



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, DECEMBER 09, 2024
AT 6:00 P.M.

TOWN CENTER HALL, MEETING ROOM 1
11740 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT

Cuong Nguyen

ASSISTANT CITY
ATTORNEY

Susie Altamirano

CITY STAFF

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

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

NOTICES

This Planning Commission Meeting will be held in person and will meet at Town Center Hall – Meeting Room 1, 11740 E. Telegraph Road, Santa Fe Springs, California.

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

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

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

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

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

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

PUBLIC HEARING

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

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral report, and any comments from the public regarding the Amendment to ASCUP Case No. 83, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline, the project is Categorically Exempt; and
- 3) Find and determine that the proposed Amendment to the ASCUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies and programs of the City's General Plan; and
- 4) Find that the Applicant's Amendment to the ASCUP meets the criteria set forth in §155.628 and §155.716 of the City's Zoning Code, for the granting of an Alcohol Sales Conditional Use Permit; and
- 5) Approve Amendment to ASCUP Case No. 83, subject to the Conditions of Approval as contained within Resolution No. 277-2024; and

- 6) Adopt Resolution No. 277-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 7) Take such additional, related action that may be desirable.
2. **PUBLIC HEARING – ALCOHOL SALE CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 90 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCHOLIC BEVERAGE USE INVOLVING THE WAREHOUSING OF LIQUOR, WINE, AND READY-TO-DRINK (RTD) CANNED COCKTAILS ON PROPERTY LOCATED AT 13905 MARYTON AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (NETWORK LOGISTICS, INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 90, 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 that the applicant's ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcohol beverages; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 90, subject to the conditions of approval as contained within Resolution No. 278- 2024; and
- 5) Adopt Resolution No. 278- 2024, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related action that may be desirable.

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.

3. **MINUTES OF THE OCTOBER 14, 2024 REGULAR MEETING**

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

4. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83- BWS GROUP CO.**

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. 83; and
- 2) Require that this matter be brought back before December 9, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

5. **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 610-3 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN INDUSTRIAL WASTE TRANSPORTATION FACILITY AT 10600 PAINTER AVENUE, IN THE M-2, HEAVY MANUFACTURING, ZONE. (Triumvirate Environmental)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of an industrial waste transportation facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan.
- 2) Require that CUP Case No. 610-3 be subject to a compliance review in five (5) years, on or before December 9, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

DISCUSSION

6. **CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS**

RECOMMENDATION: That the Planning Commission:

- 1) Review all verified photo entries; and
- 2) Select the top three photo entries based on originality and how well each image captures the vibrancy, vitality, and livability of the City.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Commissioner announcements; requests for future agenda items; conference/meetings reports. Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

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



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Michelle Norwood, Assistant Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

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

DATE: December 9, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral report, and any comments from the public regarding the Amendment to ASCUP Case No. 83, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline, the project is Categorically Exempt; and
- 3) Find and determine that the proposed Amendment to the ASCUP will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan; and
- 4) Find that the Applicant’s Amendment to the ASCUP meets the criteria set forth in §155.628 and §155.716 of the City’s Zoning Code, for the granting of an Alcohol Sales Conditional Use Permit; and

PLANNING COMMISSION AGENDA REPORT– MEETING OF December 9, 2024
**Public Hearing to Consider Amendment to Alcohol Sales Conditional Use Permit
Case No. 83**
Page 2 of 9

- 5) Approve Amendment to ASCUP Case No. 83, subject to the Conditions of Approval as contained within Resolution No. 277-2024; and
- 6) Adopt Resolution No. 277-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND:

Project/Applicant Information

Project Site:	9526 Ann Street
Project Applicant:	BWS Group Co.
Property Owner:	Ann Street, LLC
General Plan Designation:	Industrial
Zoning Designation:	Heavy Manufacturing (M-2)
Existing Use on Property:	Industrial

Business Background

BWS Group Co. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 83 by the Planning Commission and the City Council at their respective meetings on July 10, 2023, and August 1, 2023, to allow for the operation of an alcoholic beverage warehouse and distribution center. BWS Group Co. maintains and operates as a beer, wine, and distilled spirits importer and wholesaler.

Business Plan

BWS Group Co. operates as an alcoholic beverage distributor and caters to retailers selling Korean foods and beverages. BWS Group Co. imports food and beverages from the Republic of Korea, including alcoholic beverages such as Good Day Suju, Korean Jinro, and others.

BWS Group Co. maintain the following licenses with the California Department of Alcoholic Beverage Control (ABC): Type 09 License (beer and wine importer), Type 12 License (distilled spirits importer), Type 17 License (beer and wine wholesaler), and Type 18 License (distilled spirits wholesaler).

ANALYSIS:

The subject property is located on the east side of Ann Street, within the M-2: Heavy Manufacturing Zone. The 28,500 square foot property was developed in 1968 with a 14,216 square foot industrial building. The Applicant currently operates out of the property and the proposed Amendment for ASCUP No. 83 will not involve any interior or exterior changes.

Staff Findings

During the one-year Compliance Review Report process, Staff found that BWS Group Co. applied for and maintain a Type 09 License (beer and wine importer), Type 12 License (distilled spirits importer), Type 17 License (beer and wine wholesaler), and Type 18 License (distilled spirits wholesaler) with the California Department of Alcoholic Beverage Control (ABC). However, on the initial Conditions of Approval, Condition No. 5 only allows for the Applicant to operate under a Type 17 ABC License. Due to Staff unintentionally omitting Type 09 ABC License, Type 12 ABC License, and Type 18 ABC License, on Condition of Approval No. 5, this matter is brought to the Planning Commission to amend the original Conditions of Approval so they reflect the approved ABC Licenses that the Applicant currently maintains and operates.

