



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, DECEMBER 8, 2025
AT 6:00 P.M.

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

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

Vince Velasco
Claudia Jimenez
Alejandro De Loera
Cynthia Alvarez
Laurel Reimer
Jasmine Reyes
Pieter Wielenga
Esmeralda Elise

NOTICES

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

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

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

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

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

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

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

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

PUBLIC HEARING

1. **PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 19 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 19 AND CONDITIONS OF APPROVAL (COA) NO. 3 FOR WALMART #2948 AT 13310 TELEGRAPH ROAD, 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. 19, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guidelines, 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. 19, subject to the Conditions of Approval as contained within Resolution No. 307-2025; and

- 6) Adopt Resolution No. 307-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related actions that may be desirable.

2. PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 68 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 68 AND CONDITIONS OF APPROVAL (COA) NO. 5 FOR AZAR EVENT CENTER AT 12215 SLAUSON, 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. 68, and thereafter, close the Public Hearing; and
 - 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guidelines, 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. 68, subject to the Conditions of Approval as contained within Resolution No. 308-2025; and
 - 6) Adopt Resolution No. 308-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 7) Take such additional, related action that may be desirable.
- 3. PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 857 – TO ESTABLISH, OPERATE, AND MAINTAIN OF AN NON-PROFIT TRADE SCHOOL SPECIALIZING IN THE TRADESHOW INSTALLATION AND DISMANTLING OF EXHIBITION AND CONVENTION DISPLAYS, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

RECOMMENDATION: That the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit ("CUP") Case No. 857, and thereafter, close the Public Hearing; and
 - 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
 - 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as the goals, policies and programs of the City's General Plan; and
 - 4) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Code for the granting of a Conditional Use Permit; and
 - 5) Approve CUP Case No. 857, subject to the conditions of approval as contained within Resolution No. 309-2025; and
 - 6) Adopt Resolution No. 309-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 7) Take such additional, related actions that may be desirable.
4. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.175.2 (USES) AND 155.637 (MINI-WAREHOUSES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 310-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and

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

NEW BUSINESS

5. **NEW BUSINESS – MODIFICATION PERMIT (“MOD”) CASE NO. 1370 TO EXCEED THE MAXIMUM ALLOWED HEIGHT OF A DETACHED ACCESSORY DWELLING UNIT, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Find that the applicant’s MOD request meets the criteria set forth in §155.694 of the City’s Zoning Code, for granting of a Modification Permit; and
- 3) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case No. 1370, subject to the conditions of approval as contained within Resolution No. 311-2025; and
- 5) Adopt Resolution No. 311-2025, 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.

6. **MINUTES OF THE NOVEMBER 10, 2025 REGULAR MEETING**

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

7. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 19 – WALMART #2948**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in Alcohol Sales Conditional Use Permit Case No. 19; and
- 2) Require that this matter be brought back before December 8, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

8. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 68 – AZAR EVENT CENTER**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in Alcohol Sales Conditional Use Permit Case No. 68; and
- 2) Require that this matter be brought back before December 8, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

9. **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 721 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS TELECOMMUNICATION FACILITY ON A 70’ HIGH MONOPALM AND RELATED EQUIPMENT LOCATED AT 11318 NORWALK (APN: 8025-001-016), WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.**

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of an existing wireless telecommunication facility on the Project Site, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will conform with the overall purpose and objectives of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan.
- 2) Require that Conditional Use Permit Case No. 721 be subject to a compliance review in ten (10) years, on or before December 8, 2035, to ensure that the use remains in strict compliance with the conditions of approval as contained within this staff report.

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

PRESENTATIONS

10. **UPDATE ON CONDITIONAL USE PERMIT CASE NO. 641 AND ZONE VARIANCE CASE NO. 68**
11. **ZONING CODE EDUCATION SERIES: GENERAL PLAN VS ZONING CODE**

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

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

ADJOURNMENT

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



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES
CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 19 – TO AMEND
THE PREVIOUSLY APPROVED ASCUP CASE NO. 19 AND
CONDITIONS OF APPROVAL (COA) NO. 3 FOR WALMART #2948 AT
13310 TELEGRAPH ROAD, AND ADOPT A NOTICE OF EXEMPTION
UNDER CEQA SECTION 15301 (EXISTING FACILITIES)**

DATE: December 8, 2025

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. 19, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guidelines, 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

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**Public Hearing to Consider Amendment to Alcohol Sales Conditional Use Permit
Case No. 19**
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- 5) Approve Amendment to ASCUP Case No. 19, subject to the Conditions of Approval as contained within Resolution No. 307-2025; and
- 6) Adopt Resolution No. 307-2025, 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:	13310 Telegraph Road
Project Applicant:	Walmart #2948
Property Owner:	Brixmor Property Owner II, LLC
General Plan Designation:	Commercial
Zoning Designation:	Community Commercial (C-4)
Existing Use on Property:	Commercial

Business Background

Walmart #2948 applied for and was granted Alcohol Sales Conditional Use Permit ("ASCUP") Case No. 19 by the Planning Commission and the City Council at their respective meetings on September 9, 2002, and September 12, 2002, to allow for the operation and maintenance of an alcoholic beverage sales use for off-site beer and wine consumption. Walmart #2948 obtained a Type 20 License with the California Department of Alcoholic Beverage Control ("ABC").

In an effort to include distilled spirits for off-site consumption, Walmart applied for and was granted approval by the Planning Commission and the City Council at their respective meetings on December 14, 2009, and December 17, 2009, to allow for the operation and maintenance of an alcoholic beverage sales use for off-site beer, wine, and distilled spirits consumption. Walmart #2948 has maintained a Type 21 License from ABC since 2009 approval. However, the approved 2009 ASCUP incorrectly stated under Conditions of Approval No. 3 that Walmart #2948 would maintain a Type 20 License and not a Type 21 License. Since 2009, Walmart #2948 has maintained a Type 21 License (off-sale general) and not a Type 20 License with the ABC.

Business Plan

Walmart offers a “one-stop shopping” approach for its customers by offering a wide variety of products that are not typically found under one roof. Walmart takes safety and security seriously, both in regard to the sale of alcoholic beverages and to its general operations. Walmart employs security officers to ensure the safety of its customers and associates. Both Walmart and the Gateway Plaza shopping center utilize security officers to routinely patrol the parking lot. Furthermore, Walmart utilizes security cameras to provide another layer of security.

Walmart #2948 maintains the following license with the California Department of Alcoholic Beverage Control (ABC): Type 21 License (off-sale general).

ANALYSIS:

The subject property is located within the Gateway Plaza shopping center, within the C-4: Community Commercial zone. The Gateway Plaza shopping center is approximately 289,268 square feet, and Walmart occupies the largest building at approximately 140,546 square feet. The Applicant currently operates out of the northwest portion of the property and the proposed Amendment for ASCUP No. 19 will not involve any interior or exterior changes.

Staff Findings

During the five-year Compliance Review Report process, Staff found a typographical error on the initial Conditions of Approval, specifically, Condition No. 3. Since Walmart #2948 maintains a Type 21 License (off-sale general) with ABC and not a Type 20 License, Condition of Approval No. 3 shall be updated to reflect the current ABC license. Due to Staff’s unintentional typographical error on Condition of Approval No. 3, this matter is brought to the Planning Commission to amend the original Conditions of Approval, so it reflects the approved ABC License 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.** *Walmart is part of the Gateway Plaza shopping center which provides more than adequate parking for all of its tenants. Parking is available to the front of the subject store and on the south side of the*

store.

- b. **Control of vehicle traffic and circulation.** *Walmart is part of the Gateway Plaza shopping center which provides onsite traffic circulation and street access to Carmenita Road, Telegraph Road, and Laurel Avenue.*
- c. **Hours and days of operation.** *The Applicant has noted that the store hours are 6:00 a.m. to 11:00 p.m., Monday through Sunday.*
- 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 has approximately two public schools within 1,700 feet to 2,300 feet. Staff are not concerned about its proximity to these schools considering that alcoholic beverage sales are minimal.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *There are three additional alcoholic beverage uses within the immediate area of Walmart. El Super (ASCUP Case No. 14) is located approximately 500 feet southeast of the property, Target (ASCUP Case No. 33) is located approximately 900 feet southeast of the property, and Arco (ASCUP Case No. 29) is located approximately 1,500 feet southeast of the property. Staff do not believe that there is an undesirable concentration of alcohol sale uses in the immediate area.*
- g. **Control of noise, including noise mitigation measures.** *The subject site does not generate any audible noises out of character with other businesses in the area. 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. As a Condition of Approval, the Applicant is required to maintain a Security Plan which details how the business will prevent and/or abate any of the listed public nuisances. Additionally, a Compliance Review will be conducted every five years from the approval of this Amendment. 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 ASCUP No. 19 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 307-2025 as Exhibit A, Staff recommends that the Planning Commission approve the Amendment to ASCUP Case No. 19. It should be noted that the Applicant has acknowledged and agreed to all Conditions listed in Exhibit A.

PLANNING COMMISSION AGENDA REPORT– MEETING OF December 8, 2025
**Public Hearing to Consider Amendment to Alcohol Sales Conditional Use Permit
Case No. 19**
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Legal Notice of Public Hearing

This matter was set for Public Hearing in accordance with the requirements of California Government Code 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 ASCUP No. 19 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 26, 2025. 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 28, 2025, 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. 19 request at the time of the Planning Commission Meeting.

ATTACHMENT(S):

- A. Location Aerial
- B. Public Hearing Notice
- C. Resolution No. 307-2025
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

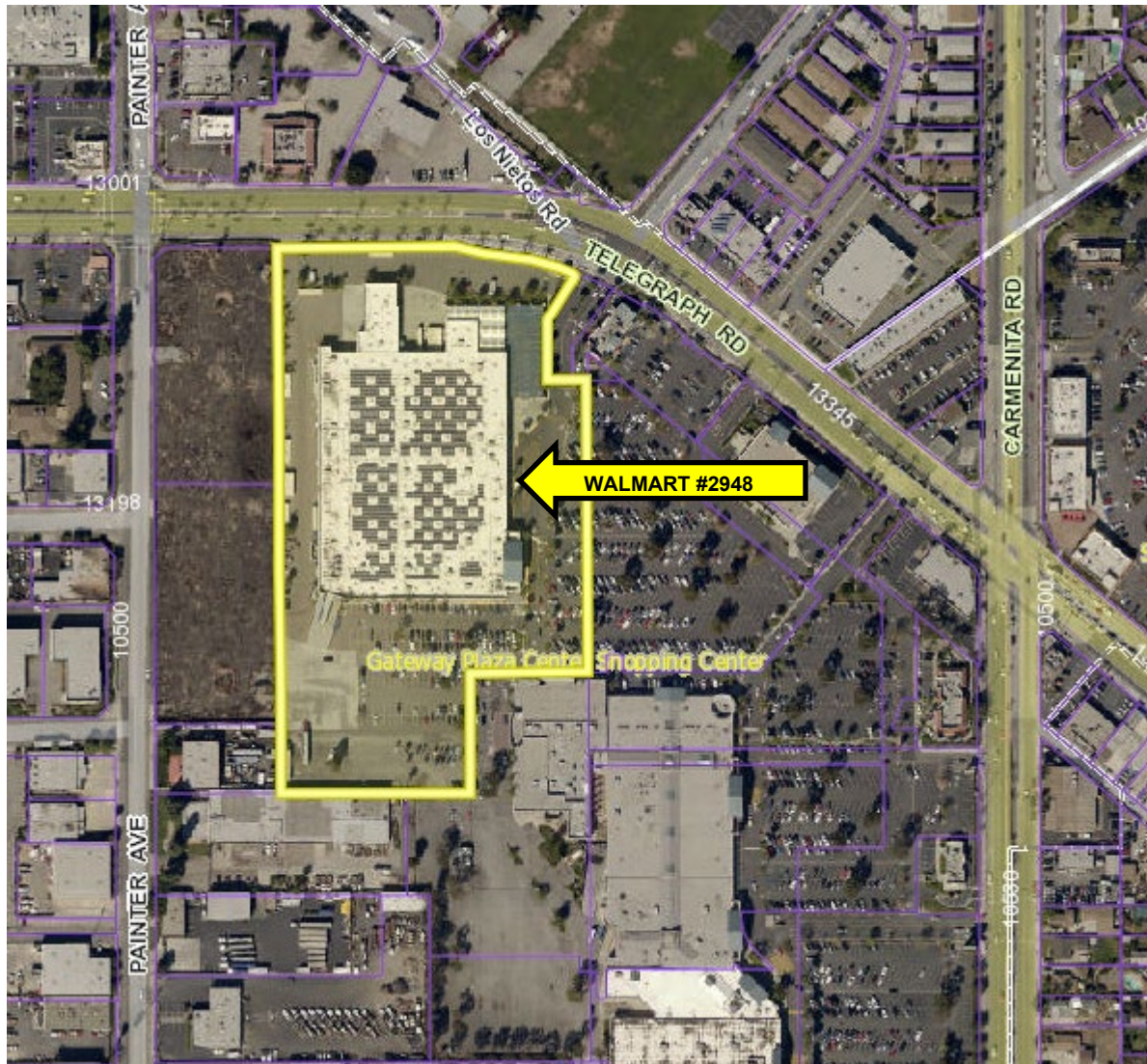
DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

