to expand to a peak operation of five (5) employees and up to 60 dogs. To start, the facility will only offer half-day and full-day daycare from 7:00 am to 7:00 pm. However, the Applicant intends to add overnight boarding in the future, which this request is taking into consideration.

ANALYSIS:

Site Plan

The proposed use is located at 12325 Florence Avenue. The property measures 12,000 square feet and is developed with a 5,511 square foot building. The existing site has 12 surface parking spaces available. The Applicant proposes to operate their dog daycare and boarding facility entirely within the existing building.

Floor Plan:

The Applicant is proposing several kennel areas/rooms to be established, with kennels ranging from 3'x4' to 4'x6' to accommodate different sized breeds. These rooms will be temperature controlled and include air purifiers and sound dampening materials on the walls. The build-out of the kennel banks will require reconfiguring partition walls. The remaining rooms will consist of a break room, reception, and staff office. Indoor play areas will be prepared with non-slip, pet-safe flooring. These floors will also be waterproof for easy cleaning and disposal of pet waste. This indoor play area will be in the existing warehouse portion of the building, which will also have an HVAC system. Drainage will be installed in the kennel banks and indoor play areas to facilitate efficient cleaning.

Dog Boarding Facility Operations

Odors and Waste Management

As a dog daycare and boarding facility, the proposed use must effectively manage dog waste to minimize potential odor impacts. The Applicant has incorporated several measures to ensure proper sanitation and odor control.

- **Fully Indoors:** The proposed use would operate fully indoors, which would in itself minimize odor impact. The Applicant proposes to install floor drains throughout the interior to allow for efficient drainage of liquid waste, such as urine. A pressure washing system will also be installed to enable immediate cleaning of affected areas. Routine cleaning will include the use of pet-safe disinfectants in conjunction with pressure washing to maintain sanitary conditions and minimize odor buildup.
- **Waste Pickup:** All solid waste (feces) will be immediately collected, bagged in dog waste bags, and placed into sealed containers for proper disposal. This process will prevent waste accumulation and control potential odor emissions.

Noise

The sound of dogs barking is inherent to dog daycare and boarding operations. However, this site has several characteristics that make it well-suited for the proposed use, and the Applicant is implementing additional measures to minimize potential noise impacts.

- **Site Suitability:** The facility is proposed within the M-2, Heavy Manufacturing, Zone, which encompasses uses that typically involve heavy machinery, truck traffic, and other noise-generating operations. The proposed dog daycare is not expected to exceed the noise thresholds already anticipated in the M-2 Zone. This site is located more than 1,000 feet from the nearest residentially zoned properties, which further mitigates potential noise impacts on sensitive receptors.
- **Applicant Mitigations:** The Applicant's operations will be conducted fully indoors; all dog play, sleep, and sanitation areas will be within the existing building. The operations being fully indoors will reduce sound impacts considerably on their own, but the Applicant also proposes adding acoustic dampeners throughout the building that will further mitigate the sound. The Applicant is proposing a combination of ceiling mounted and wall mounted dampeners that absorb sound waves, which will reduce echo, cumulative noise, and overall sound levels inside and outside the building. The Applicant's operating plan also emphasizes behavioral noise reduction. By providing designated indoor play areas, dogs will have opportunities for activity and socialization, reducing barking related to boredom or confinement. Additionally, staff will be trained to properly manage and respond to instances of excessive barking, further ensuring that noise levels remain minimal.

Parking

The City's Zoning Code does not establish a specific parking requirement for dog daycare and boarding facilities. Pursuant to Section 155.482 of the Zoning Code:

"The required off-street parking for any building, structure, or use of land of a type which is not listed in this subchapter shall be determined by the Director of Planning and Development. The Director of Planning and Development shall be guided as much as possible by comparison with similar uses which are listed."

Given that the proposed use primarily involves short-term pick-up and drop-off activity with limited customer parking demand, staff determined that the most comparable listed use is a residential care facility. Residential care facilities require "One space per onsite staff person (during the shift with maximum staffing levels), plus one guest parking space per ten beds."

The Applicant anticipates a peak staffing level of five (5) employees and a peak boarding capacity of 60 kennels/beds, resulting in a required total of 11 parking spaces. The site currently provides 12 parking stalls, including one (1) accessible stall, thereby exceeding the minimum requirement by one space.

Should staff later determine that parking demand exceeds what is currently provided, or if the Applicant increases peak capacity beyond current projections, the Applicant will be

Conditional Use Permit Case No. 858

required to work with staff to identify an appropriate operational or site plan solution (COA #34).

		Parking Ratio	Required
Peak Staff	5 staff	1 per peak staff	5
Peak Boarding	60 kennels	1 per 10 kennels	6
		Total	11
		Provided	12

ENVIRONMENTAL

Upon review, staff has made a preliminary determination that the proposed project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The project involves a new dog daycare and boarding facility with no additional building square footage being proposed. If the Planning Commission concurs, staff will proceed with filing a Notice of Exemption (NOE) with the Los Angeles County Clerk.

DISCUSSION:

Authority of the Planning Commission

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Code, to grant a 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 its 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. 305-2025 (Attachment E).

Conditional Use Permit Case No. 858

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SUMMARY

Conditions of Approval

On October 16, 2024, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment E. The applicant has acknowledged and agreed to all conditions of approval 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.

A legal notice of the Public Hearing for the proposed project was sent by first class mail on October 30, 2025, to all property owners within 500 feet of the exterior boundaries of the subject property, as listed in the latest County Assessor's Roll. Additionally, the legal notice was 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 31, 2025, 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 regarding the CUP request.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Public Hearing Radius Map
- D. Site Plan
- E. Resolution No. 305-2025
 - a) Exhibit A – Conditions of Approval

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

ATTACHMENT A:
Aerial Photograph



12325 Florence Avenue
Conditional Use Permit (CUP) Case No. 858

ATTACHMENT B:
Public Hearing Notice

FILE COPY



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

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

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 858

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. 858 – To establish, operate, and maintain a dog daycare and boarding facility at the 12325 Florence Avenue.

PROJECT SITE/APPLICANT: 12325 Florence Avenue (APNs: 8009-020-018) / Christina Marquez on behalf of Zoomies Doggy Daycare and Boarding, Inc.

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

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, November 10, 2025, at 6:00 p.m.**