Zoning Requirement

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the City Planning Commission shall consider, among other criteria, the following":

- a. **Conformance with parking regulations.** *The subject property was built in 1989 in accordance with the City's Development Standards. Upon completion of the development, 28-parking spaces were provided.*
- b. **Control of vehicle traffic and circulation.** *Unobstructed on-site vehicular circulation is available on the property. Only one driveway is provided from Ann Street for ingress and egress.*
- c. **Hours and days of operation.** *The Applicant has noted that the hours of operation will be conducted Monday through Friday from 8:30 a.m. to 5:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the Conditions of Approval.*

- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located approximately three-quarters of a mile walking distance to St. Paul High School located at 9635 Greenleaf Avenue. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in bulk quantities within the warehouse. Consequently, Staff believes that the alcoholic beverage use will not have an impact to sensitive use considering its distance and on-site activities.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, Staff does not feel that the alcoholic beverage activities will have a negative impact and/or create or contribute to an undesirable concentration of alcoholic beverage sale to the general area.*
- g. **Control of noise, including noise mitigation measures.** *The subject use will operate as a warehouse/distribution facility and all activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has in place maximum allowable ambient noise requirements, and all land use activities are required to operate under those requirements.*
- h. **Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval, and pursuant to the City's Public Nuisance Ordinance, the Applicant is required to maintain the property free of all trash and debris.*
- i. **Property maintenance.** *As part of the Conditions of Approval, the Applicant is required to maintain the property in compliance with the City's Public Nuisance Ordinance.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The Applicant's alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses outside of Santa Fe Springs. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a Compliance Review will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the Applicant is unresponsive to address them, Staff has the authority to bring this matter back to the Planning*

Commission with a request to revoke this Permit.

ENVIRONMENTAL:

Considering that the building and property in which the Applicant occupies is fully built and will not have any alterations or additions, Staff finds and determines that this proposed Amendment for Alcohol Sales Conditional Use Permit No. 83 before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

DISCUSSION:

Authority of the Planning Commission

The Planning Commission may grant, conditionally grant, or deny approval of a Conditional Use Permit request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Planning Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All Conditions of Approval shall be: binding upon the Applicants and their successors; shall run with the land; shall limit and control the issuance and validity of Certificates of Occupancy; and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development.

SUMMARY/NEXT STEPS:

Based on Staff's findings listed within this report and the proposed Conditions of Approval listed within Resolution 277-2024 as Exhibit A, Staff recommends that the Planning Commission approve the Amendment to Alcohol Sales Conditional Use Permit Case No. 83. It should be noted that the Applicant has acknowledged and agreed to all Conditions listed in Exhibit A.

Legal Notice of Public Hearing

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

Legal notice of the Public Hearing for the proposed Amendment to Alcohol Sales Conditional Use Permit No. 83 was sent by first class mail to all property owners whose

names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 21, 2024. The legal notice was also posted in Santa Fe Springs City Hall, Town Center Hall, and the City's Library, and published in a newspaper of general circulation (Cerritos Community Newspaper) on, November 15, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Code.

Staff will report any public inquiries regarding the Amendment to ASCUP No. 83 request at the time of the Planning Commission Meeting.

ATTACHMENT(S):

- A. Location Aerial
- B. Public Hearing Notice
- C. Resolution No. 277-2024
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

ATTACHMENT A

LOCATION AERIAL



Amendment to Alcohol Sales Conditional Use Permit Case No. 83

BWS GROUP CO.
9526 Ann Street
Santa Fe Springs, Ca 90670

ATTACHMENT B

PUBLIC HEARING NOTICE

FILE COPY



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83**

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

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83 – To amend the previously approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 83 and Conditions of Approval (COA) No. 5 to include three additional ABC license types 9, 12, and 18 unintentionally omitted from the current ASCUP and COA, to include in total ABC license types 9, 12, 17, and 18.

PROJECT LOCATION/APPLICANT: 9526 Ann Street / OB USA, Inc. DBA: BWS Group Co.

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

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

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

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

FURTHER INFORMATION on this item may be obtained from Kristen Haining, Code Enforcement Supervisor, via e-mail at: KristenHaining@santafesprings.org or otherwise by phone at: (562) 409-1850 ext. 3302.

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

ATTACHMENT C

RESOLUTION NO. 277-2024
EXHIBIT A – CONDITIONS OF APPROVAL

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 277-2024

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

WHEREAS, an application was filed for an Amendment to Alcohol Sales Conditional Use Permit (ASCUP Case No. 83) to update the Conditions of Approval (COA) No. 5 previously approved to allow for the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group Co. within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the Planning Commission and City Council first granted ASCUP Case No. 83 on July 10, 2023 and August 1, 2023, respectively; and

WHEREAS, the subject property is located at 9526 Ann Street, Santa Fe Springs, CA 90670, and an Assessor’s Parcel Number of 8163-010-029, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Ann St, LLC, 931 S Cypress St, La Habra, CA 90631; and

WHEREAS, the project Applicant is BWS Group Co., 9526 Ann Street, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed ASCUP Amendment is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on, November 15, 2024, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the Public Hearing, and also mailed said Public Hearing Notice on, November 21, 2024, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning

Commission Meeting on December 9, 2024, concerning Amendment to ASCUP Case No. 83.

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

SECTION I. RECITALS

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

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed Amendment to Alcohol Sales Conditional Use Permit Case No. 83 qualifies as a project under the California Environmental Quality Act (CEQA) and is therefore subject to the City's environmental review process. However, the project is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities).

Lastly, the project site is not included on the Cortese list and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 277-2024 to find and determine that the proposed project is categorically exempt, pursuant to the CEQA Guidelines, Section 15301, Class 1 (Existing Facilities); and approve the Amendment to ASCUP Case No. 83 and COA No. 5 to include three additional ABC license types 9, 12, and 18 unintentionally omitted from the current ASCUP and COA, to include in total ABC license types 9, 12, 17, and 18 for BWS Group Co. at 8526 Ann Street, within the M-2 Zone, subject to conditions attached hereto as Exhibit A.

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

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to transfer an existing Type 17 License Beer Wholesaler to 9526 Ann Street, the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public from the subject site.
5. ***That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their ABC License types: Type 09 License (beer and wine importer), Type 12 License (distilled spirits importer), Type 17 License (beer and wine wholesaler), and Type 18 License (distilled spirits wholesaler).***
6. That alcoholic beverages shall be shipped to the Applicant's customer by the use of commercial trucks and/or licensed commercial transportation companies and not by passenger-type vehicles or domestic type vehicles.
7. That the Applicant shall submit a scaled parking plan to the **Community Development** Department showing striped parking for the property in compliance with Section 155.481(D). The Plan shall be submitted within thirty days of the approval of this Permit. The Applicant shall stripe the parking lot pursuant to the approved plan within 15-days of the approval date of the Plan.
8. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.

9. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
10. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public's health, welfare and safety:
 - A. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - B. A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - C. A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications;
 - D. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
11. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
12. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
13. 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.
14. ***That ASCUP Case No. 83 shall be subject to a Compliance Review in five (5) years, no later than December 9, 2029, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***

15. That before taking occupancy of the premises, the Applicant shall obtain a valid Business Operation Tax Certificate (business license) from the Santa Fe Springs Department of Finance. To obtain an application, contact Claribel Catalan at (562) 868-0511.
16. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 10 and all other applicable regulations shall be strictly complied with.
17. That Alcohol Sales Conditional Use Permit Case No. 83 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
18. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

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

DATE: December 9, 2024

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 90, 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 that the applicant’s ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcohol beverages; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 90, subject to the conditions of approval as contained within Resolution No. 278- 2024; and

- 5) Adopt Resolution No. 278- 2024, which incorporates the Planning Commission’s findings and actions regarding this matter.
- 6) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected from the ASCUP application, there are no on-going fiscal impacts.