ATTACHMENT A

LOCATION AERIAL



Amendment to Alcohol Sales Conditional Use Permit Case No. 19

WALMART #2948
13310 Telegraph Road
Santa Fe Springs, Ca 90670

ATTACHMENT B

PUBLIC HEARING NOTICE



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CORRECTION
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11/26/2025 ZIP 90670
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US POSTAGE

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 19**

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. 19 – To amend the previously approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 19 and Conditions of Approval (COA) No. 3 to add ABC license type 21 unintentionally omitted from the current ASCUP and COA, to include only ABC license type 21.

PROJECT LOCATION/APPLICANT: 13310 Telegraph Road / Walmart #2948

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 8, 2025 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guidelines, 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.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Kristen Haining, Code Enforcement Supervisor, via e-mail at: kristenhaining@santafesprings.gov or otherwise by phone at: (562) 620-7031.

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

ATTACHMENT C

RESOLUTION NO. 307-2025
EXHIBIT A – CONDITIONS OF APPROVAL

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 307-2025

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. 19 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 19 AND CONDITIONS OF APPROVAL (COA) NO. 3 FOR WALMART #2948 AT 13310 TELEGRAPH ROAD, 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 Case No. 19 (“ASCUP Case No. 19”) to update the Conditions of Approval (“COA”) No. 3 previously approved to allow for the operation and maintenance of an alcoholic beverage for off-site beer, wine, and distilled spirits consumption at Walmart #2948 within the C-4 (Community Commercial) Zone; and

WHEREAS, the Planning Commission and City Council granted ASCUP Case No. 19 on December 14, 2009 and December 17, 2009, respectively; and

WHEREAS, when granted in 2009, COA No. 3 for ASCUP Case No. 19 incorrectly listed the license type as a Type 20 License instead of a Type 21 License, which the applicant has maintained since 2009; and

WHEREAS, the subject property is located at 13310 Telegraph Road, Santa Fe Springs, CA 90670, and an Assessor’s Parcel Number of 8011-013-071, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Brixmor Property Owner II, LLC at 450 Lexington Avenue, 13th Floor, New York, NY 10017; and

WHEREAS, the project Applicant is Walmart #2948 at 13310 Telegraph Road, 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 28, 2025, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the Public Hearing, and also mailed said Public Hearing Notice on, November 26, 2025, 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, and other materials presented at the Planning Commission meeting on December 8, 2025, concerning amendment to ASCUP Case No. 19.

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. 19 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. 307-2025 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. 19 and COA No. 3 to include ABC License Type 21 incorrectly listed as License Type 20 in the current ASCUP and COA, for Walmart #2948 at 13310 Telegraph Road, within the C-4 Zone, subject to conditions attached hereto as Exhibit A.

[SIGNATURES ON NEXT PAGE]

ADOPTED and APPROVED this 8th day of December 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

EXHIBIT – A

Conditions of Approval

1. That any graffiti directly on the property located at 13310 Telegraph Road shall be continued to be removed within 24-hours from when the graffiti is reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. **That the *Type 21* Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.**
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.

11. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
12. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
13. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones outside of the premise, and such phones shall not be capable of receiving incoming calls.
14. 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.
15. That the owner, corporate officers and managers shall cooperate fully with all city officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
16. That vending machines, water machines, soda machines and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.
17. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
18. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
19. That this Permit shall be subject to a compliance review in five years, no later than December 8, 2030, to determine if the alcoholic beverage 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.
20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

21. That the failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES
CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 68 – TO AMEND
THE PREVIOUSLY APPROVED ASCUP CASE NO. 68 AND
CONDITIONS OF APPROVAL (COA) NO. 5 FOR AZAR EVENT CENTER
AT 12215 SLAUSON, AND ADOPT A NOTICE OF EXEMPTION UNDER
CEQA SECTION 15301 (EXISTING FACILITIES)**

DATE: December 8, 2025

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. 68, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guidelines, 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 8, 2025
**Public Hearing to Consider Amendment to Alcohol Sales Conditional Use Permit
Case No. 68**
Page 2 of 9

- 5) Approve Amendment to ASCUP Case No. 68, subject to the Conditions of Approval as contained within Resolution No. 308-2025; and
- 6) Adopt Resolution No. 308-2025, 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:	12215 Slauson Ave
Project Applicant:	Azar Event Center
Property Owner:	Ebrahim Ghaneian
General Plan Designation:	Industrial
Zoning Designation:	Heavy Manufacturing (M-2)
Existing Use on Property:	Banquet Hall/Event Center

Business Background

Azar Event Center applied for and was granted Alcohol Sales Conditional Use Permit ("ASCUP") Case No. 68 by the Planning Commission and the City Council at their respective meetings on July 11, 2016, and July 28, 2016, to allow for the operation and maintenance of an alcoholic beverage sales use for on-site consumption in connection with a banquet hall facility. Azar Event Center obtained a Type 47 License and a Type 58 License with the California Department of Alcoholic Beverage Control ("ABC"). However, the approved 2016 ASCUP incorrectly stated under Conditions of Approval No. 5 that Azar Event Center maintains a Type 41 License and not a Type 47 License. Since 2016, Azar Event Center has maintained a Type 47 License (on-sale general eating place) and a Type 58 License (caterer permit) with the ABC.

Business Plan

The Azar Event Center is a versatile venue that offers full-service event packages. The Azar Event Center hosts events ranging from weddings, corporate meetings, school functions, and receptions. The banquet venue also supplies, sells, and serves alcoholic

beverages for on-site consumption; event guests are prohibited from bringing in outside alcoholic beverages.

The Azar Event Center takes safety and security seriously, implementing crime prevention barriers whenever alcohol is served. The business employs uniformed security officers to monitor guest behavior, enforce venue rules, and prevent overconsumption by patrons. The Azar Event Center is equipped with 32 security cameras to cover all indoor and outdoor areas.

The Azar Event Center maintains the following licenses with the California Department of Alcoholic Beverage Control (ABC): Type 47 License (on-sale general eating place) and Type 58 License (caterer permit).

ANALYSIS:

The subject property is located at the northwest corner of Slauson Avenue and Chetle Avenue, within the M-2: Heavy Manufacturing zone. The Azar Event Center occupies a 6,328 square foot building within a 33,537 square foot lot. The proposed Amendment for ASCUP No. 68 will not involve any interior or exterior changes.

Staff Findings

During the five-year Compliance Review Report process, Staff found a typographical error on the initial Conditions of Approval, specifically, Condition No. 5. Since the Azar Event Center maintains a Type 47 License (on-sale general eating place) and Type 58 License (caterer permit) with ABC and not a Type 41 License, Condition of Approval No. 5 shall be updated to reflect the current ABC licenses. Due to Staff's unintentional typographical error on Condition of Approval No. 5, this matter is brought to the Planning Commission to amend the original Conditions of Approval, so it reflects 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.** *At the March 14, 2016 Planning Commission meeting, MOD 1265 was approved. MOD 1265 allowed the Applicant to reduce the required parking spaces from 151 to 42. The Applicant demonstrated they can provide and maintain 79 on-site parking spaces, and has secured*

agreement with neighboring property to allow customers to park on those lots. This provided an additional 30 parking spaces available for the subject business, totaling 109 available parking spaces. Copies of the parking agreement letters, site plan, and MOD 1265 Staff Report are available upon request.

- b. **Control of vehicle traffic and circulation.** The subject property has on-site vehicle circulation with ingress and egress driveways on Chetle Ave.*
- c. **Hours and days of operation.** The Applicant has noted that the hours of operation will be conducted Monday through Thursday, from 3:00 p.m. to 10:00 p.m., and Friday through Sunday, from 3:00 p.m. to 1:00 a.m. The sale of alcoholic beverages will not be permitted during the hours of 2:00 a.m. to 6:00 a.m. every day of the week, or as required by ABC.*
- d. **Security and/or law enforcement plans.** As part of the Conditions of Approval, the Applicant is required to submit and maintain a Security Plan with the Department of Police Services.*
- 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 property is approximately a half-mile from York Field, a baseball park utilized by minors and adults. Moreover, there are two high schools within approximately one-mile from the location. There are no churches within the subject site, but it should be noted that St. Paul High School is a Catholic private school which maintains an on-site chapel. Staff are not concerned about its proximity considering that alcoholic beverage sales are minimal.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** There is one additional alcoholic beverage use within a three-quarter-mile area from the Azar Event Center. G&M Oil (ASCUP Case No. 5) is located at 11770 Washington Blvd. Staff do not believe that there is an undesirable concentration of alcohol sale uses in the immediate area.*
- g. **Control of noise, including noise mitigation measures.** The subject site also operates under CUP Case No. 770, approved by the Planning Commission on March 14, 2016, and ECUP Case No. 16, approved by the Planning Commission on July 11, 2016. As a result, conditions have been authorized to mitigate any potential noise generated by the subject use.*
- 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.** *As a Condition of Approval, the Applicant is required to maintain a Security Plan which details how the business will prevent and/or abate any of the listed public nuisances. Additionally, a Compliance Review will be conducted every five years from the approval of this Amendment. 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 ASCUP No. 68 before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) implementing regulations; 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 308-2025 as Exhibit A, Staff recommends that the Planning Commission approve the Amendment to ASCUP Case No. 68. 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 California Government Code 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 ASCUP No. 68 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 26, 2025. 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 28, 2025, 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. 68 request at the time of the Planning Commission Meeting.

ATTACHMENT(S):

- A. Location Aerial
- B. Public Hearing Notice
- C. Resolution No. 308-2025
 - 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. 68

AZAR EVENT CENTER
12215 Slauson Ave.
Santa Fe Springs, CA 90670

ATTACHMENT B

PUBLIC HEARING NOTICE

FILE COPY



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CORRECTION
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11/26/2025 ZIP 90670
043M31222321

US POSTAGE

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 68**

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. 68 – To amend the previously approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 68 and Conditions of Approval (COA) No. 5 to add ABC license types 47 and 58 unintentionally omitted from the current ASCUP and COA, to include only ABC license types 47 and 58.

PROJECT LOCATION/APPLICANT: 12215 Slauson Ave / Azar Event Center

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 8, 2025 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guidelines, 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.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Kristen Haining, Code Enforcement Supervisor, via e-mail at: kristenhaining@santafesprings.gov or otherwise by phone at: (562) 620-7031.