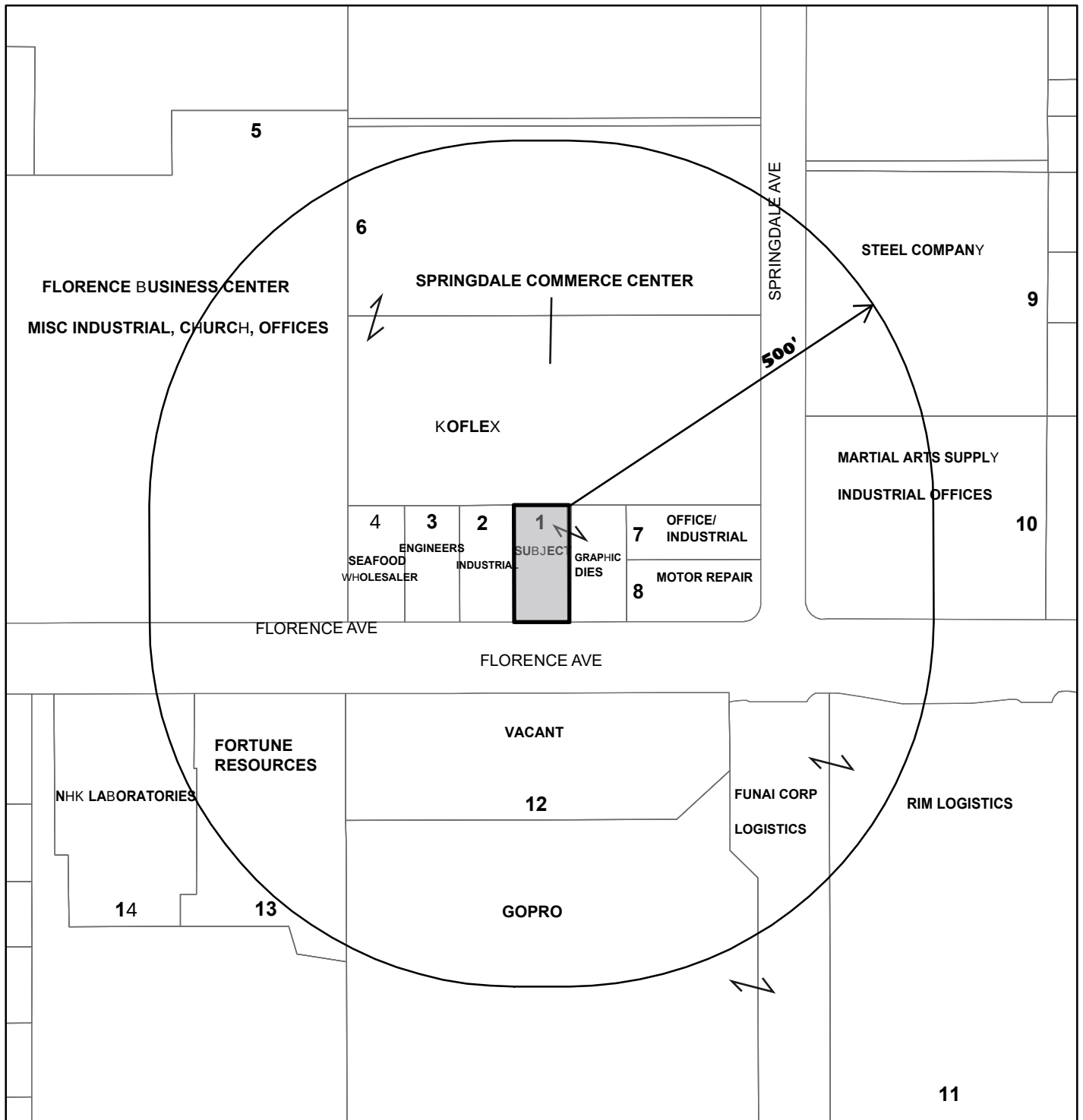
ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to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

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

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

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

ATTACHMENT C:
Public Hearing Radius Map



SCALE: 1" = 200'

RADIUS / LAND USE MAP
12325 FLORENCE AVE
SANTA FE SPRINGS, CA 90670
APN: 8009-020-018
500' RADIUS
DATE: 09-03-2025

 **Centerpoint**
Radius Maps

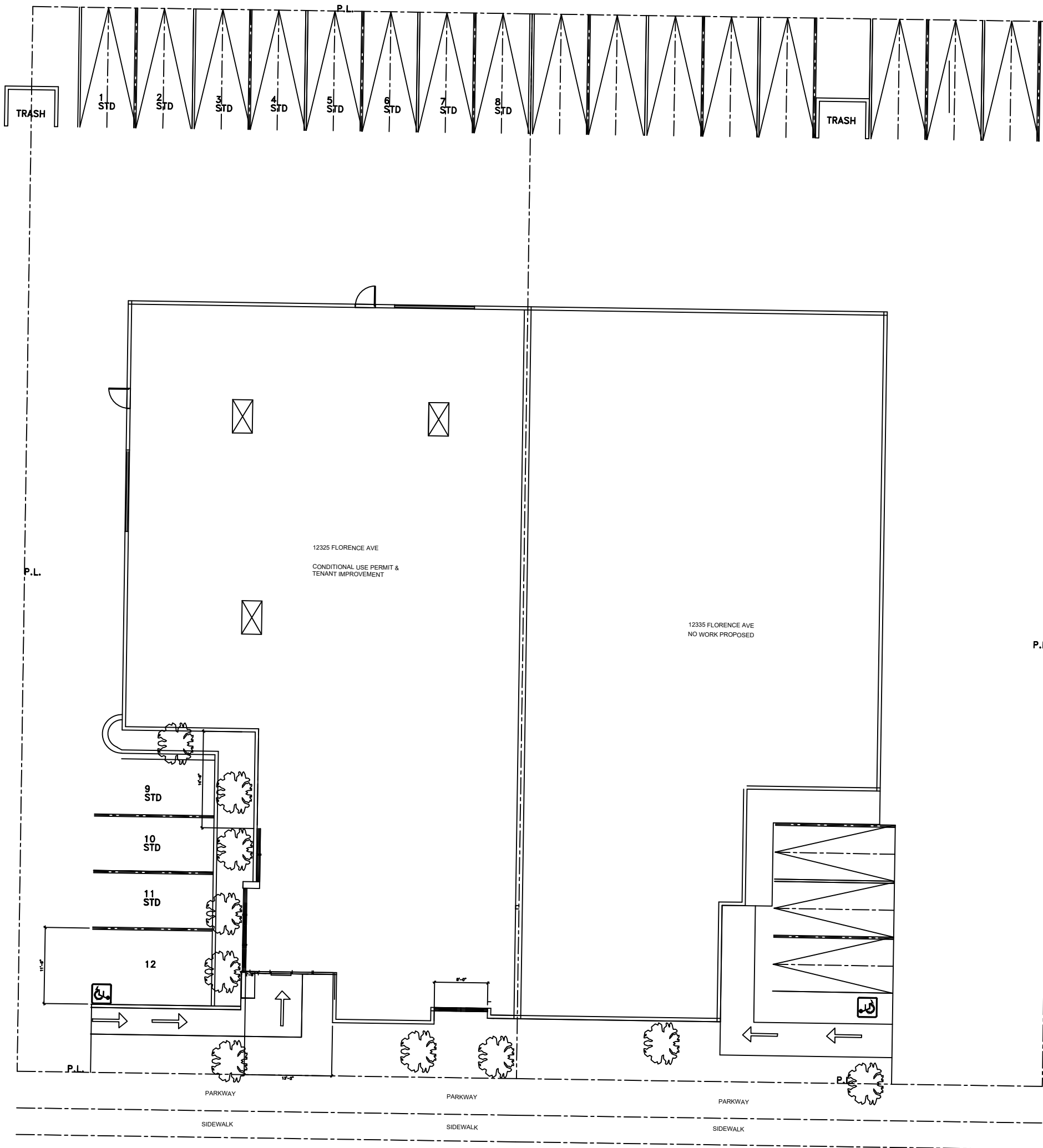


ATTACHMENT D:

Site Plan

ZOOMIES
12325 FLORENCE AVENUE
SANTA FE SPRINGS, CA 90607-3807

ROOM FUNCTION	AREA (sq ft)	OCCUPANCY
RECEPTION/LOBBY:	259.2 (sq ft)	1:150
MEET & GREET	242.2	1:150
BREAK ROOM:	180.0	1:150
KENNEL AREAS:	1076.0	1:200
RESTROOMS:	165.8	1:150
HALLS ADJ. TO OFFICES:	409.5	1:200
HALLS ADJ. TO ACTIVITY:	316.0	1:200
ACTIVITY AREA 1:	1049.0	1:200
ACTIVITY AREA 2:	1375.0	1:200
TOTAL LESS WALL THICK.: 5072.7		