BACKGROUND:

Network Logistics, Inc. was established in 1999 as a sole proprietorship and transitioned to a corporate structure in April 2006, enabling the company to enhance its services and expand its reach in the logistics industry. The company’s journey began in the City of Carson, where it operated out of two locations—1551 East Victoria Street and 1195 West Victoria Street—before relocating to its current facility in the City of Santa Fe Springs.

City Ordinance No. 834, adopted by the City Council on March 10, 1994, amending the City’s Zoning Code by adding Section 155.628. This section requires all businesses engaged in the sale, storage or manufacturing of alcoholic beverages for on- or off-site consumption to obtain a valid Alcohol Sales Conditional Use Permit (ASCUP).

In compliance with Section 155.628, Network Logistics is requesting approval of Alcohol Sales Conditional Use Permit Case No. 90 to allow the operation and maintenance of an alcoholic beverage warehouse. Concurrently, the applicant is undergoing preliminary review with the California Department of Alcoholic Beverage Control (“ABC”) to obtain a Type 14 Public Warehouse license for this location.

If ASCUP Case No. 90 is approved by the City but the Type 14 license is denied by ABC, the applicant will have up to one year to make alternative arrangements to satisfy ABC’s requirements and secure the necessary licenses. Failure to do so will render this Permit null and void, pursuant to Section 155.811 of the City’s Zoning Code.

Project/Applicant Information

Project Site:	13905 Maryton Avenue
Project Applicant:	Network Logistics, Inc.
Property Owner:	Allan Taylor – 14140 Ventura Blvd. Sherman Oaks, CA 91423
General Plan Designation:	Industrial

Zoning Designation: M-2 Heavy Manufacturing

Existing Use on Property: Warehouse

ANALYSIS:

Project Site

The Project Site is situated at the northeast bend of Maryton Avenue and Dinard Avenue, encompassing approximately 2.16 acres. It features a 24,736 square foot unit within a multi-tenant warehouse industrial building, which has a total area of approximately 47,392 square feet.

Business Description

Network Logistics Inc. specializes in the storage of alcohol products, allowing clients to focus on selling and distributing their goods. The company is committed to maintaining the highest standards of compliance and safety, which sets it apart in the industry. With a dedicated team and a strategic approach, Network Logistics continues to build strong partnerships and adapt to the evolving demands of the logistics landscape.

As previously mentioned, as part of their operation, the applicant is proposing to provide their customers with a selection of liquor, wine, and ready-to-drink (RTD) canned cocktails. In compliance with Section 155.628, the applicant must obtain approval of Alcohol Sales Conditional Use Permit Case No. 90 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of liquor, wine, and ready-to-drink (RTD) canned cocktails (Type 14 from the California Department of Alcoholic Beverage Control ["ABC"]).

Zoning Requirement

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

California Business and Professions Code (BPC)

A BPC determination is a process mandated by the California Business and Professional Code Sections 23036, 23375, and 23106(c), which permits a licensee to store alcoholic beverages but prohibits the sale or delivery to consumers or other licensees without

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

State law restricts ABC from issuing or transferring alcohol licenses in areas that meet certain criteria unless the local governing body determines that the public interest is served and grants a BPC determination. The subject property is located within Census Tract 9800.34, where the number of licenses allowed is not applicable, nor is there a count of existing private warehouse alcohol licenses.

ENVIRONMENTAL:

The City staff has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project within five days after the approval from the Planning Commission.

DISCUSSION:

Authority of the Planning Commission

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

SUMMARY:

Conditions of Approval

On October 21, 2024, the Community Development Department provided a project summary and all application materials related to the ASCUP request to various departments within the City for their respective review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A within Attachment #6. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Exhibit A of Attachment #6 before the Planning Commission meeting.

As outlined in Condition #1, Network Logistics, Inc. must maintain a valid license with the California Department of Alcoholic Beverage Control (ABC) at all times. Therefore, if ASCUP Case No. 90 is approved but the ABC license applications are denied, the applicant will have up to one year to make alternative arrangements to satisfy ABC's

requirements and obtain the necessary licenses. Failure to do so will render this Permit null and void, in accordance with Section 155.811 of the City's Zoning Code.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 15, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on November 15, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

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

ATTACHMENT(S):

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Site plan
5. Floor Plan Rendering
6. Resolution No. 278-2024
 - a. Exhibit A – Conditions of Approval

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

Attachment 1
Aerial Photograph



13905 Maryton Avenue
Alcohol Sales Conditional Use Permit Case No. 90

Attachment 2
Public Hearing Notice

FILE COPY



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

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US POSTAGE

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 90**

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

ALCOHOLIC SALES CONDITIONAL USE PERMIT CASE NO. 90 – To allow the operation and maintenance of an alcoholic beverage use involving the warehousing of liquor, wine, and ready-to-drink (RTD) canned cocktails, within the M-2 (Heavy Manufacturing) Zone.

PROJECT LOCATION/APPLICANT: 13905 Maryton Avenue (APN: 8059-030-009) / Network Logistics / Attention: Gabriel Fleming Jr.

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

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

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

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

FURTHER INFORMATION on this item may be obtained from Claudia L. Jimenez, Associate Planner, via e-mail at: claudiajimenez@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7356