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

ATTACHMENT C

RESOLUTION NO. 308-2025
EXHIBIT A – CONDITIONS OF APPROVAL

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 308-2025

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. 68 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 68 AND CONDITIONS OF APPROVAL (COA) NO. 5 FOR AZAR EVENT CENTER AT 12215 SLAUSON AVE, 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 Case No. 68 (“ASCUP Case No. 68”) to update the Conditions of Approval (“COA”) No. 5 previously approved to allow for the operation and maintenance of an alcoholic beverage sales use for on-site consumption at Azar Event Center within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the Planning Commission and City Council granted ASCUP Case No. 68 on July 11, 2016, and July 28, 2016, respectively; and

WHEREAS, when granted in 2016, COA No. 5 for ASCUP Case No. 68 incorrectly listed the license type as a Type 41 License instead of a Type 47 License and did not list the Applicant’s Type 58 License, which the Applicant has maintained since 2016; and

WHEREAS, the subject property is located at 12215 Slauson Ave, Santa Fe Springs, CA 90670, and an Assessor’s Parcel Number of 8168-014-025, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Ebrahim Ghaneian at 12215 Slauson Ave, Santa Fe Springs, CA 90670; and

WHEREAS, the project Applicant is Azar Event Center at 12215 Slauson Ave, 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 28, 2025, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the Public Hearing, and also mailed said Public Hearing Notice on, November 26, 2025, 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, and other materials presented at the Planning Commission meeting on December 8, 2025, concerning amendment to ASCUP Case No. 68.

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. 68 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. 308-2025 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. 68 and COA No. 5 to include ABC license Type 58 and license Type 47 incorrectly listed as license Type 41 in the current ASCUP and COA, for Azar Event Center at 12215 Slauson Ave, within the M-2 Zone, subject to conditions attached hereto as Exhibit A.

[SIGNATURES ON NEXT PAGE]

ADOPTED and APPROVED this 8th day of December 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

EXHIBIT – A

Conditions of Approval

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide banquet hall/event use and that this Permit shall become void and terminated if the banquet hall/event use is terminated, closed, or modified to another type of use.
2. That the Applicant shall comply with the Conditions of Approval set forth in Conditional Use Permit (CUP) Case No. 770 and Modification Permit (MOD) Case No. 1265, and that if CUP Case No. 770 and/or MOD Case No. 1265 are revoked or terminated, this Permit is also subject to termination unless the Applicant can show that the replacing use can legally permit the sale of alcohol.
3. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted outside. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages within the parking area is prohibited at all times.
4. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Department of Alcoholic Beverage Control.
5. ***That the Type 47 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating establishment shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for outside consumption, or off the subject premises, except as legally permitted under the Applicant's active Type 58 Alcoholic Beverage License (caterer's permit).***
6. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
7. That the Applicant shall be responsible for maintaining control of their litter/trash on the subject property and gather any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.

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

18. That the Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can report at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
19. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
20. That the Applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
21. That Alcohol Sales Conditional Use Permit Case No. 68 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.
22. That security personnel, as well as the owner, corporate officers, and managers, shall cooperate fully with all City officials, law enforcement personnel, and code enforcement personnel, and shall not obstruct or impede their entrance into the license premises while in the course of their official duties.
23. That in the event the Applicant intends to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell, lease, or sublease.
24. That this Permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this Permit with the following information:
 - a. A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - b. A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;

- c. A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and the Conditions of Approval set forth herein;
 - d. A business policy requiring employees to notify the Police Services Center for any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - e. The City's Director of Police Services may, at his/her discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
25. ***That this Permit shall be subject to a Compliance Review in five years, no later than December 8, 2030, to determine if the alcoholic beverage 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.***
26. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshal, the Security Plan, and all other applicable regulations shall be strictly complied with.
27. It is hereby declared to be the intent that if any provision of the Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Economic Development Specialist

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 857 – TO ESTABLISH, OPERATE, AND MAINTAIN OF AN NON-PROFIT TRADE SCHOOL SPECIALIZING IN THE TRADESHOW INSTALLATION AND DISMANTLING OF EXHIBITION AND CONVENTION DISPLAYS, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

DATE: December 8, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 857, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as the goals, policies, and programs of the City’s General Plan; and
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code for the granting of a Conditional Use Permit; and

Conditional Use Permit Case No. 857

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- 5) Approve CUP Case No. 857, subject to the conditions of approval as contained within Resolution No. 309-2025; and
- 6) Adopt Resolution No.309-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 7) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

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

BACKGROUND:

Applicant / Project Information

Project Site:	14930 Marquardt Avenue (APN: 8069-007-009 and 8069-013-014)
Project Applicant:	Jon Coley, on behalf of Painters and Allied Trades – District Council 36
Property Owner:	District Council 36 – 1155 Corporate Center Drive. Monterey Park, CA 91754
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use of Property:	Vacant

Project Site

The Project Site, 14930 Marquardt Avenue encompasses approximately 107,622 square feet (±2.45 acres) and consists of two parcels, APN 8069-007-009 and APN 8069-013-014. The property is located within the M-2 (Heavy Manufacturing) Zone and is located north of Alondra Avenue and Interstate 5, south of Coyote Creek, east of Carmenita Road, and west of Valley View Avenue.

Background

District Council 36 (DC36) is a regional council of the International Union of Painters and Allied Trades (IUPAT), representing workers in painting, drywall, glazing, and related trades. Founded in 1887, DC36 advocates fair wages, safe working conditions, and professional development.

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DC36 operates the Joint Apprenticeship Training Center (JATC) – Local 831 Trade School, a non-profit program providing hands-on training in tradeshow installation and dismantling. Training combines warehouse-based instruction with on-the-job training (OJT) through 274 participating enrolled employees across Southern California (San Diego and the LA/OC facilities). Facility-based training totals 480 hours over three years, while OJT requires 3,600 hours. Training topics include OSHA, CPR, first aid, rigging, forklift operation, graphics, metals, double-deck, custom installation/dismantling, and power tools. The loudest tools used during training include the routers, which generate approximately 90–95 dB during sustained cutting, and the ten-penny nailer, which produces 95–120 dB during momentary use. All power-tool classes are conducted indoors in a designated, isolated training area, where the use of eye and ear protection is required at all times.

The JATC is governed by a committee of employer management and labor trustees, with Northern and Southern California subcommittees overseeing operations. Responsibilities include financial oversight, apprentice selection, and maintaining program standards per the California Department of Apprenticeship Standards and LAUSD requirements.

ANALYSIS

The applicant, District Council 36 (DC36), requests approval of Conditional Use Permit (CUP) Case No. 857 to establish, operate, and maintain a non-profit trade school specializing in the tradeshow installation and dismantling of exhibition and convention displays.

The proposed use will include assembly areas, classrooms, office spaces, and warehouse storage, supporting both instructional and operational functions. The DC36 and JATC – Local 831 Trade School will utilize the building for specialized trade education and hands-on training. The main entrance is oriented to the south, with classrooms, office areas, and assembly/warehouse areas arranged for maximum operational efficiency. The project aligns with the M-2 Zone, which accommodates industrial and trade-related uses while supporting educational opportunities.

Site Plan:

The proposed 30,833 square – foot building at 14930 Marquardt Avenue is designed to meet the training, administrative, and operational needs of the trade school. Classrooms, assembly areas, offices, and storage are organized to maximize workflow and efficiency, with warehouse areas designated for hands-on training and delivery zones, including dock and roll-up doors, supporting material handling and operations.

Floor Plan:

The proposed 30,833-square-foot building at 14930 Marquardt Avenue is designed to accommodate the operational and instructional needs of the DC36 and JATC – Local 831 Trade School. The layout includes:

- Office Area: 1,450 sq. ft. for administrative and instructional staff

Conditional Use Permit Case No. 857

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- Classrooms: 3,032 sq. ft. for lecture and training space
- Assembly Areas: 20,054 sq. ft. for hands-on tradeshow installation and dismantling training
- Printer/Copy Area: 884 sq. ft.
- Storage: 862 sq. ft. for materials and equipment
- Miscellaneous/Warehouse Area: 4,551 sq. ft. supporting training and operational needs

The main entrance is located on the south side, with classrooms and offices positioned for easy access, and assembly, warehouse, and storage areas arranged to maximize workflow, operational efficiency, and hands-on training functionality.

Building Elevation:

The facility is a single-story industrial building with durable, low-maintenance exterior finishes. The elevation accommodates large tradeshow equipment, with clear interior heights for assembly and warehouse areas. Exterior dock and roll-up doors support efficient material handling for both training and operations.

Operations and Staffing:

The facility will be staffed by 2 full-time employees from District Council 36 (Monday–Friday, 8:00 a.m.–5:00 p.m.), 3 full-time JATC staff members, (Monday–Friday, 7:30 a.m.–5:00 p.m.) and 4 full-time instructors from JATC - Local 831 (Monday–Friday, 7:30 a.m.–5:00 p.m.). Instructors are on-site to conduct training and oversee apprentices during operating hours.

Training sessions are held Monday through Friday, 8:00 a.m.–4:30 p.m., with occasional Saturdays as needed, in the indoor warehouse to minimize noise impacts. Apprentice schedules include staggered arrivals, lunch breaks, and departures, with coordinated carpools to reduce traffic. OSHA-certified staff, including a professional safety coordinator, oversee comprehensive safety training—including OSHA 10, equipment-specific certifications (forklift and scissor lift), CPR/first aid, fire prevention, and emergency procedures—with all apprentices and instructors properly certified, supervised, and trained before participating in hands-on activities.

The program includes 4 classes, covering the topics of OSHA, rigging, power tools, and installation techniques. Each class averages 15 apprentices, with power tool classes limited to 9 participants. The maximum daily number of apprentices is 60, and classes are staggered to optimize training space and instructor oversight:

Class 1: 8:00 a.m. – 10:00 a.m.

Class 2: 10:00 a.m. – 12:00 p.m.

Class 3: 12:30 p.m. – 2:30 p.m.

Class 4: 2:30 p.m. – 4:30 p.m.

In addition, the facility hosts monthly Executive Board and membership meetings on third Wednesday of each month. Executive Board meetings are held from 5:00 – 6:00 pm., followed by membership meetings from 6:00 – 7:00 pm. Meetings typically accommodate 30-45 attendees, including 12-15 Executive Board members. Overlap with apprentices is minimal, as training ends at 4:30 p.m.

Special events shall be infrequent and include the following:

- Local Elections: Every 3 years
- Council Elections: Every 4 years
- Bylaws Ratification Voting: Every 5 years
- Holiday Events: As scheduled

No training occurs during special events. Parking can accommodate all users, including up to 60 apprentices, 9 staff, and 30-45 board and union members. Apprentices are encouraged to carpool, ensuring safe and efficient circulation.

Table:

Category	Details
District Council Employees	2 full time, Monday – Friday 8:00 am – 5:00 pm
JATC – Local 831 Staff Members	3 full time, Monday – Friday 7:30 am – 5:00 pm
Instructors	4 part time, Monday – Friday 7:30 am – 5: 00 pm
Training Schedule	Monday – Friday 8:00 am -4:30 pm; occasional Saturdays
Apprentices per Class	Average 15 (power tool classes limited to 9)
Maximum Daily Apprentices	60
Executive Board & Monthly Meetings	4 times per month, 5:00 pm 7:00 pm (No training sessions take place during special events)
Union Elections	Every 3-4 years, last Saturday on June 8 – polling period. (No training sessions take place during special events)

Overall Occupancy and Event Schedule:

During daytime hours, the facility accommodates a maximum of 69 individuals, including up to 2 District Council employees. Training sessions typically host 67 participants (60 apprentices, 4 instructors, and 3 JATC staff) and occur approximately four weeks per year at full capacity, while normal year-round training involves 1–2 classes with a total of 40 participants, concluding in the afternoon. Evening activities include board meetings of 12–15 members, followed by local membership meetings usually attended by 30–45

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participants. Special events are scheduled separately from training and meetings and are limited to the same maximum capacity as training sessions.

Parking Requirement:

The site provides a total of 122 parking stalls, including 2 accessible and 120 standard stalls, exceeding the minimum requirement of 49 stalls for classroom, apprentice, and office use. The parking supply supports daily operations, staff, apprentices, and visitors, including monthly meetings and other routine events.