FLORENCE AVENUE



Site Plan

Scale: 1/16"= 1'-0"

CONSULTANTS

OWNER: ZOOMIES
12325 FLORENCE AVE
SANTA FE SPRINGS, CA
90607-3807
1
DESIGNER: Barbara Ellis
BA ELLIS STUDIO
2020 PURDUE AVE
LOS ANGELES, CA 90025
310.403.5975

PROJECT INFORMATION

LEGAL DESCRIPTION AREAS
USE: DOG DAY CARE (E) AREA BUILDING 5,511 Sq.Ft.
LOT AREA: 12,000 (sq ft)
AIN: 8009020018
MAP REF: BK 144 P64-65
BLOCK: NONE
LOT: 7
TRACT: .
ZONE: M
FIRE: NO
OCCUPANCY: B
OCCUPANCY LOAD: .
EXISTING PARKING: 12 STAND, INCL. 1NON CONFORM. ADA
NO. OF EMPLOYEES: 3-5
BUSINESS HOURS: 7AM TO 7PM/ OVERNITE

SHEET INDEX

CS-1 COVER SHEET / SITE PLAN
A-1.0 PROPOSED FLOOR PLAN
A-2.0 EXISTING ELEVATIONS WITH NEW SIGNAGE

VICINITY MAP



BA ELLIS STUDIO
2020 PURDUE AVE
WLA CA 90025
310.403.5975

ZOOMIES
12325 FLORENCE AVE
SANTA FE SPRINGS, CA 90607-3807

SITE PLAN, PROJECT INFORMATION

Date :

9-5-25

Scale:

Drawn by :

BAE

Job No. :

23.02

Sheet No. :

CS-1

ATTACHMENT E:

Resolution No. 305-2025

a) Exhibit A - Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 305-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 858 – TO ESTABLISH, OPERATE, AND MAINTAIN A DOG DAYCARE AND BOARDING FACILITY AT 12325 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 858) to allow a dog daycare and boarding facility within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the Project Site is located at 12325 Florence Avenue, Santa Fe Springs, CA 90670, with Assessor’s Parcel Number of 8009-020-018, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is LUAP WAHSUB, LLC, 12335 Florence Avenue, Santa Fe Springs, CA, 90670; and

WHEREAS, the business occupying this space is Zoomies Doggy Daycare & Boarding, Inc., 12325 Florence Avenue, Santa Fe Springs, CA, 90670; and

WHEREAS, the proposed project, which includes the discretionary review of CUP Case No. 858, 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 written and oral reports provided, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1 (Existing Facilities); and

WHEREAS, the City of Santa Fe Springs Community Development Department on October 31, 2025, 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 30, 2025, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, on November 10, 2025, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning CUP Case No. 858; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject

site, the testimony, written comments, or other materials presented at the Planning Commission meeting on November 10, 2025, concerning CUP Case No. 858.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA, and consequently, it is subject to CEQA review. However, the project qualifies for a Categorical Exemption, pursuant to the CEQA, Section 15301 – Class 1 (Existing Facilities).

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves a preexisting building to be established as a dog daycare and boarding facility with minor interior alterations. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

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

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

The Project Site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. A dog daycare and boarding facility, provided that a CUP is granted, is consistent with the current zoning and land use designation.

The proposed use will operate fully indoors within an existing building in the M-2 Zone, an area characterized by intensive uses that typically involve heavy machinery, truck

traffic, and other noise-generating operations. The site is located more than 1,000 feet from the nearest residentially zoned property, further reducing the potential for impacts on sensitive receptors.

With respect to noise, the facility's operations will occur entirely indoors, and the Applicant will install wall- and ceiling-mounted acoustic dampeners to reduce echo and sound transmission. Dogs will have designated indoor play areas to minimize barking related to inactivity or confinement, and staff will be trained to appropriately manage excessive barking. These measures will ensure that noise remains consistent with the industrial character of the area.

Regarding odors and waste management, the Applicant will install floor drains and a pressure washing system to allow for efficient cleaning and use pet-safe disinfectants to maintain sanitary conditions. Solid waste will be promptly bagged and stored in sealed containers for proper disposal. These practices will effectively control odors and prevent waste accumulation.

Adequate parking is provided on site, with 12 stalls available where 11 are required. With these operational and site features in place, the project is expected to be compatible with surrounding industrial uses and will not be detrimental to nearby properties or the community.

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

The Project Site, located at 12325 Florence Avenue, is comprised of an existing 5,511 square-foot industrial building and 12 surface parking stalls. The Applicant will be required to submit to the City's plan check process for an interior remodel to accommodate the proposed dog daycare and boarding facility. No exterior changes are proposed as part of the Conditional Use Permit or the required plan check. 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 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 305-2025 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15301 – Class 1 (Existing Facilities); and approve CUP Case No. 858 to establish, operate, and maintain a dog daycare and boarding facility located at 12325 Florence Avenue within the M-2, Heavy Manufacturing, Zone subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of November 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.944-9713 x3818)

1. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
2. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.944-9713 x3812)

3. 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.
4. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x3302)

5. That the applicant 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 Community Development Department no later than sixty (60) day from the date of approval by the Planning Commission.
6. 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.

7. 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.
8. 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.
9. That all buildings, 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.
10. 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 potholes 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 always be legible. 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.
11. 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.
12. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
13. That the Applicant and/or his employees shall not allow persons to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Applicant shall maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police Services at all times.
14. 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.

15. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.
16. The Applicant must comply with the California Health and Safety Code pertaining to Pet Boarding Facilities, animal care laws and regulations, including, but not limited to mandatory vaccinations, ventilation, cooling and heating, maintaining clean and sanitary conditions, providing secure, safe and appropriate enclosures, and ensuring required space for pets.
17. That Applicant shall maintain and abide by written policies and procedures that address animal care, management and safe handling, disease prevention and control, staff-to-pet ratio, routine care, prevention care, treatment and reporting incidents to the City's local animal control agency—Southeast Area Animal Control Authority. (SEAACA)
18. The Applicant shall ensure that all staff are properly trained in basic pet first aid and have clear emergency procedures for handling injuries, illness and evacuation protocols and plans during emergencies and natural disasters.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868-0511 ex. 7342)

19. 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.
20. 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.
21. 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: Alejandro De Loera 562.868-0511 x7358)

22. This approval shall allow the applicant, Zoomies Doggy Daycare & Boarding Inc., to establish, operate, and maintain a dog daycare and boarding facility at 12325 Florence Avenue.
23. Applicant shall understand, and accept, that this Permit is solely for a land use entitlement to establish, operate and maintain a dog daycare and boarding facility. The granting of

this Permit does not circumvent any Federal, State, or local regulatory laws as they apply to the proposed use.

24. 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.
25. 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.
26. If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Community Development Department, the owner/developer 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 painted with a minimum font size of 20 point.
27. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development, and Fire-Rescue Departments for the proposed improvements.
28. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. 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>.
29. 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>).
30. 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 Code and the Sign Guidelines of the City.

31. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Community Development or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
- i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
32. 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.
33. 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.
34. That the Applicant shall maintain a minimum of 11 parking spaces available for staff and guest parking. Should staff later determine that the parking demand exceeds what is currently provided, or if the Applicant increases peak capacity beyond current projections, the Applicant will be required to work with staff to identify an appropriate operational or site plan solution.
35. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter, and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.
36. The subject dog daycare and boarding use shall comply with Section 155.420 of the City's Zoning Code regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.

37. The applicant shall submit maintain an odor and waste management plan detailing methods for solid waste collection, storage, and disposal, as well as odor control measures prior to receiving a Certificate of Occupancy. The plan shall be available on-site for inspection by the City.
38. Floor drains or wash-down areas used for animal waste disposal shall be connected to sanitary sewer lines. No wash water or animal waste shall be discharged into storm drains.
39. The subject dog daycare and boarding use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Code.
40. All dog play and boarding activities shall occur indoors. The applicant shall maintain sound-absorbing materials such as acoustic panels or dampeners on interior walls and ceilings to minimize barking noise transmission.
41. 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 Community Development.
42. 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 the 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.

43. 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.
44. 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.
45. Applicant understands that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
46. 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
47. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or has had a substantial adverse impact on public facilities or services, the Director of Community Development may refer Conditional Use Permit Case No. 858 back to the Planning Commission for review. If, upon such review, the Commission finds that any of the aforementioned results have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 858.
48. 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.
 - a. Applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - b. 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.

- 49. Conditional Use Permit Case No. 858 shall be subject to a compliance review in 1 year, until November 10, 2026. Approximately three (3) months before November 10, 2026, 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.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cynthia Alvarez, Assistant Planner

SUBJECT: **PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1015 – TO CONSTRUCT ONE (1) NEW 37’-5” TALL TANK FOR THE STORAGE OF NITROGEN AND TWO (2) NEW 18’-5” TALL AMBIENT VAPORIZERS; MODIFICATION PERMIT (“MOD”) CASE NO. 1371 TO ALLOW PARTIAL SCREENING OF THE PROPOSED METALTANKS AT 11845 BURKE STREET; AND ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

DATE: November 10, 2025

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 Development Plan Approval (“DPA”) Case No. 1015 and Modification Permit (“MOD”) Case No. 1371, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (“CEQA”), the project is Categorical Exempt; and
- 3) Approve DPA Case No. 1015 and MOD Case No. 1371, subject to the conditions of approval as contained within Resolution No. 306-2025; and
- 4) Adopt Resolution No. 306-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and

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

FISCAL IMPACT:

Aside from the processing fees collected for the DPA and MOD application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

On August 19, 2025, Michael Georgy on behalf of Bodycote Thermal Processing (“Applicant”) submitted a request for a Development Plan Approval (DPA Case No. 1015) and Modification Permit (MOD Case No. 1366) to construct and partially screened one (1) 37’-5” tall carbon steel tank for the storage of nitrogen and two (2) 18’-5” tall ambient vaporizers at the facility located at 11845 Burke Street (“Project Site”). The proposed project requires the following entitlements:

Development Plan Approval Case No. 1015: To construct one (1) new 37’-5” tall tank and two (2) new 18’-5” tall ambient vaporizers; and

Modification Permit Case No. 1371: To allow partial screening of the proposed metal tanks.

This project site does not have any existing entitlements.

Project/Applicant Information

Project Site:	11845 Burke Street (APN: 8168-023-039)
Project Applicant:	Michael Georgy on behalf of Bodycote Thermal Processing
Property Owner:	Bodycote Thermal Processing
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Vacant

Business Background

Bodycote Thermal Processing has been at its current Santa Fe Springs location at 9921 Romandel Avenue for over 44 years. This global company has been a leader in the heat treatment business and is looking to broaden its work in Santa Fe Springs. With an increase in demand for products, the 11845 Burke Street project site will allow for the

expansion of their work. This location would provide precision component manufacturing for the aerospace and automotive industries around the world.

Surrounding Land Uses

Direction	Zone District	General Plan
West	M-2 – Heavy Manufacturing, Zone	Industrial
East	M-2 – Heavy Manufacturing, Zone	Industrial
North	M-2 – Heavy Manufacturing, Zone	Industrial
South	M-2 – Heavy Manufacturing, Zone	Industrial

ANALYSIS:

Project Site

The Project Site is located East of Dice Road and West of Sorensen Avenue. It is comprised of one parcel (APN: 8168-023-039) and spans 0.65 acres. The area is surrounded by heavy industrial uses.

Business Plan

The Applicant is proposing to operate a new heat treatment facility at the Project Site specializing in nitriding metal products. Ensuring that the treated metals maintain their durability and strength is of the utmost importance to the clients of Bodycote, given that they cater to the automotive, aerospace, and defense industries. While the Project Site has a separate plan check for interior tenant improvements in progress, the scope of these plans includes one (1) 37'-5" tall carbon steel tank containing nitrogen, two (2) aluminum ambient vaporizers, one (1) ammonia tank, and its respective equipment.

Nitriding is a method for surface hardening through a controlled thermochemical process, which allows for the modification of microstructures in metals to trigger properties in the metal that extend the durability. Nitrogen is essential to the process because it acts as a carrier and protects the atmosphere to prevent oxidation and decarburization of metal surfaces. The ambient vaporizers would be used to convert the stored liquid nitrogen into a gaseous form. The use of ammonia would then promote hardening of metals because exposure to high temperatures separates the nitrogen and hydrogen, allowing for nitrogen to stick to the surface, and thus harden.

The addition of a metal tank storing nitrogen, along with two (2) ambient vaporizers, will allow this thermal processing facility to conduct the process of nitriding metal. The 37'-5" tall metal tank containing nitrogen has a capacity to hold 5,770 gallons. The size of the tank was selected to meet a week's worth of production, minimizing delivery frequency. The two (2) 18'-5" tall ambient vaporizers then use their aluminum tubes to absorb heat

from the air and transfer the liquid nitrogen into gas. Nitrogen is non-flammable, odorless, and non-toxic in its gaseous state, although suffocation can occur in confined, non-ventilated areas, which further emphasizes the need for it to be stored outdoors in a contained apparatus such as the proposed metal tanks. Safety is of utmost importance to the Applicant and is committed to full compliance with City and State safety regulations.

Site Plan

The Applicant proposes the installation of one (1) 37'-5" tall Nitrogen tank, two (2) 18'-5" tall ambient vaporizers, one (1) 5'-2" tall ammonia tank, and their associated equipment. These tanks would be placed approximately 165' from Burke Street, 450' from Slauson Avenue, 450' from Dice Road, approximately 1,000' from Sorensen Avenue, and approximately 900' from the nearest residential property. The placement was carefully selected to:

- Maintain compliance with existing fire access requirements;
- Maintain appropriate building setbacks;
- Preserve all required parking stalls; and
- Reduce visual impact from Burke Street, Dice Road, and Sorensen Avenue;

The proposed project submittal does not include any changes to the existing buildings on site.

Floor Plan

The project site has submitted a separate set of plans that are currently in Plan Check. This includes parking restriping and an interior remodel. In this new submittal with the entitlements, there will not be any floor plan changes.