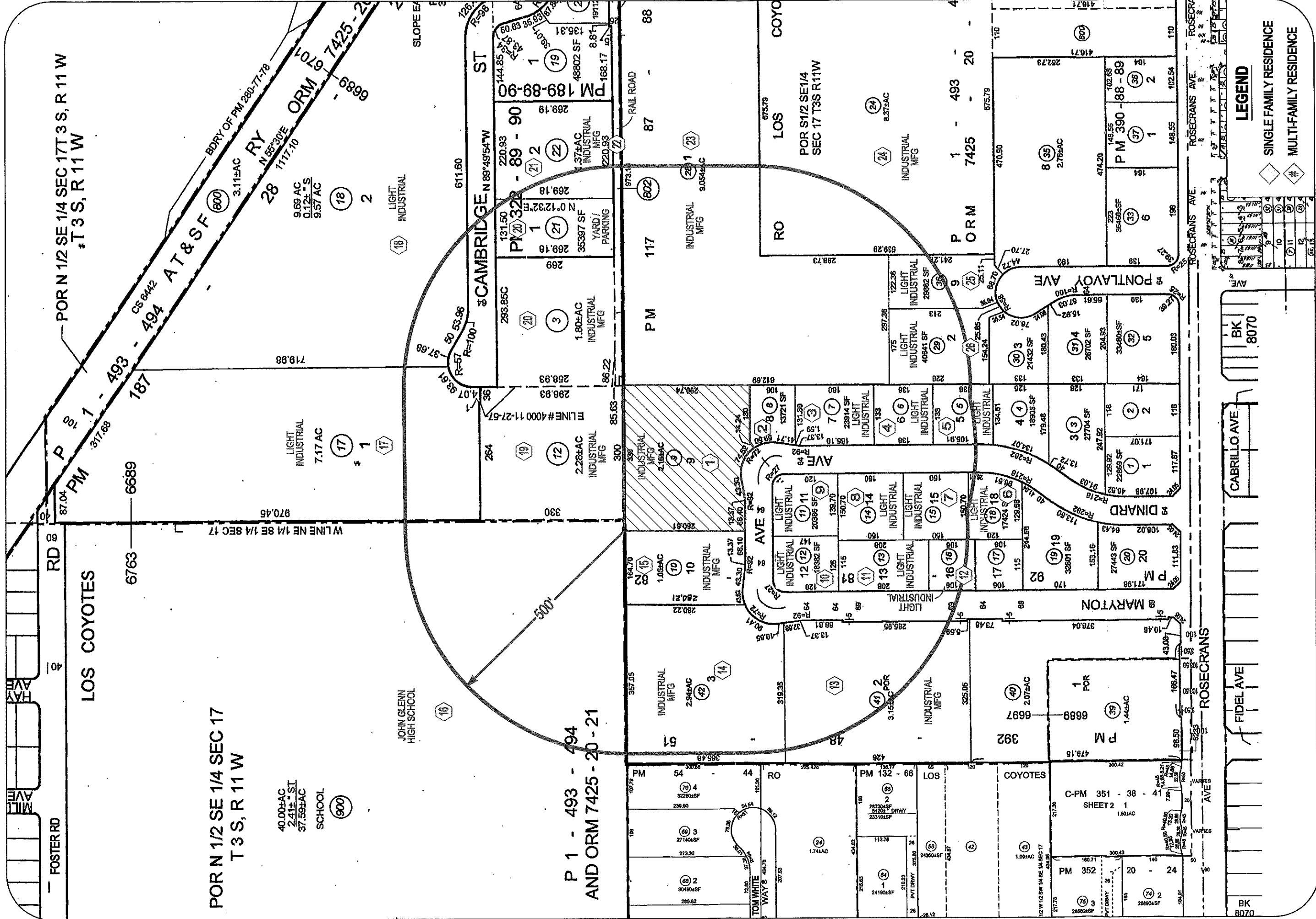
Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council

Joe Angel Zamora • Annette Rodriguez • Juanita Martin
City Manager

René Bobadilla, PE, City Manager

Attachment 3

Radius Map for Public Hearing Notice



LEGEND

◇ SINGLE FAMILY RESIDENCE

■ MULTI-FAMILY RESIDENCE

PROJECT INFORMATION

13905 MARYTON AVE
SANTA FE SPRINGS, CA.

24-366

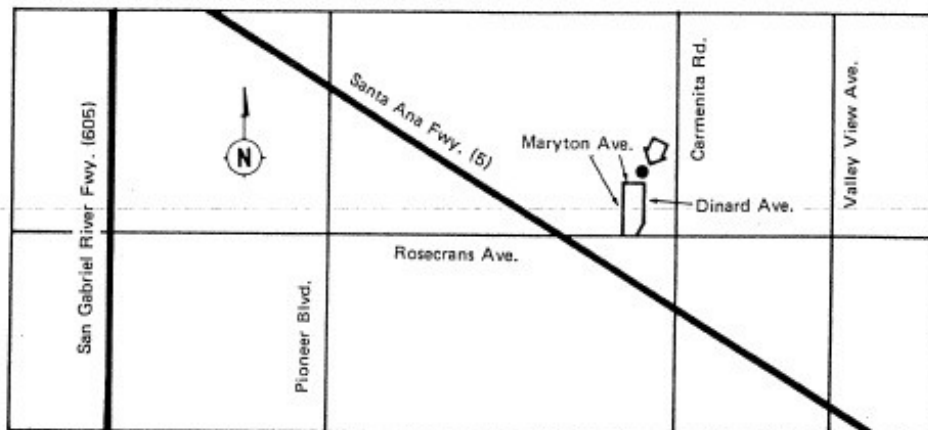
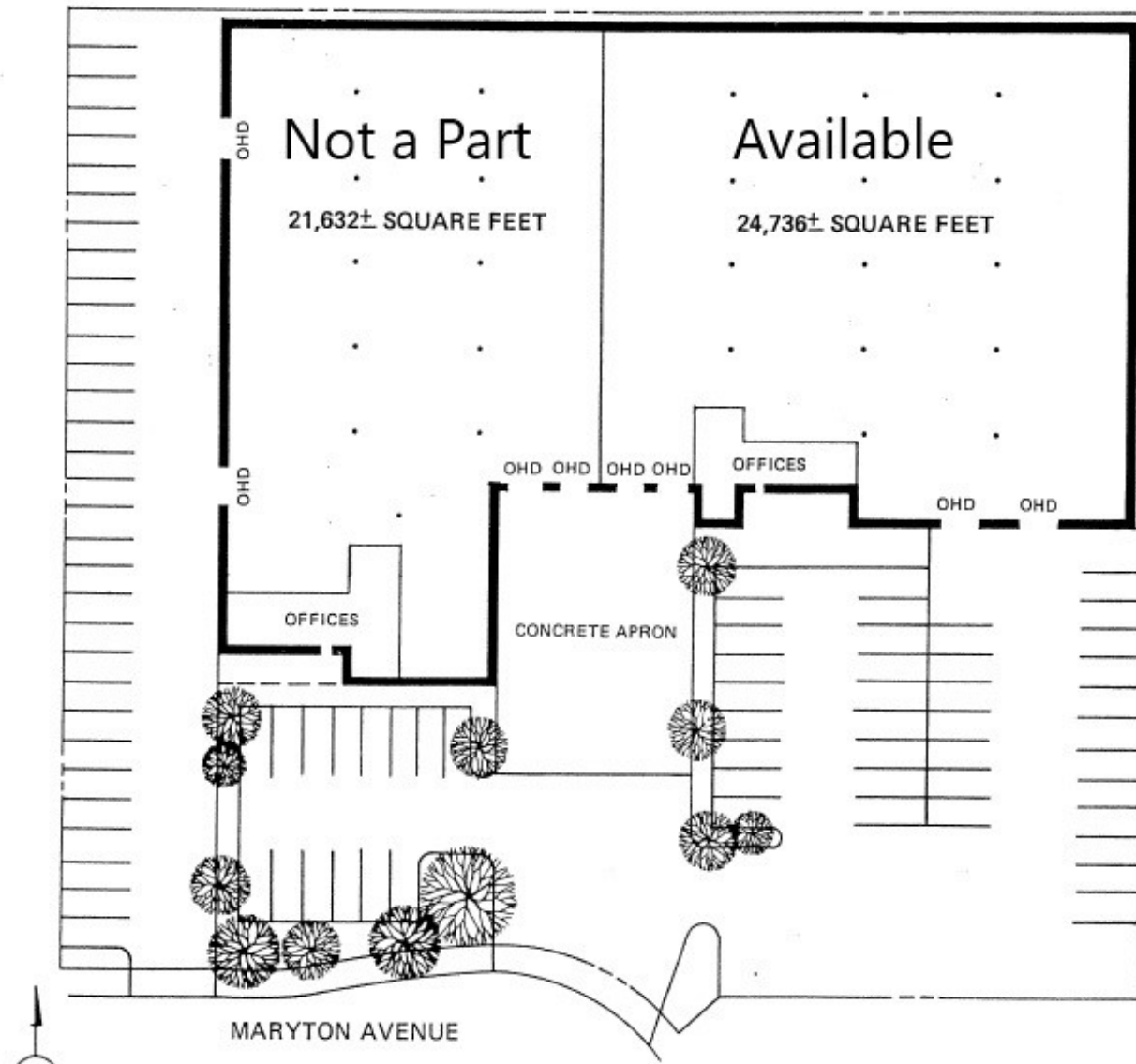
Joe Moreno Services

OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING

12108 LAMBERT AVE ELM MONTE, CA 91732
UPLAND, CA 91784 - (909) 255-3482

SCALE 1" = 200'

Attachment 4
Site Plan



(714) 521-0800

COMMERCIAL BROKERAGE

Incocommercialbrokerage.com

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Attachment 5
Floor Plan Rendering



(714) 521-0800

COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

Attachment 6

Resolution No. 278-2024
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 278-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 90**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 90 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of liquor, wine, and ready-to-drink (RTD) canned cocktails on property located at 13905 Maryton Avenue, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Assessor's Parcel Number 8059-030-009, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Allan Taylor, located at 14140 Ventura Blvd # 100., Sherman Oaks, CA 91423; and

WHEREAS, the proposed request is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, on November 15, 2024, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 15, 2024 to each property owner within a 300-foot radius of the project site in accordance with the State Law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on December 9, 2024 concerning Alcohol Sales Conditional Use Permit Case No. 90.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Alcohol Sales Conditional Use Permit Case No. 90 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The Planning Commission finds and determines that because the establishment consists of an approved warehouse in compliance with the General Plan and the Zoning Code, this proposed Alcohol Sales Conditional Use Permit request is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

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

(A) Conformance with parking regulations.

The site is designed to meet parking requirements for its intended use as a warehouse. Adequate parking provisions are in place, ensuring compliance with relevant parking regulations.

(B) Control of vehicle traffic and circulation.

The property has two access driveways on Maryton Avenue. Since the Applicant occupies the easterly portion of the building, traffic to and from this unit occurs through the easterly driveway, located at the bend of Maryton Avenue and Dinard Avenue.

(C) Hours and days of operation.

The applicant has noted that shipping and receiving hours are 9:00 am – 4:00 pm, Monday – Friday, and closed on weekends and holidays.

(D) Security and/or law enforcement plans.

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

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

The Project Site is located approximately 0.5-mile walking distance to John Glenn High School and 0.8-mile walking distance from Southeast Academy High School. Also, the facility is located 0.4-mile walking distance to St. Linus Catholic Church. It is important to not, however, that the facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in locked areas within

the existing warehouse.

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

The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, the alcohol beverage activities will have a negative impact and/or create or contribute an undesirable concentration of alcoholic beverage sales to the general area. Moreover, the warehouse is located in an area developed with other warehouse buildings with the closest retail seller of alcoholic beverages is located approximately a half-mile away at Circle K (13041 Rosecrans Avenue) in the City of Norwalk.

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

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

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

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

- (I) Property maintenance.

The property must be maintained in accordance with the City's Public Nuisance Ordinance.

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

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

SECTION 4. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Code, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 90 and pursuant to Section 155.716 the Planning Commission finds that the proposed warehousing of alcoholic beverages within the subject property will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION 5. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 278-2024 to find and determine that the proposed project is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); and approve Alcohol Sales Conditional Use Permit Case No. 90 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of liquor, wine, and ready-to-drink (RTD) canned cocktails within the M-2, Heavy Manufacturing, Zone, subject to the conditions attached hereto as Exhibit A.

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

David Ayala, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That Network Logistics, while operating from 13905 Maryton Ave. and if storing alcoholic beverages from the subject facility shall continuously maintain a valid License with the California Department of Alcoholic Beverage Control (ABC) in good standing at all times. Any suspension of the ABC License will cause the process for the revocation of Alcohol Sales Conditional Use Permit Case No. 90 to be initiated.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public or in a retail type purchase from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store under their Type 14 Public Warehouse.
6. That the Applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
7. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the Applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

- (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (D) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
8. That the Applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 9. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Community Development shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 11. That Alcohol Sales Conditional Use Permit Case No. 90 shall be subject to a compliance review within one year, from the date of approval by the Planning Commission, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
 12. That all other applicable requirements of the City Zoning Ordinance, Los Angeles County Building Code, California Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 7, and all other applicable regulations shall be strictly complied with.
 13. That Alcohol Sales Conditional Use Permit Case No. 90 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Planning Commission may deem necessary to impose.
 14. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Executive Assistant

SUBJECT: MINUTES OF THE OCTOBER 14, 2024 MEETING

DATE: December 9, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On Staff has prepared minutes for the following meetings:

- OCTOBER 14, 2024 REGULAR MEETING

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. MINUTES OF THE OCTOBER 14, 2024 REGULAR MEETING