Pursuant to the City Municipal Code, the proposed trade school is required to comply with parking standards for both educational and office uses. Section 155.481(C)(5)(d), pertaining to Business, Technical, Professional, Special, or Trade Schools, mandates one parking space for each classroom or lecture hall and one space for every 1.5 students (referred to herein as “apprentices”). Additionally, Section 155.481(B)(3)(j), governing Professional, Business, or Administrative Offices (excluding medical and dental), requires one parking space per 300 square feet of office floor area or one space for every two employees, whichever is greater. The proposed provision of 122 parking stalls exceeds the City’s minimum requirements, thereby ensuring adequate parking for staff, apprentices, and visitors.

Parking Requirements Table

Parking Category	Code Requirements	Calculations	Stalls Required
Classrooms/Lecture/Assembly	1 stall per classroom or lecture hall	4 classrooms	4
Apprentices	1 space for each 1.5 student	$60 \times 1.5 = 40$	40
Office	1 stall per 300 sq. ft. of public floor area	$1,450 / 300 = 5$	5
Total Required	Trade School & Office	$44 + 5$	49 Stalls
Total Provided			122 Stalls

The applicant’s proposal to provide 122 parking stalls exceeds the minimum requirement of 49, complies with the City’s Zoning Code, and accommodates staff, apprentices, and visitors, including during evening meetings and membership events.

Hours of Operation:

The facility operates Monday through Friday, with training and classroom instruction from 8:00 a.m. to 4:30 p.m. Staff from District Council 36 and Local 831 are on-site during standard weekday hours to support operations. Training consists of four structured and staggered classes per day, which fully utilize the facility’s operational window and allow the program to accommodate up to 60 apprentices at maximum capacity. Each class has

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fixed start and end times to maintain a consistent program schedule and ensure adequate supervision and instructional quality.

Occasional Saturday training sessions may occur based on program demand or scheduling needs. The facility also hosts monthly Executive Board and membership meetings during evening hours, as well as periodic union elections every 3–4 years on the last Saturday in June. No training is conducted during special events to prevent operational conflicts and ensure sufficient parking and circulation capacity.

Streets and Highways

The Project Site is located on Marquardt Avenue, designated as a Secondary Highway in the City's General Plan Circulation Element of the City's General Plan. The site is situated north of Alondra Avenue and Interstate 5, south of Coyote Creek, east of Carmenita Road, and west of Valley View Avenue, providing convenient access to surrounding streets and regional highways for employees, apprentices, and visitors.

Zoning Requirements

In accordance with Section 155.243 (J)(4) of the City Municipal Code, a Conditional Use Permit is required for the establishment of a trade school within the M-2 (Heavy Manufacturing) Zone.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use / Industrial	Policy LU - 2.1: Diverse Industrial Activities – Strengthen the diversity of industrial uses, emphasizing manufacturing, research, and innovation	The proposed trade school aligns with this policy by providing a skilled labor training facility in the M-2 Heavy Manufacturing Zone, supporting a diverse range of industrial and workforce development.
Land Use / Economic Development	Policy LU – 2.2 Expanding Industrial Base – Encourage industries that contribute to the local tax base and offer well-paying, skilled jobs.	The project strengthens the industrial base by training local workers in specialized trades, contributing to workforce development, and helping to retain industrial businesses in the City.
Land Use / Industrial Employment Districts	Policy LU-2.5: Employment Districts – Create and maintain employment districts that foster innovation and high-skilled	The trade school supports this vision by serving as a hub for skilled labor training, providing apprentices with industry-

	industrial employment.	relevant skills, and supplying local employers with a trained workforce.
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ENVIRONMENTAL:

Upon review, staff has made a preliminary determination that the project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The project involves the use of the existing facility for trade apprenticeship training, including classroom instruction, hands-on warehouse training, and occasional meetings for Executive Board and union members. As a result, no further environmental analysis is required to comply with CEQA. If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

DISCUSSION:

Authority of the Planning Commission

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

Criteria for Granting a CUP

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

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

Written findings for each of the aforementioned criteria are provided in Resolution No.309-2025 (Attachment D).

SUMMARY:

Conditions of Approval

On November 12, 2025, the Community Development Department provided a project summary and all application materials related to the CUP request to various City

Conditional Use Permit Case No. 857

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departments for their review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment D. It should be noted that the applicant has acknowledged and agreed to all the conditions of approval outlined in Attachment D prior to the Planning Commission meeting.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 26, 2025. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on November 26, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Code.

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

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Site Plan
- D. Resolution No. 309-2025
 - a) Exhibit A – Conditions of Approval

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

Attachment A
Aerial Photograph



14930 Marquardt Avenue

APNs:

8069-013-014 and 8069-013-014

Attachment B

Public Hearing Notice



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

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

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 857**

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

CONDITIONAL USE PERMIT CASE NO. 857: To establish, operate, and maintain a non-profit trade school, specializing in the tradeshow installation and dismantling of exhibition and convention displays.

PROJECT LOCATION/APPLICANT: 14930 Marquardt Avenue (APN: 8069-007-009 and 8069-013-014) / Jon Coley, on behalf of Painters and Allied – District Council 36

ENVIRONMENTAL REVIEW: The Planning Commission will determine whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Class 1 (Existing Facilities) of the CEQA Guidelines.

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 08, 2025, at 6:00 p.m.**

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and provide input on the items listed above. Please note that if you challenge these items in court, you may be limited to issues raised during the Public Hearing or submitted in writing to the office of the Commission, on or before 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 your comment to the Planning Commission Secretary at esmeraldaelise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission hearing. You may also contact the Community Development Department at (562) 868-0511 ext.7550.

FURTHER INFORMATION on this item may be obtained from Claudia Jimenez, Economic Development Specialist, via e-mail at: ClaudiaJimenez@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7356.

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

Attachment C

Site Plans

14930 Marquardt Ave, Santa Fe Springs, CA 90670

GENERAL NOTES:

- 1 CONTRACTOR SHALL VERIFY THAT EXISTING CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF VARIATIONS OR DISCREPANCIES. DO NO PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE ARCHITECT OR ENGINEER.
- 2 THE DRAWINGS SHOW PRINCIPAL AREAS OR WORK. INCIDENTAL REMOVALS, RELATIONS, REPLACEMENTS, PATCHING AND REPAIRING MAY ALSO BE NECESSARY IN AREAS. THIS INCIDENTAL WORK, ALTHOUGH NOT NECESSARILY SHOWN ON THE DRAWINGS IS ALSO PART OF THE CONTRACT. ASCERTAIN THE WORK NEEDED, AND SO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AND AS PART OF THE CONTRACT AMOUNT.
- 3 ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON THE DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
- 4 DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS FROM NEW SURFACES ARE TO FACE STRUCTURE UNLESS OTHERWISE NOTED. DIMENSIONS NOTED TO BE "CLEAR" ARE TO FACE OF FINISH. DIMENSIONS OF EXISTING CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- 5 SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AN PROPERTY. ARCHITECT OR ENGINEER SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES.
- 6 INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
- 7 ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- 8 APPLICATION OF FINISHES: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR AND SUB-CONTRACTORS BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, CONTRACTOR AND ARCHITECT OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN ORDER TO MAKE CORRECTIONS AS NEEDED. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
- 9 INSTALL ALL WORK PLUMB LEVEL AND STRAIGHT.
- 10 CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 11 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE PROJECT SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THESE NOTES.
- 12 CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. THE MOST STRINGENT REQUIREMENT WILL APPLY.
- 13 THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT OR ENGINEER FOR HIS/HER REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE"
- 14 REVISIONS AFTER PERMIT HAS BEEN ISSUED: ANY REVISIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FROM THE BUILDING INSPECTION OFFICE OR THE JURISDICTIONAL BODY PRIOR TO ACTUAL CONSTRUCTION. PERMITS ARE REQUIRED FOR REVISIONS.
- 15 FINAL AS BUILT SET WITH ALL REVISIONS DURING CONSTRUCTION INCORPORATED, SHALL BE SUBMITTED TO THE BUILDING INSPECTION OFFICE/OFFICIALS FOR RECORD AS IS REQUIRED BY THE JURISDICTION.
- 16 GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE SECTIONS OF CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION, AND DEMOLITION.
- 17 PRIOR TO FINAL, GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION INDICATING THAT THE BUILDING HAS BEEN TESTED BY A LICENSED CONTRACTOR AND COMPLIES WITH CFC SECTION 510, EMERGENCY RESPONDER RADIO COVERAGE.
- 18 CURTAINS, DRAPERIES, FABRIC HANGERS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILING SHALL COMPLY WITH CFC 807.3 AND SHALL NOT EXCEED 10% OF THE SPECIFIC WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATIONS SHEETS TO VERIFY THIS REQUIREMENT IS MET.
- 19 CONTRACTOR SHALL ERECT AND MAINTAIN ALL TEMPORARY BARRIERS OR GUARDS FOR WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE CONSTRUCTION.
- 20 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OBTAIN ALL APPROVALS FROM AUTHORITY HAVING JURISDICTION FOR THE FOLLOWING DEFERRED SUBMITTALS (FIRE DEPARTMENT APPROVAL MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK):
 - A FIRE SPRINKLER SYSTEM (WHERE MODIFICATION TO (E) SYSTEM PROVIDE DOCUMENTATION FOR SUCH ALTERATIONS.
 - B FIRE SPRINKLER MONITORING AND ALARM/ NOTIFICATION SYSTEM.

- 1 SAFETY OF PERSONNEL AND PROPERTY DURING THE ENTIRE DEMOLITION WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE DEMOLITION BEGINS, THE CONTRACTOR SHALL INSPECT EXISTING CONSTRUCTION TO IDENTIFY DEFECTS AND STRUCTURAL WEAKNESSES WHICH MAY AFFECT THE SAFETY OF HIS WORK. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ASSURE THAT THESE DEFECTS AND WEAKNESSES ARE REMEDIED PRIOR TO PROCEEDING WITH DEMOLITION.
- 2 THE CONTRACTOR SHALL REVIEW THE NEED FOR TEMPORARY BRACING PRIOR TO THE CUTTING AND REMOVAL OF EXISTING CONSTRUCTION.
- 3 ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION.
- 4 STRUCTURAL SHORING, WHERE REQUIRED, SHALL BE REVIEWED FOR ADEQUACY TO MEET ITS INTENDED PURPOSE BY A CALIFORNIA CIVIL ENGINEER.
- 5 ANY DEMOLITION DRAWINGS AND NOTES ARE FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). CONTRACTOR SHOULD VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES & SYSTEMS.

1 DURAND ARCHITECTURAL ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OR
ABATEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON SITE OR ENCOUNTERED DURING THE WORK OF THIS
PROJECT.

2 DURAND ARCHITECTURAL ENGINEERING INC. HAS NOT PERFORMED INVESTIGATIONS TO DETERMINE THE
PRESENCE OF HAZARDOUS MATERIALS.

[illegible]

BUILDING CODES:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2022 NATIONAL ELECTRICAL CODE (NEC)

TYPES OF CONSTRUCTION

TYPE 11-B

BUILDINGS ARE FULLY SPRINKLERED IN ACCORDANCE WITH CBC 903.3.1.1 AND NFPA 13

TOTAL ALLOWABLE LENGTH OF TRAVEL PER SPRINKLER SYSTEM
INCREASE= 100 FEET

ALLOWABLE AREA PER SECTION 506.2.3: 52,500 S.F. PER LEVEL FOR S-1 OCCUPANCY, TYPE II-B CONSTRUCTION, SPRINKLERED (MOST RESTRICTIVE OCCUPANCY UNDER CONSIDERATION)

1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING (IBC 106.3.4.2)

1. ELECTRIC SECURITY GATE & FENCING
2. SECURITY CAMERAS
3. PARKING FLOOD LIGHTS

THIS SCOPE OF WORK IS FOR A CHANGE OF USE, NO NEW CONSTRUCTION OF WALLS, PLUMBING, MECHANICAL, ELECTRICAL, OR SPRINKLER WORK ARE INVOLVED IN THIS PERMIT. (SEE DEFERRED ITEMS LIST AT BOTTOM OF PAGE.)