Elevation

The proposed nitrogen tank will stand 37'-5" tall and be placed 165' from Burke Street, 450' from Dice Road, and approximately 1,000' from Sorensen Avenue. The ambient vaporizers will stand 18'-5" tall and will have the same approximate distances from Burke Street, Dice Road, Sorensen Avenue, and the nearest residential property. The proposed location of the tanks on the North side of the site provides visual relief based on the height of the building. Based on the line of sight, when facing the building entrance on Burke Street, the ambient vaporizer will be fully screened from public view and the top 14'-5" of the nitrogen tank will be visible. There is a fence on the rear property line that is 6' tall. This would effectively screen the ammonia tank and partially screen the nitrogen tank and ambient vaporizers. The nitrogen tank and ambient vaporizers would not have any feasible methods of full screening. As a result, MOD Case No. 1366 has been requested to address this constraint. The tanks will be painted off-white to blend in with the existing industrial setting and minimize disturbance. Although the ambient vaporizers will be unpainted and therefore be of silver color due to performance constraints, they are fully screened from public view on Burke Street.

Parking

The proposed tanks will not impact existing parking and are not located within any required parking areas. A total of 49 parking stalls will remain on-site, including 29 standard stalls, 16 compact stalls and 4 accessible stalls. The site has a total floor area of 26,720 square feet, primarily for industrial use with limited office space, requiring 49 total parking stalls.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-2.1: Diverse Industrial Activities. Strengthen the diversity of industrial uses, emphasizing manufacturing, biotechnology, technology, commercial innovation, research and development, and clean industries.	The proposed nitrogen tank and ambient vaporizers will allow Bodycote Thermal Processing to treat metal products through the nitriding process, to ensure the metal retains its sturdiness and durability. This process is set to improve their development from their previous Santa Fe Springs location.
	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 project would allow Bodycote Thermal Processing to expand their business and operations within Santa Fe Springs. As a global leader in heat treatment, Bodycote would be allowed to continue their process in the manufacturing supply chain within the City.

ENVIRONMENTAL:

Upon review of the proposed project, staff has made a preliminary determination that the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). Specifically, the project falls under Section 15303, Class 3 (New Construction or Conversion of Small Structures), as the proposed metal tanks are ancillary to the existing use and primary structures existing on-site. This scope does not add square footage to the building and the heat treatment facility use is permitted by right in the Heavy Manufacturing zone. Therefore, no additional environmental analysis is required under CEQA. If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

Furthermore, the Project Site is not included on a Cortese list and is not identified in the EPA's EnviroFACTS database.

DISCUSSION:

Development Plan Approval

Authority of the Planning Commission

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

Criteria for Granting a Development Plan Approval

The Commission should note that in accordance with Section 155.739 of the City's Zoning Code, before granting a DPA, the Commission shall give consideration to the following:

- (A) That the proposed project is in conformance with the overall objectives of this chapter.
- (B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- (D) That consideration be given to landscaping, fencing and other elements of the proposed project to ensure that the entire development is in harmony with the objectives of this chapter.
- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department

entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.

Modification Permit

Authority of the Planning Commission

When it is found that a strict or literal interpretation of the property development standards set forth in this chapter would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter, the Planning Commission shall have the authority, in accordance with the procedures of this subchapter, to grant modifications from the requirements of said property development standards.

Criteria for Granting a Modification Permit

The Commission should note that in accordance with Section 155.695 of the City's Zoning Code, before granting a Modification Permit, the Commission shall give consideration to the following:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.
- (B) That the subject property cannot be used in a reasonable manner under the existing regulations.
- (C) That the hardship involved is due to unusual or unique circumstances.
- (D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

In addition to the considerations identified in Section 155.695 of the City's Zoning Code, the Commission shall also give consideration to the following factors identified in Section 155.696:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.
- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.

- (C) That the alleged difficulties were not created by any person presently having an interest in the property.
- (D) That the conditions involved are not generally applicable to most of the surrounding properties.
- (E) That the requested modification would not diminish property values in the neighborhood.
- (F) That the proposed modification will not increase congestion or endanger the public safety.

Written findings for each of the aforementioned criteria are provided in Resolution No. 306-2025 (Attachment E).

SUMMARY:

Conditions of Approval

On September 25, 2025, the Community Development Department distributed a project summary and all application materials related to the DPA and MOD request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment E. It should be noted that the applicant has reviewed, acknowledged, and agreed to all conditions of approval prior to the Planning Commission meeting.

Public Notification

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

Legal notice of the Public Hearing was sent by first class mail on October 30, 2025, to all property owners listed on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the Project Site. 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 31, 2025, as required by the State and City Zoning regulations.

To date, staff has received two inquiries regarding the DPA and MOD request. However, both inquiries did not suggest an opposition towards the proposed entitlements.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Site Plan
- D. Photo Sims
- E. Resolution No. 306-2025
 - a) Exhibit A – Conditions of Approval

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

Attachment A
Aerial Photograph



11845 Burke Street (APN: 8168-013-027, -008)
Development Plan Approval (DPA) Case No. 1015
Modification Permit (MOD) Case No. 1371

Attachment B
Public Hearing Notice

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**NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 1015
MODIFICATION PERMIT CASE NO. 1371**

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

DEVELOPMENT PLAN APPROVAL: To construct one (1) new 37'-5" tall carbon steel tank for the storage of nitrogen and two (2) new 18'-5" tall ambient vaporizers.

MODIFICATION PERMIT CASE NO. 1365 – To allow partial screening of the proposed tanks at 11845 Burke Street.

PROJECT SITE/APPLICANT: 11845 Burke Street (APNs: 8168-023-039) / Michael Georgy on behalf of Bodycote Thermal Processing.

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 15303 of the California Environmental Quality Act (CEQA) Guidelines – Class 3 (New Construction or Conversion of Small Structures).

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, November 10, 2025, at 6:00 p.m.**