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



APPROVED:

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

October 14, 2024

1. CALL TO ORDER

Chairperson Ayala called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Ayala
Vice Chairperson Mora
Commissioner Cervantes
Commissioner Flores
Commissioner Jimenez

Staff:

Susie Altamirano, Assistant City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Cynthia Alvarez, Administrative Intern
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. CONSENT ITEM

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

1. MINUTES OF THE SEPTEMBER 09, 2024 REGULAR MEETING

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 27 – MARISCOS DON MONCHIS

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

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

5. CONDITIONAL USE PERMIT CASE NO. 777-4 – A TIME EXTENSION REQUEST FOR THE CONTINUED ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A CONVENIENCE STORE LOCATED AT 13417 ROSECRANS AVENUE, WITHIN THE M-1, (LIGHT MANUFACTURING) ZONE. (MUHAMET CIFLIGU)
6. DEVELOPMENT PLAN APPROVAL CASE NO. 997-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW +/- 185,450 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 12300 LAKELAND ROAD, WITHIN THE M-2-BP, HEAVY MANUFACTURING - BUFFER PARKING, ZONE. (EPD SOLUTIONS, INC.)

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

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

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

Chairperson Ayala read the City's appeal process.

7. NEW BUSINESS
PARKWAY TREE REMOVAL APPEAL DECISION – RESIDENT REQUESTS FOR REMOVAL OF PARKWAY TREE AT 11122 RINGWOOD AVE

Recommendation:

Chair Ayala called upon Director of Public Works James Enriquez to present this item.

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

The Planning Commissioners had some questions about the tree and how often we have approved tree removals. A discussion ensued.

Having no further questions, Chair Ayala asked if the Applicant wished to speak to please approach the podium. Applicant was not present.

Having no questions or comments, Chair Ayala requested a motion.

It was moved by Commissioner Cervantes, seconded by Chair Ayala, to have the tree removed at the Resident's expense which did not pass by the following roll call vote:

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

8. PUBLIC HEARING

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

Recommendation:

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

Chair Ayala opened the Public Hearing at 6:43 p.m. and asked if the Applicant would like to address the Planning Commission.

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

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:43 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Vice Chair Mora to adopt Resolution No. 274-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez, and Mora

Nays: None

Absent: None

Chairperson Ayala read the City's appeal process.

9. PUBLIC HEARING

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

Recommendation:

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

Chair Ayala opened the Public Hearing at 6:47 p.m. and asked if the Applicant would like to address the Planning Commission.

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

Elise responded no comments were received.

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:47 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Vice Chair Mora to adopt Resolution No. 275-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

10. PUBLIC HEARING

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

Recommendation:

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

Chair Ayala opened the Public Hearing at 6:51 p.m. and asked if the Applicant would like to address the Planning Commission.

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

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:52 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Commissioner Jimenez to adopt Resolution No. 276-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

11. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen introduced the new Assistant City Attorney Susie Altamirano and the new Community Development Administrative Intern Cynthia Alvarez.

- Commissioners

All the Commissioners welcomed the new staff and wished everyone a Happy Holidays.

12. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:59 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Ayala

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Michelle Norwood, Assistant Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 83 – BWS GROUP CO.**

DATE: December 9, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 83; and
2. Require that this matter be brought back before December 9, 2029, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

BWS Group Co. operates as an alcoholic beverage distributor and caters to retailers selling Korean foods and beverages. BWS Group Co. imports food and beverages from the Republic of Korea, including alcoholic beverages such as Good Day Suju, Korean Jinro, and others.

In accordance with Section 155.628, BWS Group Co. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 83 by the Planning Commission and the City Council at their respective meetings on July 10, 2023, and August 1, 2023, to allow for the operation of an alcoholic beverage warehouse and distribution center. On December 9, 2024, the Planning Commission approved an Amendment to ASCUP Case No. 83 and Conditions of Approval (COA) No. 5 to include three additional ABC license types 9, 12, and 18 unintentionally omitted from the previously approved ASCUP and

PLANNING COMMISSION AGENDA REPORT – MEETING OF DECEMBER 9, 2024
Alcohol Sales Conditional Use Permit Case No. 83 – Compliance Review Report
Page 2 of 6

COA, to include in total ABC license types 9, 12, 17, and 18. BWS Group Co. maintains and operates as a beer, wine, and distilled spirits importer and wholesaler.

BWS Group Co. maintains a Type 09 License (beer and wine importer), Type 12 License (distilled spirits importer), Type 17 License (beer and wine wholesaler), and Type 18 License (distilled spirits wholesaler) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff is recommending another Compliance Review of ASCUP Case No. 83 in five years, before December 9, 2029.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before December 9, 2029.

ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 83

BWS GROUP CO.
9526 Ann Street
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to transfer an existing Type 17 License Beer Wholesaler to 9526 Ann Street, the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their ABC License types: Type 09 License (beer and wine importer), Type 12 License (distilled spirits importer), Type 17 License (beer and wine wholesaler), and Type 18 License (distilled spirits wholesaler).
6. That alcoholic beverages shall be shipped to the Applicant's customer by the use of commercial trucks and/or licensed commercial transportation companies and not by passenger-type vehicles or domestic type vehicles.
7. That the Applicant shall submit a scaled parking plan to the Community Development Department showing striped parking for the property in compliance with Section 155.481(D). The Plan shall be submitted within thirty days of the approval of this Permit by the City Council. The Applicant shall stripe the parking lot pursuant to the approved plan within 15-days of the approval date of the Plan.
8. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.

9. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
10. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public's health, welfare and safety:
 - A. A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - B. A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - C. A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications;
 - D. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
11. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
12. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
13. 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.
14. ***That ASCUP Case No. 83 shall be subject to a Compliance Review in five (5) years, no later than December 9, 2029, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***

15. That before taking occupancy of the premises, the Applicant shall obtain a valid Business Operation Tax Certificate (business license) from the Santa Fe Springs Department of Finance. To obtain an application, contact Claribel Catalan at (562) 868-0511.
16. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 10 and all other applicable regulations shall be strictly complied with.
17. That Alcohol Sales Conditional Use Permit Case No. 83 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
18. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cynthia Alvarez, Administrative Intern

SUBJECT: COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 610-3 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN INDUSTRIAL WASTE TRANSPORTATION FACILITY AT 10600 PAINTER AVENUE (APN: 8059-001-018) IN THE M-2, HEAVY MANUFACTURING, ZONE. (Triumvirate Environmental)

DATE: December 9, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of an industrial waste transportation facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan.
- 2) Require that CUP Case No. 610-3 be subject to a compliance review in five (5) years, on or before December 9, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

Conditional Use Permit Case No. 610-3

Page 2 of 8

BACKGROUND/DISCUSSION:

In accordance with Section 155.243 (C) (5) of the City's Zoning Code, the establishment of an industrial waste transportation facility requires a CUP before such activities can commence. In March 2003, the Planning Commission initially approved CUP Case No. 610 for the establishment, operation, and maintenance of an industrial waste transportation facility at 10600 Painter Avenue for HTS Environmental Services. This use was later reconsidered by the Planning Commission on June 14, 2004, and November 19, 2019. The current operations remain unchanged since Triumvirate Environmental acquired the business and assumed the CUP from HTS Environmental Services in November 2020.