ZONING:	M-2 (HEAVY MANUFACTURING)
NUMBER OF STORIES:	1
BUILDING AREA:	OFFICE & WAREHOUSE (30,833 SF)
YEAR BUILT:	1968
LEGAL DESCRIPTION:	*TR=RANCHO LOS COYOTES SECTIONS TOWN- SH
A.P.N.:	8069-007-009
LOCATION:	COYOTE CREEK NORTH FORK
LOT #:	2
LOT SIZE:	2.45 ACRES (107,622 S.F.)
REQUIRED PARKING #:	50
ADA PARKING #:	2 STALLS
STANDARD PARKING #	122 STALLS
LANDSCAPE TOTAL:	STREET & PARKING (15,000 SF)
SOIL CONDITIONS	UNDISTURBED
CURRENT ADA PARKING	COMPLIANT WITH STANDARDS

OWNER
PAINTERS AND ALLIED TRADES
DISTRICT COUNCIL 36
14930 MARQUARDT AVE
SANTA FE SPRINGS, CA 90670

- A.0: COVER SHEET
- A.1: EXISTING SITE PLAN
- A.2: PROPOSED SITE PLAN
- A.3: EXISTING & PROPOSED BUILDING FLOOR PLAN
- A.4: ADA COMPLIANCE SHEET
- A.5: MANDATORY MEASURES
- A.6: MANDATORY MEASURES
- A.7: MANDATORY MEASURES

SHEET TITLE:

ISSUE	
PC-1	09/22/2025
PC-2	10/03/2025

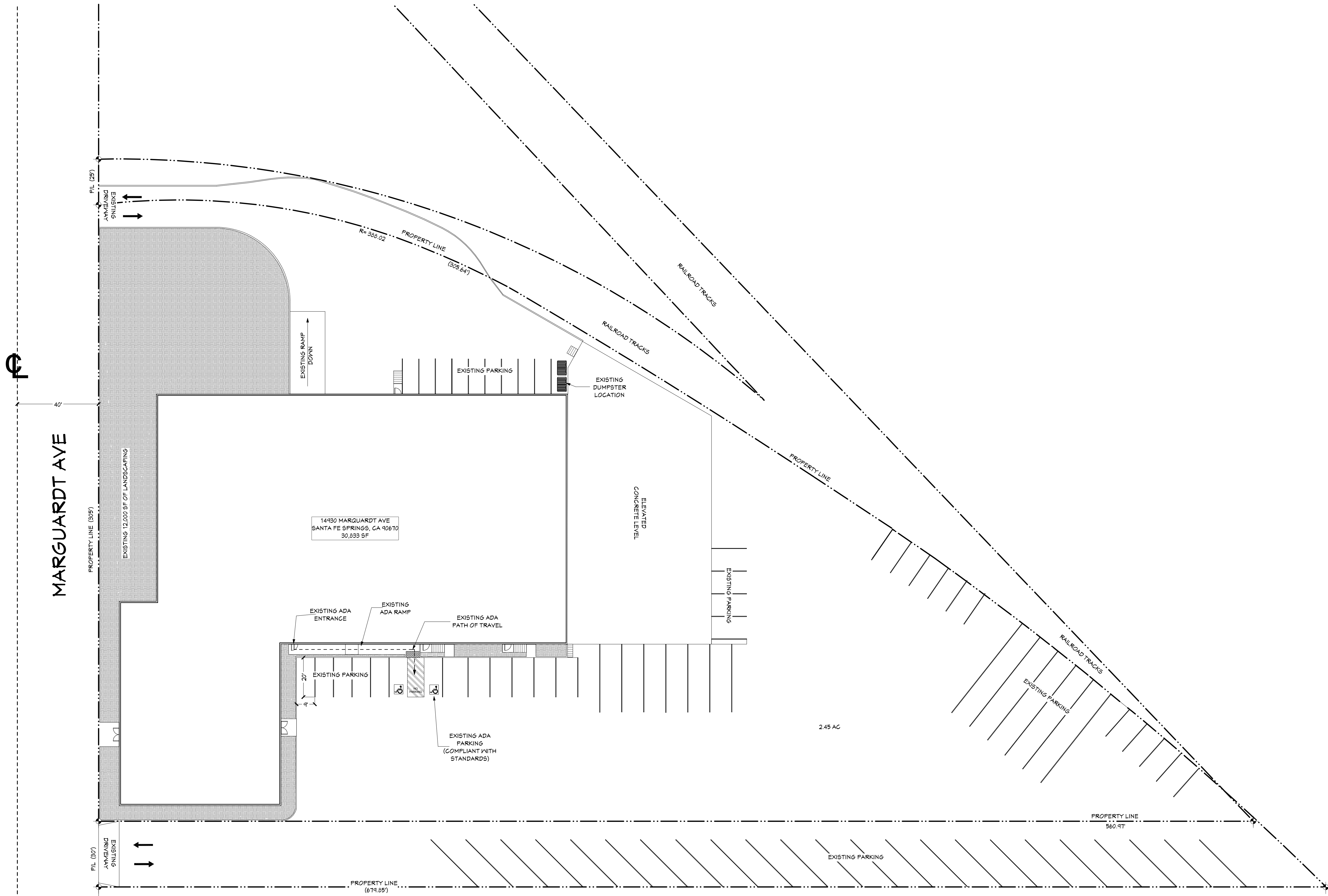
DATE:
11/20/2025

SHEET:

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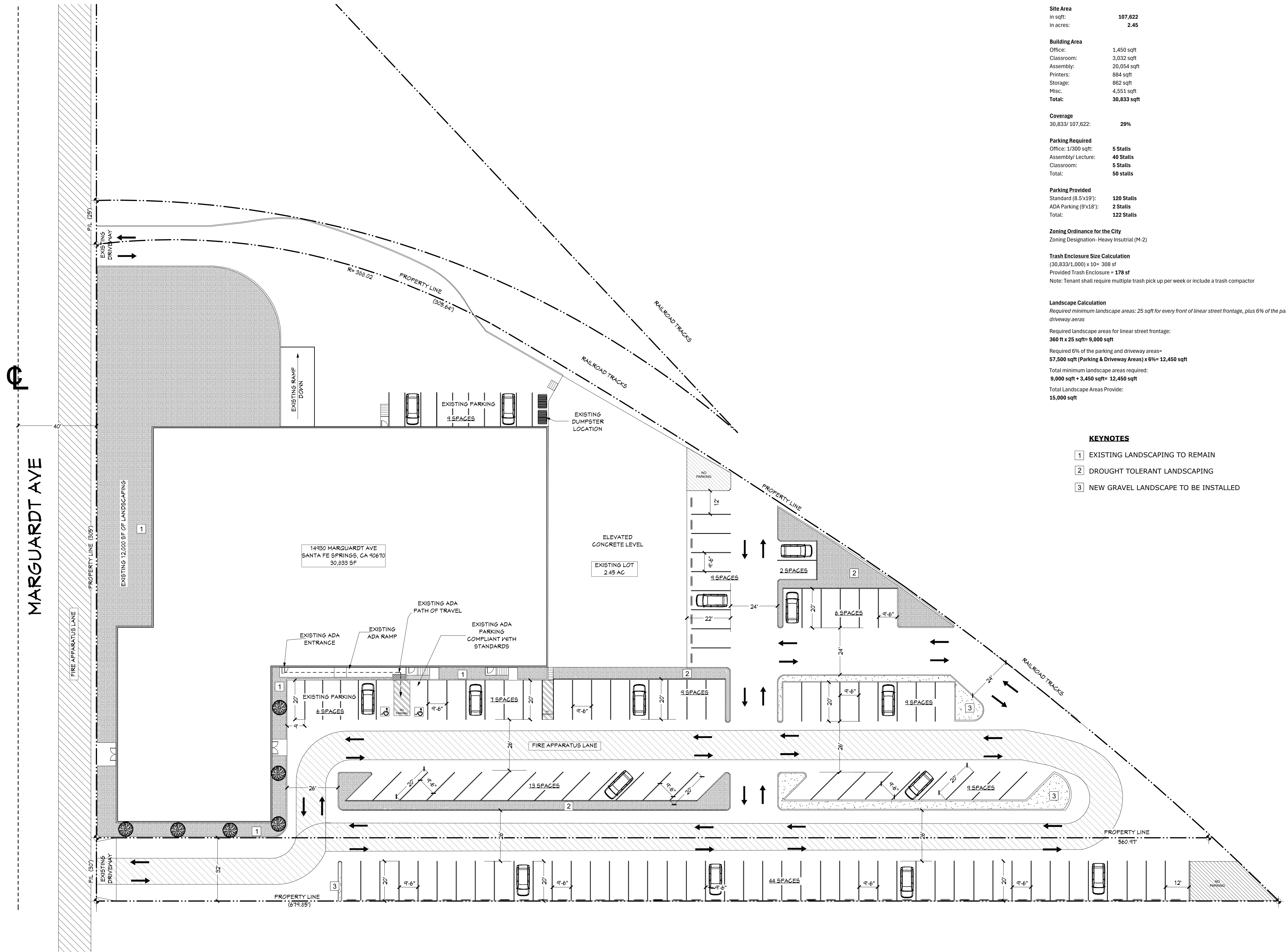


WINTERS AND ALLIED TRADES
DISTRICT COUNCIL 36
14930 Marquardt Ave,
Santa Fe Springs, CA 90670



EXISTING SITE PLAN
SCALE: 1"=20'-0"

SHEET TITLE: EXISTING SITE PLAN	PROJECT DESCRIPTION: NEW PARKING ARRANGEMENT	PROJECT LOCATION: PAINTERS AND ALLIED TRADES DISTRICT COUNCIL 36 14930 Marguardt Ave, Santa Fe Springs, CA 90670	ARCH/ENG SEAL: 	DRAWINGS PROVIDED BY: Durand Architectural Engineering 27131 Calle Arroyo #1722 San Juan Capistrano, CA 92675 www.durandae.com 949.212.4276
	ISSUE			
	PC-1 09/22/2025			
	PC-2 10/03/2025			
DATE: 11/20/2025				
SHEET: A.1				



PROJECT DATA	
Site Area	in sqft:
	107,622
	in acres:
	2.45
Building Area	Office:
	1,450 sqft
	Classroom:
	3,032 sqft
	Assembly:
	20,054 sqft
	Printers:
Storage:	854 sqft
	862 sqft
Misc:	4,551 sqft
	30,833 sqft

Coverage	30,833/ 107,622:
	29%

Parking Required	Office: 1/300 sqft:
	5 Stalls
	Assembly/ Lecture:
	40 Stalls
	Classroom:
Total:	5 Stalls
	50 stalls

Parking Provided	Standard (8.5'x19'):
	120 Stalls
	ADA Parking (9'x18'):
	2 Stalls
Total:	
122 Stalls	

Zoning Ordinance for the City
Zoning Designation- Heavy Industrial (M-2)

Trash Enclosure Size Calculation
(30,833/1,000) x 10= 308 sf
Provided Trash Enclosure = 178 sf
Note: Tenant shall require multiple trash pick up per week or include a trash compactor

Landscape Calculation
Required minimum landscape areas: 25 sqft for every front of linear street frontage, plus 6% of the parking & driveway areas
Required landscape areas for linear street frontage:
360 ft x 25 sqft= 9,000 sqft
Required 6% of the parking and driveway areas=
57,500 sqft (Parking & Driveway Areas) x 6%= 12,450 sqft
Total minimum landscape areas required:
9,000 sqft + 3,450 sqft= 12,450 sqft
Total Landscape Areas Provide:
15,000 sqft

KEYNOTES

- 1 EXISTING LANDSCAPING TO REMAIN
- 2 DROUGHT TOLERANT LANDSCAPING
- 3 NEW GRAVEL LANDSCAPE TO BE INSTALLED

PROPOSED SITE PLAN
SCALE: 1"=20'-0"



DRAWINGS PROVIDED BY:

ARCH/ ENG SEAL:

PROJECT LOCATION:

PROJECT DESCRIPTION:

SHEET TITLE:

ISSUE	
PC-1	09/22/2025
PC-2	10/03/2025

DATE:	
11/20/2025	
SHEET:	
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PAINTERS AND ALLIED TRADES
DISTRICT COUNCIL 36
14930 Marquardt Ave,
Santa Fe Springs, CA 90670

NEW PARKING ARRANGEMENT

PROPOSED SITE PLAN

Durand
Architectural Engineering
27131 CALLE ARROYO #1722
SAN JUAN CAPISTRANO, CA 92675
www.durandae.com
949.212.4276





אורכו וזווית:



PAINTERS AND ALLIED TRADES
DISTRICT COUNCIL 36
14930 Marquardt Ave,
Santa Fe Springs, CA 90670

NEW PARKING ARRANGEMENT

EXISTING &
PROPOSED BUILDING
FLOOR PLAN

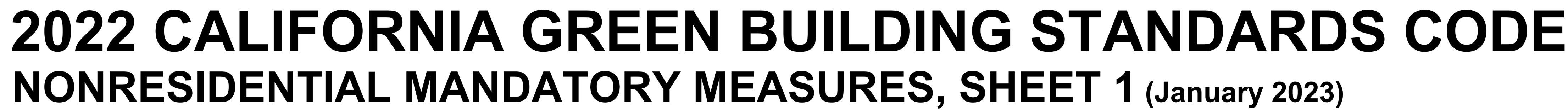
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DATE:

11/20/2025

HEET:

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California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, etc.)