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

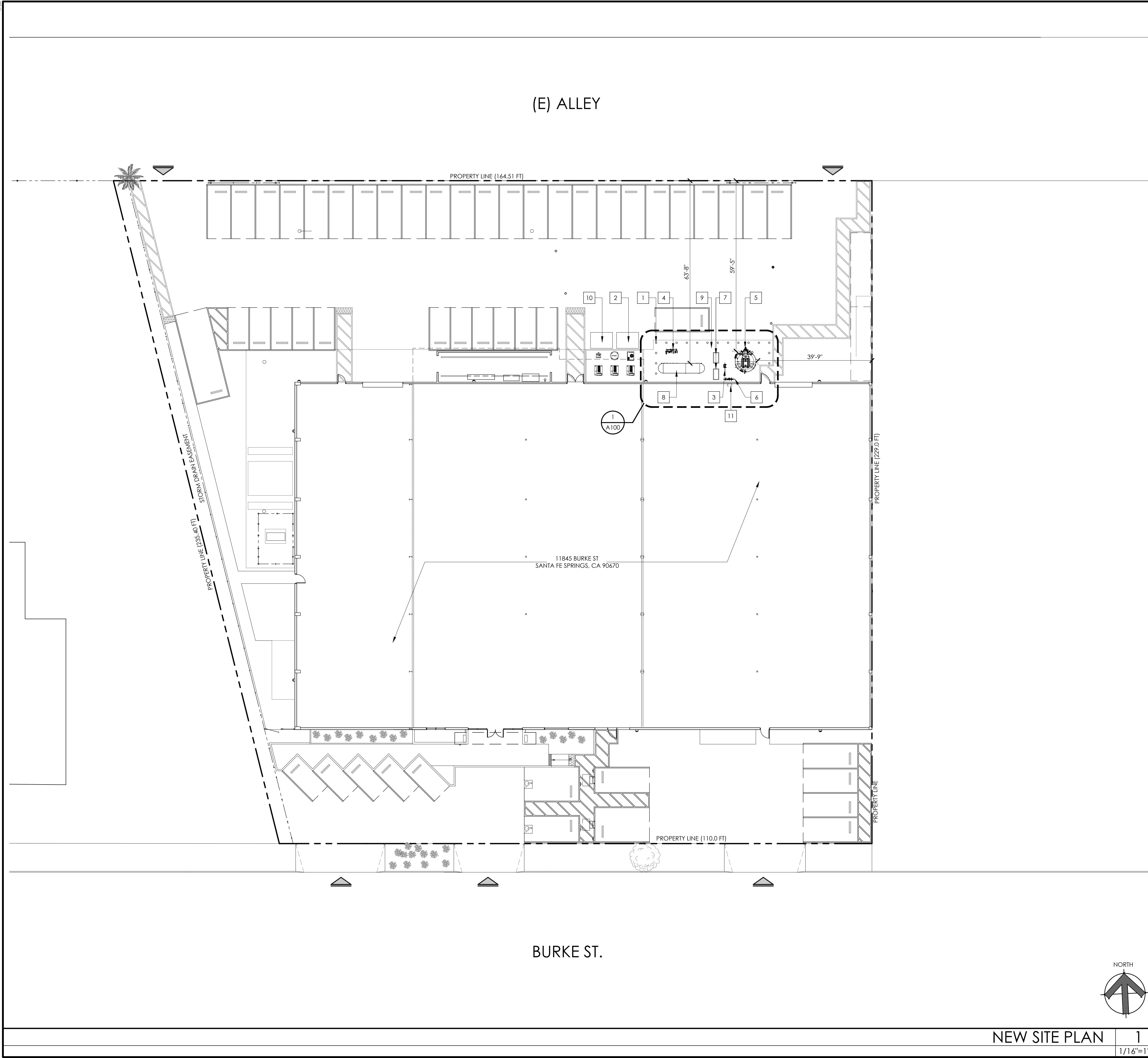
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.gov. Please submit your written comments by 12:00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

FURTHER INFORMATION on this item may be obtained from Cynthia Alvarez, Assistant Planner, via e-mail at: CynthiaAlvarez@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7516.

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

Attachment C
Site Plan

1/16"=1'-0"
NEW SITE PLAN
DATE: 12/13/2024
PROJECT: BODYCOTE PLANT LAYOUT DPA SUBMITTAL
SHEET: A001



KEYNOTES

1	(E) BOLLARD TO REMAIN
2	(E) CF4YD RECYCLE DUMPSTER
3	(N) 1" ELECTRIC DIVERTER W/7-DAY TIMER
4	(N) RETH50 TANK HEATER FOR AIRGAS SPECIALTY
5	(N) NITROGEN TANK (GENERAL ARRANGEMENT TW/ECI-VTM-6000-250)
6	(N) 1" PTCM W/ GENERANT REGULATOR
7	(N) OUTLINE 10K STANDARD VAI-TWE-FBI15 AMBIENT VAPORIZER (NIKKISO CRYOQUIP)
8	(N) AMMONIA TANK
9	(N) SLAB ON GRADE SEE STRUCTURAL
10	(E) CF4YD TRASH DUMPSTER
11	(N) BALL VALVE

PARKING ANALYSIS

PARKING ANALYSIS
NO. OF PARKING REQUIRED PER ZONE CODE 155.481(B)4(A)1-2=
20,000 S.F. /500 = 40 PARKING SPACE.
6,720 S.F./1750 = 9 PARKING SPACE
TOTAL PARKING REQUIRED = 49 PARKING SPACE

NO. OF COMPACT PARKING SPACE REQUIRED PER ZONE CODE
155.487=25%=0.25X49=13 COMPACT PARKING SPACE (7'-6"X15'-0")

NO. STANDARD PARKING SPACE=49-13=36 STANDARD PARKING SPACE
(8'-6"X19'-0") INCLUDING ACCESSIBLE PARKING

NO. OF REQUIRED ACCESSIBLE PARKING SPACES

*AS TOTAL PARKING SPACES AT THE FACILITY=49, THEN 2 ACCESSIBLE PARKING
SPACES REQUIRED= 1-VAN (14'-0"X19'-0") - 1 STANDARD (9'-0" X19'-0")

TOTAL NO. ELECTRICAL VEHICLE REQUIRED PER TABLE 5.106.5.3.1

20% OF ACTUAL PARKING SPACES
0.2X49=10 EV, CAPABLE SPACE
NO. OF (EV) CAPABLE SPACE PROVIDING WITH EVCS = 0.25X10= 3 EVCS

MIN. NO. OF EVCS REQUIRED TO COMPLY WITH SECTION 11-B-812 (11B-228.3.2.1)

TOTAL NUMBER OF EVCS AT FACILITY: 3
THEN ONE VAN ACCESSIBLE IS REQUIRED.

(NUMBER OF PARKING SPACES REQUIRED IN GENERAL)

	ADA PARKING	PARKING SPACES	EV	EVCS
STANDARD PARKING 8'-6" X 19'-0"		27	6	
COMPACT PARKING 7'-6" X 15'-0"		10	3	
STANDARD ADA PARKING 9'-0" X 19'-0"	1			
ADA PARKING 17'-0" X 19'-0"	1			1
TOTAL	2	37	9	1
TOTAL SPACE	39		10	
TOTAL FACILITY PARKING		49		

NUMBER OF PARKING SPACES PROVIDED*

	ADA PARKING	PARKING SPACES	EV	EVCS*
STANDARD PARKING 8'-6" X 19'-0"		25	4	
COMPACT PARKING 7'-6" X 15'-0"		12	4	
STANDARD ADA PARKING 9'-0" X 19'-0"	1			1
ADA PARKING 17'-0" X 19'-0"	1			1
TOTAL	2	37	8	2 (4*)
TOTAL SPACE	39		10 (12*)	
TOTAL FACILITY PARKING		49 (51*)		

* IN ACCORDANCE TO CAL. VEH. CODE 22511.2

(A) A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR A PARKING SPACE DESIGNATED AS A FUTURE ELECTRIC VEHICLE CHARGING SPACE SHALL COUNT AS AT LEAST **ONE** STANDARD AUTOMOBILE PARKING SPACE FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTSS ESTABLISHED BY A LOCAL JURSDICTION.

(B) AN ACCESSIBLE PARKING SPACE WITH AN ACCESS AISLE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR AN ACCESSIBLE PARKING SPACE WITH AN AISLE DESIGNATED AS A FUTURE ELECTRIC VEHICLE CHARGING SPACE SHALL COUNT AS AT LEAST **TWO** STANDARD AUTOMOBILE PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTSS ESTABLISHED BY A LOCAL JURSDICTION.