Project/Applicant Information

Project Location:	10600 Painter Avenue
Project Applicant:	Triumvirate Environmental
Property Owner:	Same as applicant
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Project Site:	Industrial waste transportation facility

In accordance with Section 155.243(C)(5) of the City's Zoning Code, the establishment of an industrial waste transportation facility shall be permitted only after a valid CUP has first been obtained.

Code Section:	Conditional Uses:
§155.243	The following uses shall be permitted in the M-2 Zone only after a valid Conditional Use Permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

ANALYSIS:

As part of the standard procedure for all CUP compliance reviews, City staff conducted an inspection of the project site at 10600 Painter Avenue to verify ongoing compliance with the approval conditions before presenting the matter to the Planning Commission.

Conditional Use Permit Case No. 610-3

Page 3 of 8

After the initial walk-through inspection by the Community Development Department on October 8, 2024, the applicant was instructed to address the following requirements

- Obtain the required permits for the existing signage.

Staff has continued to collaborate with the applicant on addressing the identified requirement. A recent follow-up inspection on October 22, 2024, confirmed that the unpermitted signage has been removed. As a result, the applicant is now in full compliance with the established conditions of approval

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the subject use continues to operate in compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is recommending that CUP 610-3 be subject to a compliance review in five (5) years, on or before, December 9, 2029, to ensure that the use is still operating in compliance with the conditions of approval (see Attachment D).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Inspection Photos from October 8, 2024, and October 22, 2024 (Before and After)"
3. Attachment C – Compliance Letter Request
4. Attachment D – Conditions of Approval

Conditional Use Permit Case No. 610-3

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ATTACHMENT A – AERIAL PHOTOGRAPH

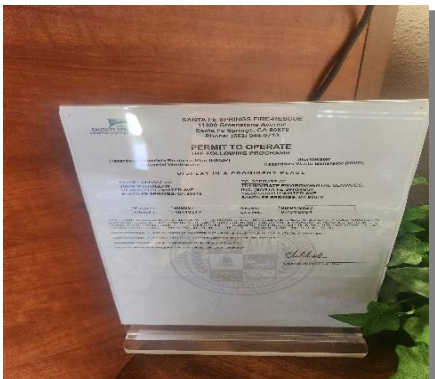


Conditional Use Permit Case No. 610-3
10600 Painter Avenue

610-3

ATTACHMENT B – OCTOBER 8, 2024 INSPECTION PHOTOS

Before



**After
(Non-permitted sign removed)**



ATTACHMENT C – COMPLIANCE REQUEST LETTER

Delivery via email dated September 25, 2024

TRIUMVIRATE
ENVIRONMENTAL

September 25, 2024

Claudia L. Jiménez
Associate Planner
Community Development Department
P: (562) 868-0511 ex. 7356
F: (562) 868-7112
claudiajimenez@santafesprings.org

RE: Compliance Request Letter for Triumvirate Environmental Services, Inc.
Conditional Use Permit (CUP) Case No. 610-3
10600 Painter Avenue, Santa Fe Springs, CA 90670

Dear Ms. Jiménez,

Triumvirate Environmental Services, Inc. (Triumvirate) is requesting a compliance review of Conditional Use Permit (CUP) Case No. 610-3. Triumvirate continues to operate an industrial waste transportation facility at 10600 Painter Avenue, Santa Fe Springs, CA 90670. Current activities at the site include transfer of industrial waste material from truck-to-truck for the purpose of creating outbound loads destined for final disposal facilities. The current activities remain the same as when Triumvirate obtained the CUP from HTS Environmental Services in November 2020.

A check to cover the processing fee in the amount of \$563.00 is being created and will be mailed to the City of Santa Fe Springs as soon as possible.

If you have any questions or require additional information, please do not hesitate to contact me by phone or email.

Sincerely,



Tim Mooney
Chief Operating Officer
Triumvirate Environmental, Inc.
200 Inner Belt Road, Somerville, MA 02143
Office: 617-715-8944 | Mobile: 617-592-7298
tmooney@triumvirate.com | www.triumvirate.com

CC: Justin Hartshorn, Director, Compliance Assurance, Systems and Programs

ATTACHMENT D – CONDITIONS OF APPROVAL

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

1. ~~HTS Environmental Services~~ **Triumvirate Environmental** shall not obstruct fire apparatus access roads in any manner, including the parking of vehicles, 2022 CA Fire Code, 503.4. That the standard aisle width for onsite emergency vehicle maneuvering of 26 feet with a minimum clear height of 13 feet 6 inches, shall be maintained at all times. **(Revised – Ongoing)**
2. That the applicant shall comply with all Federal, State, and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
3. That the storage (up to 10 days) of RCRA and non-RCRA Hazardous Waste shall be stored in an area with secondary containment or remain in the truck. All hazardous waste stored shall be in compliance with the latest adopted edition of the Uniform Fire Code. **(Ongoing)**
4. That no hazardous waste shall be transferred or consolidated into different containers. **(Ongoing)**
5. That there shall be no storage of any hazard of any hazardous waste outside the designated storage-areas as shown on the site plan and on file with this permit. **(Ongoing)**
6. That a copy of the current State hazardous waste transporter insurance policy shall be provide to the Fire Department. **(Ongoing)**
7. That an inventory of all hazardous waste in transportation shall be updated daily and made available immediately upon request. **(Ongoing)**
8. That the applicant shall conduct daily inspection of containers of hazardous waste stored on-site and maintain an inspection log for each inspection. **(Ongoing)**
9. That a Hazardous Waste Transporter Permit shall be obtained from the Fire Department. Annual permit fee will be required. The fee criteria used for hazardous waste generators will apply. **(Ongoing)**
10. That the applicant shall comply with all conditions limitations, and requirements of the approved Industrial Wastewater Discharge Permit in addition to applicable sections of the Wastewater Ordinance and Chapter 97 of the City Code as it relates to industrial waste disposal. The owner/operator shall submit an Industrial

Conditional Use Permit Case No. 610-3

Page 8 of 8

Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(Ongoing)**

11. The applicant maintain compliance for the Regional Water Quality Control Board's Storm Water Pollution Prevention Plan permit requirements. **(Ongoing)**
12. That the Conditional Use Permit Case No. **610-3** shall be subject to a compliance review in ~~three (3)~~ **five (5)** years, **on or before** ~~until June 44-2007 November 19, 2024~~ **December 09, 2029**, to ensure the use remains in strict compliance with these conditions of approval. **(Revised – Ongoing)**
13. That all applicable regulatory permits shall be complied with and posted at the facility. **(Ongoing)**
14. That the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

DATE: December 9, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Review all verified photo entries; and
- 2) Select the top three photo entries based on originality and how well each image captures the vibrancy, vitality, and livability of the City.