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Attachment D

Resolution No. 309-2025

Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 309-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 857 TO ESTABLISH, OPERATE, AND MAINTAIN A NON-PROFIT TRADE SCHOOL SPECIALIZING IN THE TRADESHOW INSTALLATION AND DISMANTLING OF EXHIBITION AND CONVENTION DISPLAYS, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

WHEREAS, an application was filed for Conditional Use Permit (CUP Case No. 857) to establish, operate, and maintain a non-profit trade school specializing in the tradeshow installation and dismantling of exhibition and convention displays; and

WHEREAS, the Project Site is located at 14930 Marquardt Avenue, comprising Assessor’s Parcel Numbers 8069-007-009 and 8069-013-014, shown in the latest rolls of the Los Angeles County Assessor; and

WHEREAS, the property owner is District Council 36, 1155 Corporate Drive, Monterey Park, CA 91754; and

WHEREAS, the applicant is Jon Coley, on behalf of Painters and Allied Trades – District Council 36; and

WHEREAS, the proposed project, including the discretionary review of CUP Case No. 857, is a project as defined under the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Community Development Department on November 26, 2025, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 26, 2025, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, on December 08, 2025, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning CUP Case No. 857; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject site, the testimony, written comments, or other materials presented at the Planning Commission meeting on December 08, 2025, concerning CUP Case No. 857.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

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

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves an existing building to be established as a non-profit trade school specializing in the tradeshow installation and dismantling of exhibition and convention displays. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

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

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

The Project Site is located within the M-2, Heavy Manufacturing Zone and has a General Plan land use designation of Industrial. The proposed non-profit trade school, provided that a Conditional Use Permit is granted, is consistent with the current zoning and land use designation.

The trade school will operate primarily indoors within an existing 30,833-square-foot industrial building in the M-2 Zone, an area characterized by industrial uses that typically involve heavy machinery, truck traffic, and other noise-generating operations. The site is located over 1,000 feet from the nearest residentially zoned property, further reducing the potential for impacts on sensitive receptors.

With respect to noise, the facility's operations, including classrooms, assembly areas, and hands-on training in tradeshow installation and dismantling, will occur entirely indoors. The Applicant will implement operational controls to ensure that training activities, including the use of power tools and rigging exercises, are conducted safely and in a manner consistent with the industrial character of the area.

Regarding odors, dust, and waste management, the facility includes warehouse storage and operational areas designed for safe handling and cleanup of materials used during training. Proper housekeeping, storage, and cleaning protocols will be followed to maintain sanitary conditions and prevent impacts on neighboring properties.

Adequate parking is provided on-site, with 122 stalls available, exceeding the City's minimum requirement of 49 stalls for classrooms, apprentices, and office staff. While the code establishes a minimum, the actual parking demand was analyzed based on anticipated staff, student, and visitor activity. The trade school anticipates staggered class schedules and rotational hands-on training, which reduces peak demand at any given time. Office and administrative staff will have predictable hours, while students' arrival and departure patterns will be distributed throughout the day. With 122 spaces available, the site provides a substantial surplus beyond anticipated peak demand, ensuring that parking will not overflow into surrounding streets or adjacent properties. The design and layout of the parking areas, including clear circulation and accessible stalls, further support efficient use and prevent congestion.

Considering these operational and site features, including the surplus parking and measures to manage traffic flow, the project is expected to be compatible with surrounding industrial uses and will not be detrimental to nearby properties or the community.

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

The Project Site, located at 14930 Marquardt Avenue, consists of an existing 30,833-square-foot industrial building and surface parking. As part of the proposed trade school use, the Applicant will submit plans through the City's plan check process for interior improvements, including classrooms, assembly areas, offices, and warehouse training areas.

While no exterior building modifications are proposed, the Applicant is incorporating several site enhancements, including restriping the parking lot to accommodate 122 parking stalls, providing adequate fire-lane circulation, constructing a new trash enclosure, installing new perimeter fencing, and enhancing security measures. All site improvements, including parking, pathways, and access points, will be required to meet current ADA accessibility standards.

These improvements will increase site functionality, safety, and appearance while maintaining the existing architectural character of the building. Accordingly, the Planning Commission finds that the Project Site's overall visual and physical characteristics will remain substantially unchanged and that the general appearance and welfare of the community will continue to be preserved.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 309-2025 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15301 – Class 1 (Existing Facilities); and approve CUP Case No. 857 to establish, operate, and maintain a non-profit trade school specializing in the installation and dismantling of exhibition and convention displays, located at 14930 Marquardt Avenue within the M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 08th day of December 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

CONDITIONS OF APPROVAL
CUP CASE NO. 857
14390 MARQUARDT AVENUE

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.944-9713 x 3818)

1. Prior to issuance of Building Permit, the applicant shall provide the Santa Fe Springs Department of Fire-Rescue with a site plan for fire lanes and signage.
2. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
3. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.944-9713 x 3812)

4. Permits and approvals. The applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
5. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:
(Contact: Kristen Haining 562.409.1850 x 3302)

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

7. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
8. That the Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
9. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than thirty (30) days from the date of approval by the Planning Commission.
10. That all buildings, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
11. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of potholes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall always be legible. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
12. Property must be properly maintained at all times. Applicant shall submit plans and obtain approval to build a trash enclosure onsite. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers. Outdoor storage and/or activities are strictly prohibited at all times.
13. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
14. That the Applicant and/or his employees shall not allow persons to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Applicant shall maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police Services at all times.

15. The Applicant and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by SFSMC §155.424.
16. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.

WASTE MANAGEMENT :

(Contact : Joe Barrios 562.868-0511 x 7342)

17. The applicant shall not knowingly transport loads containing more than 10% residue.
18. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868-0511 x 7356)

19. This approval shall allow the applicant, Painters and Allied Trades - District Council 36, establish, operate, and maintain a 30,833-square-foot building for a non-profit trade school Joint Apprenticeship Training Center (JATC) specializing in the installation and dismantling of exhibition and convention displays facility at 14930 Marquardt Avenue.
20. That the subject trade school shall continue to maintain the status of a non-profit organization.
21. That the total daily attendance at the trade school shall be limited to a maximum of 60 students. Additionally, District Council 36 shall further restrict attendance on the weekday and occasional Saturday training modules to no more than 15 students per module. Any modifications shall be submitted to and reviewed by the Community Development Director for review and approval.
22. That the non-profit trade school curriculum shall be limited to a maximum of four (4) modules during each weekday and occasionally Saturday training sessions.
23. That the non-profit trade school activities shall only occur between the following hours (withstanding, board meetings and special events, identified in condition # 24 and #25)
 - A. Monday – Friday: 8:00 a.m. – 5:00 p.m. (Maximum 15 Apprentices per Class and power tool classes limited to 9 apprentices)
 - B. Saturday: Occasional sessions shall be limited to a maximum of 15 students per module and shall not be scheduled during special events.
 - C. Sunday: Closed

24. That the facility shall host monthly executive board and membership meetings on weekday evenings (typically between 5:00 p.m. and 7:00 p.m.), accommodating 30-45 attendees, including 12-15 Executive Board Members, notwithstanding special events identified in Subsections A-D. Special events shall be infrequent and include:
- A. Local Elections: Held every three years, with voting conducted over a defined, staggered schedule during weekday hours as coordinated with City staff.
 - B. Council Elections: Held every four years, with voting conducted over a defined, staggered schedule during weekday hours as coordinated with City staff.
 - C. Bylaws Ratification Voting: Held every five years and incorporated into regular membership meetings occurring between 5:00 p.m. and 9:00 p.m.
 - D. Holiday Events: Occasional gatherings scheduled on weekday evenings, typically between 5:00 p.m. and 9:00 p.m., unless otherwise approved by the city.
25. Special Event Requirements:
- A. All board meetings and special events shall be conducted outside of class hours and shall not occur while classes are in session.
 - B. Attendance shall be by invitation only.
 - C. Advance written notice and details of the proposed event, in writing to the Community Development Director at least 30 days prior to each event.
 - D. Events shall be subject to any conditions / limitations the Community Development Director deems necessary for the proposed special event.
26. If the Community Development Director determines that additional parking is required for the proposed non-profit trade school use, the applicant shall submit and obtain approval for a contingency plan or parking agreement to address overflow parking within 400 feet of the subject property. If required, the contingency plan or parking agreement must be submitted to City staff for review and approval. The approved plan or agreement shall bind current and future property owners, remain in effect for the duration of the use, and may be required to be recorded as a covenant with the County Recorder.
27. That all students shall be issued a parking sticker/permit, which must be affixed to their vehicle and clearly displayed. The sticker/permit may be displayed by hanging it from the rearview mirror, placing it on the dashboard, affixing it as a window sticker on the lower left side of the rear window, or as a bumper sticker on the left side of the rear bumper. For motorcycles, the sticker/permit shall be displayed on the front fork of the cycle.
28. That the subject non-profit school use shall otherwise be substantially in accordance with plot plan and floor plans submitted by the applicant and on file with the case.
29. That trash receptacles and appropriate waste containers (such as outdoor ash receptacles approved for use in designated smoking areas) shall be provided in all City-

approved outdoor areas where students, members, or staff are permitted to congregate. Smoking shall only occur in designated outdoor smoking areas consistent with all applicable California state laws and local regulations.

30. The applicant shall understand, and accept, that this Permit is solely for a land use entitlement to establish, operate, and maintain a 30,833-square-foot building for a non-profit trade school specializing in the installation and dismantling of exhibition and convention displays. The granting of this Permit does not circumvent any Federal, State, or local regulatory laws as they apply to the proposed use.
31. All instructors, staff members, apprentices, members, and visitors or other people associated with the non-profit trade school shall park in the designated parking spaces and shall not park their vehicles on any other neighboring property not approved by the Community Development Director.
32. Vending machines, water machines, pay telephones, and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties.
33. That the Applicant shall maintain a minimum of 49 parking spaces available for staff members, instructors, apprentices, and guest parking. Should staff later determine that the parking demand exceeds what is currently provided, or if the Applicant increases peak capacity beyond current projections, the Applicant will be required to work with staff to identify an appropriate operational or site plan solutions.
34. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Community Development, Police Services and the Fire Marshall.
35. The applicant shall provide a reciprocal access agreement with the railroad company authorizing use of the portion of railroad-owned property on which the widened driveway now encroaches for site access.
36. If no agreement is provided, the applicant shall revise the plans to remove or reduce the width of the paved driveway and relocate any gate or fence so that no portion encroaches onto railroad-owned property.
37. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
38. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Community Development Department.

39. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Community Development Director or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
40. All other requirements of the City's Zoning Code, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with.
41. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development, and Fire-Rescue Departments for the proposed improvements.
42. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520, for additional information. A business license application can also be downloaded at <https://santafesprings.hdlgov.com>.
43. Prior to occupying the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com>).
44. The Community Development Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Code and the Sign Guidelines of the City.
45. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by

an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Community Development or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that include a roof plan showing the location of all roofs mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment.
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A cross-section building drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

- 46. The subject property shall not be subleased, sold, or otherwise assigned for use by anyone other than the applicant on file without prior written approval by the Director of Community Development.
- 47. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
- 48. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
- 49. Applicant understands that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approval from other departments.
- 50. That the applicant shall submit a \$75 check made out to "L.A. County Registrar Recorder/County Clerk" to the Community Development Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
- 51. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or has had a substantial adverse impact on public facilities or services, the Director of Community Development may refer Conditional Use Permit Case No. 857 back to the Planning Commission for review. If, upon such review, the Commission finds that any of the aforementioned results have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 857.

52. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a) Covenants.
 - i. Applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - ii. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b) Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
53. Conditional Use Permit Case No. 857 shall be subject to a compliance review in 1 year, until December 08, 2026. Approximately three (3) months before December 08, 2026, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
54. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies,

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

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



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Laurel Reimer, AICP, Planning Consultant

SUBJECT: **PUBLIC HEARING - TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.175.2 (USES) AND 155.637 (MINI-WAREHOUSES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

DATE: December 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 310-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

Zoning Code Amendment – Mini-Warehouses in MU-TOD

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FISCAL IMPACT

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

BACKGROUND/DISCUSSION

The City first established regulations for mini-warehouse uses with the adoption of Ordinance 468 on October 10, 1974. Ordinance 468 added a definition of “mini-warehouse” to distinguish a mini-warehouse use from a typical warehouse use, required approval of a Conditional Use Permit prior to establishment of a mini-warehouse, and included provisions to restrict the size, location, and function of a mini-warehouse. Mini-warehouses were limited to the M-1 and M-2 Zones on parcels less than two acres in size. Additionally, mini-warehouses could not be located within 1,000 feet of a residential zone, commercial zone, school, or park, or occupy frontage on a freeway, major, or secondary highway.

On September 28, 2017, the City Council adopted Ordinance No. 1089 to amend the Zoning Regulations to allow for mini-warehouses on parcels up to three acres in size, on properties adjoining a freeway, major or secondary highway, and located within 1,000 feet of a residential zone, commercial zone, school, or park. Ordinance No. 1089 also required approval of a Development Plan Approval, in addition to a Conditional Use Permit, and added architectural and design requirements for mini-warehouse buildings.

On August 21, 2025, Amerco Real Estate Company, a real estate company providing real estate and development services for U-Haul, submitted an application for a Zoning Code Amendment. The proposed Zoning Code Amendment (Attachment A) will amend Sections 155.175.2 (Uses) and 155.637 (Mini-Warehouses) of the Zoning Code to allow for mini-warehouse uses in the Mixed-Use Transit-Oriented Development (MU-TOD) zone. Specifically, the ZCA will achieve the following:

- Require an operating agreement for all mini-warehouses in all zones
- Make mini-warehouses a conditionally permitted use in the MU-TOD zone
- Require mini-warehouses in the MU-TOD zone to comply with the mixed-use zones’ architectural design standards
- Require mini-warehouses in the MU-TOD zone to be a minimum of three stories
- Require mini-warehouses in the MU-TOD zone to include an active ground-floor commercial or retail use that contributes to and supports a pedestrian-oriented experience
- Limit the location of mini-warehouses in the MU-TOD zone to parcels that directly abut a heavy railway
- Require ancillary rental moving vehicles to be stored in a designated area and screened from view

Zoning Code Amendment – Mini-Warehouses in MU-TOD

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ANALYSIS

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

1. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pay their fair share of fiscal impacts on infrastructure and services.
2. Policy LU-6.8 – Community Facilities. Locate community facilities, such as shopping areas, places of worship, clubs, and governmental offices on the periphery of residential areas so as to have both convenient vehicular access from arterial streets (without inducing traffic over local residential streets) and convenient pedestrian access from adjacent residential areas.
3. Goal LU-11 – Well-designed, attractive business districts and neighborhoods.
4. Policy ED-3.4 – Mixed Use Commercial Uses. Maximize retail and commercial services within mixed-use development and within the transit-oriented community districts.
5. Policy ED-4.4 – Strategic Additional Revenue Sources. Investigate the components of business-use costs, including amounts, as well as how costs can be offset by benefits, and how revenue options (e.g., impact fees targeting truck traffic) will: a) directly affect various business types and b) indirectly affect the attractiveness of the community as a business location.

Mini-warehouse uses can be complementary to the characteristics of transit-oriented development (TOD). TOD typically offers high-density housing with limited parking for private cars. In turn, high-density, multifamily housing is more likely to be rental housing than single-family homes. Apartments offer limited storage space and are overall smaller than typical detached homes, as they often do not have attached garages or yards in which possessions can be stored. In this way, proximity to a mini-warehouse can act as an extension of the home and a complement to TOD.

Mini-warehouses will require approval of a Conditional Use Permit and Development Plan Approval, ensuring mini-warehouses are attractive, comply with development standards, and operate with minimal impact to surrounding uses. Additionally, mini-warehouse developers will be required to enter into an operating agreement with the City to ensure public benefit.

ENVIRONMENTAL

The Zoning Code Amendment is exempt from CEQA because it falls within the Common Sense Exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and

Zoning Code Amendment – Mini-Warehouses in MU-TOD

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therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

Public Notification

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

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on November 10, 2025, and published in a newspaper of general circulation (Los Cerritos Community News) on November 14, 2025, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiries regarding the Project.

ATTACHMENT(S):

Attachment A – Resolution No. 310-2025, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code.

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

RESOLUTION NO. 310-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.175.2 (USES) AND 155.637 (MINI-WAREHOUSES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared an amendment to the City's Zoning Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Sections 155.175.2 (Uses) and 155.637 (Mini-Warehouses); and

WHEREAS, based upon the information received and Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations); and

WHEREAS, on November 14, 2025, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos Community News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on November 10, 2025, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on December 8, 2025, concerning amendments to the text of the City's Zoning Code.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS

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

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

2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pays their fair share of fiscal impacts on infrastructure and services.
 - b. Policy LU-6.8 – Community Facilities. Locate community facilities, such as shopping areas, places of worship, clubs, and governmental offices on the periphery of residential areas so as to have both convenient vehicular access from arterial streets (without inducing traffic over local residential streets) and convenient pedestrian access from adjacent residential areas.
 - c. Goal LU-11 – Well-designed, attractive business districts and neighborhoods.
 - d. Policy ED-3.4 – Mixed Use Commercial Uses. Maximize retail and commercial services within mixed use development and within the transit-oriented community districts.
 - e. Policy ED-4.4 – Strategic Additional Revenue Sources. Investigate the components of business-use costs, including amounts as well as how costs can be offset by benefits and how revenue options (e.g. impact fees targeting truck traffic) will: a) directly affect various business types and b) indirectly affect the attractiveness of the community as a business location

Mini-warehouse uses can be complementary to the characteristics of transit-oriented development (TOD). TOD typically offers high-density housing with limited parking for private cars. In turn, high-density, multifamily housing is more likely to be rental housing than single-family homes. Apartments offer limited storage space and are overall smaller than typical detached homes, as they often do not have attached garages or yards in which possessions can be stored. In this way, proximity to a mini-warehouse can act as an extension of the home and a complement to TOD. Mini-warehouses will require approval of a Conditional Use Permit and Development Plan Approval, ensuring mini-warehouses are attractive, comply with development standards, and operate with minimal impact to surrounding uses. Additionally, mini-warehouse developers will be required to enter into an operating agreement with the City to ensure public benefit.
4. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
5. The Zoning Code Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

SECTION 2: ENVIRONMENTAL FINDINGS AND DETERMINATION

The Zoning Code Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and CEQA Guidelines Section 15382 as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 310-2025, determining that the Zoning Code Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and recommends that the City Council adopt an Ordinance to amend Sections 155.175.2 (Uses) and 155.637 (Mini-Warehouses) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 8th day of December 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code

EXHIBIT A - Zoning Code Amendment
Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the
Municipal Code of Santa Fe Springs

Key:

Normal Text = Existing unmodified Code language

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

Underline Text = Proposed language to be added to the Code

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.175.2 (Uses) is hereby amended as follows:

§ 155.175.2 USES.

Permitted uses and conditional uses are shown in Table 1 below. Where a "P" is indicated, the use is a principal permitted use in the zone. Where a "CUP" is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an "AUP" is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an "X" is indicated, the use is not allowed.

TABLE 1: MIXED-USE ALLOWED USES AND PERMIT REQUIREMENTS				
P: Permitted Use X: Use Not Allowed CUP: Conditional Use Permit AUP: Administrative Use Permit				
Uses	Land Use Regulation			Specific Use Regulations
	MU	MU-DT	MU-TOD	
<i>Residential Uses</i>				
Single unit dwelling	X	X	X	
Multi-unit dwellings	P	P	P	For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment sites, those projects must comply with California Government Code § 65583.2(h) and (i) ¹
Accessory dwelling unit	P	P	P	Subject to the regulations in § 155.644
Boarding house and single room occupancy (SRO)	CUP	CUP	CUP	
Employee housing, large	P	P	P	
Employee housing, small	P	P	P	
Live/work unit	P	P	P	

Supportive housing	P	P	P	
Transitional housing	P	P	P	
<i>Care Services and Facilities</i>				
Community care facilities, large	CUP	CUP	CUP	
Community care facilities, small	P	P	P	
Emergency shelter, permanent	P	X	X	Emergency shelter facilities are subject to § 155.629.1
Emergency shelter, temporary low barrier navigation centers	P	P	P	
Family day care home, large	AUP	AUP	AUP	-Subject to Approval by Director of Planning and Development -See § 155.625; Day Care; Large Family -Allowed in stand-alone residential uses only
Family day care home, small	P	P	P	Allowed in stand-alone residential uses only
Hospitals and clinic/urgent care				CUP required for: blood/plasma donation centers, new clinic/urgent care establishments with more than 10,000 square feet of floor area, and hospitals.
Clinic/urgent care	P/CUP	P/CUP	P/CUP	
Hospital	CUP	X	X	
<i>Recreation, Education, and Public Assembly Uses</i>				
Commercial recreation facilities (indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622
Community gardens	P	P	P	
Cultural institutions	P	P	P	
Entertainment venue (indoor facilities only)	P/CUP	P/CUP	P/CUP	CUP is required for new establishments with more than 10,000 square feet of floor area or establishments with live entertainment (incidental or standalone). Adult uses are subject to § 155.602
Gymnasium and fitness centers (large)	P/CUP	P/CUP	P/CUP	CUP required for new establishments with more than 10,000 square feet of floor area

Gymnasium and fitness centers (small)	P	P	P	
Parks and public plazas	P	P	P	
Religious assembly facilities	P	P	P	
Schools, K through 12, private	CUP	CUP	CUP	
Schools, K through 12, public	P	P	P	
Technical trade, business or professional schools	CUP	CUP	CUP	
Colleges and universities, public and private	CUP	CUP	CUP	
<i>Eating Establishments</i>				
Breweries, wineries, or distilleries	CUP	CUP	CUP	Subject to § 155.628 Sale or service of alcoholic beverages
Cigar lounges and bars	P/CUP	P/CUP	P/CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages
Cocktail lounges and bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages
<i>Restaurants</i>				
Where the outdoor dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving alcoholic beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages
With drive-in or drive-through facilities	CUP	CUP	CUP	
All other restaurants	P	P	P	
<i>Retail, Commercial Service, and Office</i>				
Automated teller machines (ATMs) Drive-through	CUP	CUP	CUP	
Automated teller machines (ATMs) Standalone	P	P	P	

Business support services	P	P	P	
Check cashing business and/or pawn shop	CUP	X	X	
Financial institutions and related services	P	P	P	
Hotel and/or motel	CUP	CUP	CUP	
<u>Mini-Warehouses</u>	<u>X</u>	<u>X</u>	<u>CUP</u>	<u>Subject to §155.637 Mini-warehouses</u>
Office, business, and professional (non-medical and dental offices)	P	P	P	
Office, medical or dental	P	P/CUP	P/CUP	CUP required for medical or dental office developments with more than 10,000 square feet of floor area
Personal services, general	P	P	P	
Personal services, restricted	CUP	CUP	CUP	
Retail, general	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 square feet of floor area or more than 2,000 square feet of outdoor sales
Retail, restricted	CUP	CUP	CUP	
Veterinary clinic and/or animal grooming (indoor only)	P	P	P	Outdoor kennels or dog runs are not permitted
<i>Automobile-Oriented Uses</i>				
Automobile sales and rental	X	X	X	
Automobile washing/detailing	X	X	X	
Automobile service, major	X	X	X	
Automobile service, minor	X	X	X	
Drive-in/drive-through establishments	CUP	CUP	CUP	
Service/fueling station, automobile	X	X	X	
<i>Light Industrial</i>				
Laboratory; medical, analytical, research, testing (existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited

Manufacturing, light (existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and development (existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
<i>Other Uses</i>				
Transit stations	CUP	CUP	P	
Utility facilities				
Facilities with on-site staff	CUP	CUP	CUP	
Facilities with no on-site staff	P	P	P	
Wireless telecommunication facilities, satellite dish antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this section.			