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ANAHEIM, CALIFORNIA 92805
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www.pelco.com

Stamp:

DPA 1015 AND MOD 1371

Tenant Improvements:
BODYCOTE - PLANT
LAYOUT DPA SUBMITTAL
11845 BURKE ST
SANTA FE SPRINGS, CA 90670

REVISIONS

NO.	DATE	DESCRIPTION
1	06/25/2025	DPA CITY SUBMISSION

Project Manager: MG
Date: 12/13/2024
Scale:
Project Number: 2408003.4

NEW SITE PLAN

SHEET NUMBER

A001

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Attachment D
Photo Sims

Attachment E

Resolution No. 306-2025
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 306-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1015 –TO CONSTRUCT ONE (1) NEW 37’-5” TANK FOR THE STORAGE OF NITROGEN AND TWO (2) NEW 18’-5” AMBIENT VAPORIZERS; MODIFICATION PERMIT (“MOD”) CASE NO. 1371 TO ALLOW PARTIAL SCREENING OF THE PROPOSED METAL TANKS AT 11845 BURKE STREET; ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

WHEREAS, a request was filed for DPA Case No. 1015 to construct one (1) 37’-5” tall tank for the storage of nitrogen and two (2) 18’-5” ambient vaporizers; and

WHEREAS, a request was filed for MOD Case No. 1371 to partially screen the proposed metal tank and ambient vaporizers; and

WHEREAS, the Project Site is located at 11845 Burke Street, Santa Fe Springs, CA 90670, with Assessor’s Parcel Number of 8168-023-039, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Bodycote Thermal Processing, 11845 Burke Street, Santa Fe Springs, CA 90670; and

WHEREAS, the applicant is Michael Georgy, on behalf of Bodycote Thermal Processing; and

WHEREAS, the proposed project, which includes DPA Case No. 1015 and MOD Case No. 1371, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on information provided by the applicant and staff’s assessment, it was determined that the project will not have a significant adverse effect on the environment, and therefore the project qualifies for a categorical exemption from CEQA, specifically under CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, the City of Santa Fe Springs Community Development Department on October 31, 2025, 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 30, 2025, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, on November 10, 2025, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning DPA Case No. 1015 and MOD Case No. 1371; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject site, the testimony, written comments, or other materials presented at the Planning Commission meeting on November 10, 2025, concerning DPA Case No. 1015 and MOD Case No. 1371.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA, and consequently, it is subject to CEQA review.

Pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the construction and partial screening of one (1) 37-foot and 5-inch metal tank for the storage of nitrogen and two (2) 18-foot and 5-inch tall ambient vaporizers. Additionally, the proposed metal tanks are ancillary to the use and primary structures on-site. This scope does not add square footage to the building and the heat treatment facility use is permitted by right in the Heavy Manufacturing zone

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

SECTION 3. DEVELOPMENT PLAN APPROVALS FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Code, the Planning Commission has made the following findings:

- (A) *That the proposed project is in conformance with the overall objectives of this chapter.*

The proposed project is located within the M-2 (Heavy Manufacturing) Zone. Pursuant to section 155.240 of the Zoning Code, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses"

The proposed project aligns with the objectives set out in the M-2 Zone by maintaining the following points:

1. The proposed project demonstrates consistency with the objectives of the M-2 Zone primarily by reaffirming the site as a heavy industrial use that is appropriate for the zone.
2. The proposed metal tanks are sited appropriately at a location that is surrounded by other M-2 Zone properties and provides appropriate safeguards from any sensitive land use.
3. The proposed project is unlikely to negatively impact any existing or proposed industrial developments or to decrease property values.

- (B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

The proposed metal tank will have a neutral design and be painted an off-white tone to maintain color coordination with the main building. The ambient vaporizer made of aluminum would not be painted, but is fully screened by the building when facing Burke Street. It should be noted that a 6-foot fence would partially screen the ambient vaporizers and the nitrogen tank from the alley accessway behind the building. The applicant has proposed a location on the site that aligns with the chapter's intent to enhance the general appearance of the area by minimizing the visual impact of the tanks from the public view.

- (C) *That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*

The proposed metal tank and ambient vaporizer locations were selected based on their suitability to effectively transport the nitrogen to the interior of the building where the metal heat treating is conducted. They also have been strategically placed approximately 165' from Burke Street, 450' from Slauson Avenue, 450' from Dice Road, approximately 1000' from Sorensen Avenue, and approximately 900' from the nearest residential property, ensuring a considerable distance from public view and sensitive land uses. These setbacks will reduce the visual scale of the tanks and create more harmony with the surrounding area.

- (D) *That consideration be given to landscaping, fencing and other elements of the proposed project to ensure that the entire development is in harmony with the objectives of this chapter.*

The applicant has carefully considered the location and design of the proposed tanks to prioritize safety and minimize visual disturbance. Additionally, typical screening methods are not practical for this project due to the tanks' limited visibility from the public right-of-way. The proposed tanks have been strategically placed approximately 165' from Burke Street, 450' from Slauson Avenue, 450' from Dice Road, approximately 1000' from Sorensen Avenue, and approximately 900' from the nearest residential property, ensuring a considerable distance from public view and sensitive land uses. Furthermore, additional landscape screening is not practical for the site, though the existing landscaping along Burke Street will provide some visual relief. As a result, painting the tanks in a neutral white tone is the most viable solution. As such, the overall project will be in harmony with the existing development and aligns with the objectives of this chapter.

- (E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

The subject metal tank will be painted an off-white color to maintain a cohesive design with the main building. The ambient vaporizers are made of aluminum and will remain unpainted. Maintaining a silver tone is essential to the operation of the equipment. The line of sight confirms that from Burke Street, the ambient vaporizers will be screened by the building. Given the height of the proposed nitrogen tank, there will be visibility from street view; however, the applicant has proposed the feasible extent of screening. A Modification Permit is being pursued given the restrictions and extent of feasible screening. As a result, the proposed improvements will blend with the existing building and the surrounding area.

- (F) *That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.*

As demonstrated in previous findings, there have been considerable discussions with the applicant regarding the placement and screening of the proposed metal tanks to ensure they blend with the existing building and surrounding area while minimizing any adverse effects on nearby properties. The Planning Commission believes the applicant has made a noteworthy effort to design and position tanks in a manner that would minimize the risk of noncompliance and reduce their visibility to the public.

- (G) *As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does*

not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.

The Planning Commission finds that the proposed project is not a residential development; therefore, the requirements pertaining to low-income units do not apply.

SECTION 4. MODIFICATION FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

- A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for partial screening of storage equipment.

Previous Metal Tank Screening Modifications

Case No.	Site Address	Request	Date Approved
MOD 1366	8832 Dice Road	Screening Reduction	March 2025
MOD 1322	10747 Patterson Pl.	Screening Reduction	May 2020
MOD 1260	9051 Sorenson Ave.	Screening Reduction	February 2016
MOD 1259	10643 Norwalk Blvd.	Screening Reduction	February 2016

- B) That the subject property cannot be used in a reasonable manner under the existing regulations.

If the same volume of tanks were configured differently to allow for better screening (e.g., horizontal instead of vertical), the site would be unable to comply with the required fire access requirements and maintain the necessary number of parking stalls. Requiring the applicant to fully comply with the screening regulations of the Zoning Code could result in unreasonable operational constraints, such as tanks encroaching on fire access lanes or designated parking areas.

- C) That the hardship involved is due to unusual or unique circumstances.

The property's unique location abutting Coyote Creek, combined with the storage requirements for the proposed tank and ambient vaporizers, limits the applicant's

ability to further screen the proposed tanks from view. To minimize visual impacts, the tanks are proposed at the rear of the property, which provides screening given the circumstances of the property. There is existing landscaping along Burke Street, which aids in the visual screening from public view. Although the proposed location and existing landscape provide screening for the majority of the tank and ambient vaporizer, a portion of these will remain visible. Structural coverings and added landscaping for additional screening are not feasible for this site. Given the irregular shape of the property, the applicant adding landscaping that can screen the tanks may result in a reduction of parking or disruption of proper circulation.