FISCAL IMPACT:

The citywide photo contest will incur a fiscal impact of \$350. Prizes will be distributed as follows: \$200 for the first place winner, \$100 for the second place winner, and \$50 for the third place winner.

BACKGROUND/DISCUSSION:

To celebrate National Community Planning Month, the Community Development Department hosted the 7th Annual Photo Contest. All individuals residing, working, or studying in the City were invited to submit high-resolution photos capturing unique perspectives of the Santa Fe Springs community.

The contest ran from September 1 to October 31. As in previous years, staff thoroughly reviewed all submissions to ensure compliance with the established rules and requirements, including the submission agreement and photo release forms.

This year, ten (10) submissions captured the essence of Santa Fe Springs. Staff has selected the top five photos and is now we are seeking the Planning Commission's assistance in determining the top three winners.

The winning photos may be featured in a future issue of the City Quarterly (*All Things Santa Fe Springs*). They will also be displayed at the City Library throughout the month of February, and we encourage everyone to visit and enjoy these outstanding submissions. Additionally, the winning photos may be showcased at the Santa Fe Springs 2025 Art Fest.

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

SUMMARY:

The Citywide Photo Contest successfully celebrates National Community Planning Month by engaging the community and showcasing Santa Fe Springs' unique qualities. With staff's selection of the top five submissions, the Planning Commission's role is to choose the top three winners based on originality and how well the photos reflect the City's essence.

The winning photos will be featured in various public platforms, further enhancing community recognition and pride. The contest represents an impactful initiative promoting civic engagement and highlighting the artistic talents within Santa Fe Springs.

ATTACHMENT(S):

1. Top 5 Photo Contest Submission Voted by Staff

Attachment 1:
Photo 1



Photo 2

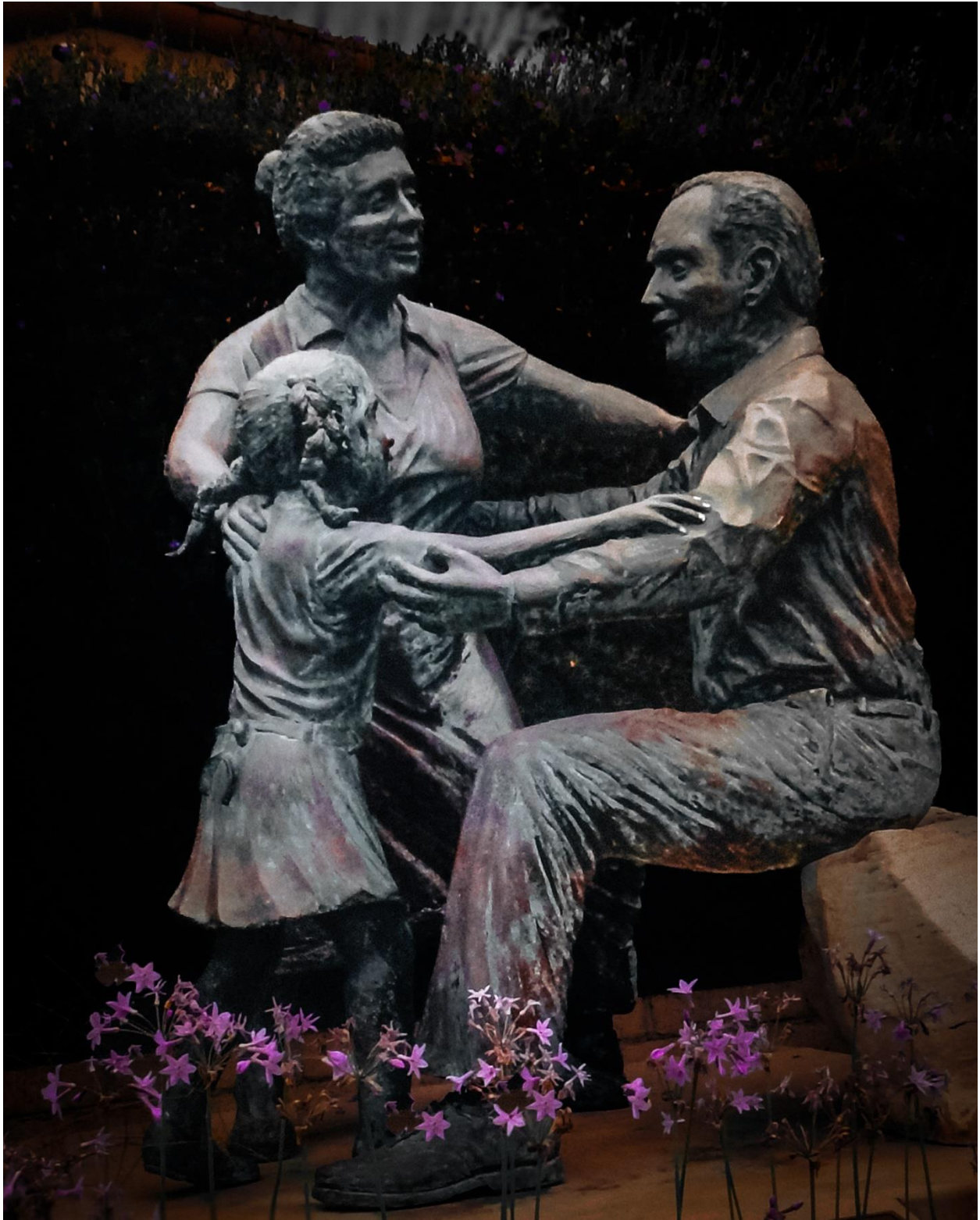


Photo 3



Photo 4



Photo 5