- D) *That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.*

If approved, this modification would allow the proposed metal tank and ambient vaporizer to be constructed with partial screening. The tanks in the mentioned entitlement will not cause any negative impacts on neighboring properties or the community. Nitrogen is a non-toxic, non-flammable, non-reactive chemical that poses no health or safety risks when stored properly in well-ventilated areas. As the tanks align with the industrial character of the area and do not create significant visual impacts, the modification would not have any unreasonable effects on the surrounding environment.

In addition, pursuant to Section 155.696 of the City's Zoning Code, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

The property's unique location, adjacent to Coyote Creek, along with storage requirements for liquid nitrogen and the conversion to its gaseous state, limits the applicant's ability to further screen the proposed tanks and ambient vaporizer from public view. To minimize visual impacts, the tanks are proposed at the rear of the property, which provides the most effective placement. Future landscaping along Burke Street frontage will aid in screening the tanks from public view. The existing building's height will also provide some screening from Burke Street.

- B) *That the purpose of the modification is not based exclusively on the financial advantage to the owner.*

The modification request is primarily due to safety and logistical constraints as opposed to financial advantage. While the proposed location and existing landscaping provide significant screening, a portion of the tanks will remain visible.

Additional screening, such as landscaping or structural coverings, is not feasible due to safety and logistical constraints. Although nitrogen can safely be stored in a tank and vaporized, proper ventilation is necessary. The shape and layout of the property would not allow for the tank and vaporizer to be laid horizontally without impeding on required parking and violating Fire safety standards.

- C) *That the alleged difficulties were not created by any person presently having an interest in the property*

The requirements for the safe storage of nitrogen and the vaporizing process are determined by regulatory and safety standards that the applicant must comply with. The applicant has designed the proposed project to comply with regulations from the City's Community Development and Fire-Rescue Departments, and industry standards for nitrogen storage.

- D) *That the conditions involved are not generally applicable to most of the surrounding properties.*

The property is unique in that it must prioritize access and circulation for both people and vehicles around the proposed tank and vaporizers throughout the site while meeting parking requirements. This site is abutting Coyote Creek, creating an irregular shape for the lot and limiting placement options. Therefore, the Applicant is left with limited options to safely and effectively place the tank and vaporizers. The selected location is best to maximize the partial screening of the tank and vaporizers on the existing site.

- E) *That the requested modification would not diminish property values in the neighborhood.*

The site is located in a heavy industrial area surrounded by properties that also partake in chemical storage for necessary operations. The proposed partially screened metal tank and ambient vaporizers have been strategically placed in the rear of the property to minimize visibility from public view. Given these factors, the project is not expected to negatively impact property values in the surrounding areas.

- F) *That the requested modification will not increase congestion or endanger the public safety.*

The proposed modification does not remove any required parking stalls, nor does it add square footage to the building. The applicant has also selected the size of the tank to minimize necessary refills to once a week or less, further minimizing additional traffic concerns. Therefore, the proposed project will not impact traffic or

contribute to congestion. Due to the nature of the modification, the lack of complete screening does not pose a danger to public safety.

SECTION 5. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 306-2025, to find and determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures); approve Development Plan Approval Case No. 1015; and Modification Permit Case No. 1371, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of November 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.944-9713 x3818)

1. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
2. Prior to issuance of Certificate of Occupancy, approval shall be required from the Santa Fe Springs Department of Fire-Rescue to maintain, store, use, handle materials, or conduct processes which cause conditions hazardous to life or property, and to install equipment used in connection with such activities.
3. 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 562.944-9713 x3812)

4. 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.
5. 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.
6. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
7. That the applicant shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department.
8. That the applicant shall obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) located at <https://smarts.waterboards.ca.gov>.

9. The applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Drainage shall be to a Fire-Rescue Department approved location.
10. The Applicant install and maintain windsocks and placards as required.
11. The Applicant label piping conveying hazardous materials noting their contents and direction of flow.
12. The Applicant shall provide an in-house emergency response system that includes the following:
 - a) Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
 - b) Liquid level limit alarms on stationary tanks.
 - c) Automatic shut-off valves on stationary tanks.
 - d) Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - e) Adequately trained manpower and equipment.
 - f) Ammonia detectors , on the fence line, and at other Fire-Rescue Department approved locations.
 - g) A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to the facility, and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire-Rescue Department.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x3302)

13. 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.
14. 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.
15. 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 from the date of approval by the Planning Commission.

16. That any proposed and existing building(s), 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
17. 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 potholes 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 always be legible. 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.
18. 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.
19. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
20. All parking stalls and/or designated parking areas shall be continuously available to all employees, customers, and visitors during normal business hours. Do not allow outdoor storage or staging of merchandise on any required parking stalls. All storage must be properly screened and out of public view at all times.
21. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868-0511 ex. 7342)

22. 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.

23. 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.
24. 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: Cynthia Alvarez 562.868-0511 x7519)

25. This approval shall allow the applicant, Bodycote, to construct a nitrogen tank, two ambient vaporizers, and its respective equipment outside of an existing approximately 26,720 sq. ft. industrial building with a mezzanine located at 11845 Burke Street.
26. The development shall otherwise be substantially in accordance with the plot plan and elevations submitted by the applicant and on file with the case.
27. The applicant understands that if any changes to the approved plans (as submitted and on file with the subject case) become necessary during construction, revised plans must be submitted to the Community Development Department for review and approval prior to implementation. Substantial changes or modifications that materially alter the approved design, site layout, or project intent shall require review and approval by the Planning Commission. Please note that certain changes may also require review and approval from other City departments or agencies.
28. The subject development shall be designed and constructed with colors and materials to match the existing primary building.
29. The final plot 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 Community Development Director.
30. 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.
31. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development and Fire-Rescue Departments for the proposed improvements.
32. 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.

33. All lighting, fences, walls, and tanks 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 as possible, the color of the adjacent surfaces.
34. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. A business license application can be accessed online at <https://santafesprings.hdlgov.com>.
35. 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.
36. 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.
37. 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 Community Development Director 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
38. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 - 1. Applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and

all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

39. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services, and Fire Marshall.
40. A minimum of 49 off-street parking stalls shall be provided and continually maintained at all times.
41. 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.
42. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Burke Street, use street(s) as a staging area, or to backup onto the street from the subject property.
43. 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
44. It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, including delivery of equipment and materials, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other similar construction type of equipment or device, including power hand tools, on Sundays, Holidays, and outside the allowable work hours.
 - A) Holidays shall include New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, and Christmas Day.
 - B) Allowable work hours shall be from:
 - i. 7:00 a.m. to 5:00 p.m. Monday through Friday; and
 - ii. 8:00 a.m. to 5:00 p.m. on Saturdays
45. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
46. Applicant shall understand, and accept, that this Permit is solely for a development and modification entitlement to construct a nitrogen tank, two ambient vaporizers, and its respective equipment. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the nitriding heat treatment facility.

47. The subject site use shall comply with Section 155.420 of the City's Zoning Code regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
48. The Department of Community 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.
49. 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.
50. 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 Community Development.
51. The subject Nitrogen tank, two ambient vaporizers and their respective equipment shall operate within the noise limitations established within Section 155.424 of the City's Zoning Code.
52. 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.
53. 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.

54. 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.
55. 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.
56. 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 Community Development may refer the DPA and/or MOD 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 DPA and/or MOD.
57. All 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.