Notes:

¹ For housing element sites, please see General Plan Housing element Tables H-33 and H-34 at www.santafesprings.org, Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20 percent affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.637 (Mini-warehouses) is hereby amended as follows:

§ 155.637 MINI-WAREHOUSES.

- (A) Mini-warehouses shall be permitted in the M-1, ~~and M-2 Zones~~ and MU-TOD Zones only after a valid conditional use permit, operating agreement and development plan approval have been granted. Notwithstanding, no conditional use permit shall be granted for a mini-warehouse facility along the Telegraph Road Corridor.
- (B) Individual storage units shall only be used for the pick-up and deposit of goods and/or property within the storage unit. Storage units shall not be used for any other activities, including, but not limited to:
 - (1) Residences, with the exception of the manager's residential unit;
 - (2) Offices, workshops, studios, hobby or rehearsal areas;
 - (3) Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity;
 - (4) Conducting retail sales of any kind including garage or estate sales or auctions or to conduct any other commercial activity;

- (5) Storage of flammable, perishable or hazardous materials or the keeping of animals; and
 - (6) Truck or vehicle rental without obtaining all necessary approvals.
- (C) In addition to any other conditions which may be imposed on the granting of such conditional use permit and development plan approval, including, but not limited to, hours of operation, noise, lighting, and security, the following conditions shall apply:
- (1) Mini-warehouses shall not be located on parcels exceeding three acres in size.
 - (2) The exterior walls of all mini-warehouses shall be constructed of masonry or concrete. Other materials may be acceptable for exterior walls if the Planning Commission determines that visual compatibility with the surrounding development can be achieved with the use of such materials. Within the MU-TOD Zone, exterior wall materials shall be visually compatible with those of surrounding existing or prospective residential and/or mixed-use developments, per §155.175.15 (Architectural Design Standards) of the Zoning Code. The use of prefabricated structures is prohibited.
 - (3) Setbacks and landscaping greater than those required by other provisions of this chapter may be required if deemed necessary by the Planning Commission to make such facilities compatible with existing or prospective developments in the area.
 - (4) No part of the facility shall be converted to another use unless and until proper approval has been granted by the Planning Commission and by the City Council.
 - (5) Outdoor storage is prohibited.
 - (6) The development shall meet the requirements of the Fire Department as to adequate fire protection.
 - (7) There shall be no uses or storage of materials not permitted by the type of structure or classification of occupancy as specified in the Building Code and Fire Code.
 - (8) Access aisles shall not be used for storage purposes.
 - (9) Area designated for off-street parking shall not be used for storage of vehicles or other materials.
 - (10) Chain-link (or similar), barbed or razor wire fences are prohibited.
 - (11) A maximum of one manager's residential unit may be provided, but is not required.
 - (12) Access doors to individual storage units shall be located within a building or shall be screened from adjacent property and public rights-of-way.
 - (13) Projects within the M1 and M2 Zones. Mini-warehouse buildings shall incorporate architectural and design features common to contemporary industrial development. Examples of such architectural and design features include: massing; proportion; facade modulation; exterior building materials and

detailing; varied roof-line; varied recessed and projection; pedestrian scale; fenestration; etc.

(14) Projects within the MU-TOD Zone.

- (a) Mini-warehouse buildings within the MU-TOD Zone shall incorporate architectural and design features consistent with § 155.175.15 to the greatest extent to ensure compatibility with existing or prospective residential and/or mixed-use development. The building's design must be aesthetically pleasing and not appear monolithic. The facility should reflect a mixed-use or commercial building with storage units concealed from the street and adjacent properties and shall be a minimum of three stories.
- (b) Mini-warehouse buildings within the MU-TOD Zone must include a primary, active ground-floor commercial or retail use that contributes to and supports a pedestrian-oriented experience. Examples include retail storefronts, coffee shops, or restaurants.
- (c) Mini-warehouses within the MU-TOD Zone shall only be located on parcels that directly abut a heavy railway.

(15) Any ancillary moving vehicle rental shall be addressed through the Conditional Use Permit process. Such vehicles shall be stored in a designated area, screened from adjacent properties and the public right-of-way, and not impact on site parking or driveways.

- (D) Notwithstanding the foregoing, any mini-warehouse facility which existed in compliance with the existing code as of October 28, 2017 shall be deemed legally nonconforming and subject to the requirements set forth in §§ 155.385 through 155.397.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, AICP, Associate Planner

SUBJECT: **NEW BUSINESS - MODIFICATION PERMIT (“MOD”) CASE NO. 1370 TO EXCEED THE MAXIMUM ALLOWED HEIGHT OF A DETACHED ACCESSORY DWELLING UNIT, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

DATE: December 8, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Find that the applicant’s MOD request meets the criteria set forth in §155.694 of the City’s Zoning Code, for granting of a Modification Permit; and
- 3) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case No. 1370, subject to the conditions of approval as contained within Resolution No. 311-2025; and
- 5) Adopt Resolution No. 311-2025, which incorporates the Planning Commission’s findings and actions regarding this matter.

Modification Permit Case No. 1370

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

FISCAL IMPACT

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

BACKGROUND:

Project/Applicant Information

Project Site: 9951 Cedardale Drive, Santa Fe Springs, CA 90670

Project Applicant: Eliana Tapia

Property Owner: Eliana Tapia

General Plan Designation: Single Family Residential

Zoning Designation: R-1, Single Family Residential

Existing Use on Property: Single Family Dwelling

Project Site

The Project Site consists of one parcel (APN: 8007-002-034), measuring approximately 5,580 square feet (approximately 0.13 acres), and is located at 9951 Cedardale Drive. The site is situated on the north side of Cedardale Drive, within the R-1, Single-Family Residential, Zone. Surrounding properties to the north, east, and south are also zoned R-1; the property to the west is zoned A-1, Light Agricultural, Zone. The site consists of an existing 1,333 square-foot dwelling and a 400 square-foot garage, constructed in 1954.

ANALYSIS:

Residential Modification Request

The Applicant submitted a request for Residential Modification Permit (MOD) Case No. 1370 to exceed the maximum allowed height of a detached Accessory Dwelling Unit (“ADU”). The applicant proposes to construct a 480 square-foot, 20-foot-high ADU above an existing detached garage.

Floor Plan

The proposed ADU will include a total of 480 square feet of living space, which incorporates a studio-style layout featuring a combined living and sleeping area, kitchen, bathroom, and balcony. Access to the unit will be provided via an exterior stairway on the north side of the structure.

Modification Permit Case No. 1370

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Elevation

The ADU will be designed to match the architectural style of both the existing garage and the primary single-family residence. Each elevation will include the following design features:

- North Elevation: Includes the exterior stairway providing access to the second-story unit and a window above the kitchen sink.
- East Elevation: Will not include any windows, in order to maintain privacy for the adjacent residential property.
- South Elevation: Includes one window and double doors that lead to the balcony, facing Cedardale Drive.
- West Elevation: Features a larger living space window and a smaller bathroom window.

Statutory Background

State law (Gov. Code § 65852.2) requires local agencies to allow the development of at least one ADU on any residentially zoned lot, regardless of local development standards. Cities must approve an ADU of at least 800 square feet in size and up to 16 feet in height, even if it conflicts with local zoning requirements, unless the City can identify an alternate location on the parcel where a compliant ADU could be built.

Due to the physical and developmental constraints described below, the proposed second-story ADU above the existing garage represents the only feasible location that would allow the applicant to construct an ADU as required under State law.

ADU Height Requirements

Section 155.644 (7) of the City's Zoning Code regarding the height of ADUs states:

- (a) A detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit shall not be greater than 16 feet in height.
- (b) A detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor, as defined in Public Resources Code Section 21155, shall not be greater than 18 feet in height. Two additional feet in height is allowed to accommodate roof pitch of the accessory dwelling unit to align with the roof pitch of the primary dwelling unit.

The Project Site is not located within one-half mile of a high-quality transit corridor and is therefore subject to the 16-foot maximum height. The applicant's request is to exceed this standard in order to accommodate the most feasible location for an ADU on the site.

The proposed 20-foot-high ADU does not exceed the underlying maximum building height of 25 feet set by the R-1 Zone.

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Justification for Height

Physical Site Constraints:

The parcel's shape and surrounding conditions significantly limit potential ADU placement. The property is irregularly configured, as it abuts land containing electrical transmission towers to the west, has a trapezoid-shaped rear yard to the north, and fronts a curved cul-de-sac to the south. These physical characteristics reduce the number of code-compliant areas where an ADU could be developed.

Existing Improvements Constraints

Existing improvements on the site further limit feasible ADU locations. A swimming pool occupies the rear yard, reducing buildable area. Additionally, a power pole located in the northeast corner of the property requires a minimum six-foot separation from any new structure, eliminating additional otherwise-potential locations.

Uniquely, the detached garage was originally constructed within the required front setback. As a result, the two feasible options for accommodating an ADU are:

- (a) converting the existing two-car garage, or
- (b) constructing a second-story ADU above the garage.

Constructing the ADU above the garage allows the applicant to maintain two off-street parking spaces, which helps prevent additional on-street parking demand.

Given the parcel's physical limitations, existing improvements, and State law requiring that property owners be afforded a viable opportunity to construct an ADU, the proposed second-story ADU above the garage represents the most practical and compliant option. The requested height modification is therefore necessary to enable the applicant to exercise their rights under State law while minimizing broader site impacts.

ENVIRONMENTAL

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), in that the project involves the construction of an Accessory Dwelling Unit above an existing detached garage in a residential zone. Second dwelling units in a residential zone are identified as an exempt project under Section 15303 of the CEQA Guidelines. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

Modification Permit Case No. 1370

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

Criteria for Granting a Residential Modification Permit

The Commission should note that, in accordance with Section 155.694 of the City's Zoning Code, before granting a Residential Modification Permit, the Commission shall give consideration to the following:

- A. That the modification is needed to allow the property to be utilized in a more beneficial manner.
- B. That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

SUMMARY:

Conditions of Approval

On July 2, 2025, the Community Development Department distributed a project summary and all application materials related to the MOD request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment E. It should be noted that the applicant has reviewed, acknowledged, and agreed to all conditions of approval prior to the Planning Commission meeting.

Notification

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 5 notices were mailed out to said property owners on November 26, 2025. To date, staff has not received correspondence from the surrounding property owners that received the notice.

ATTACHMENT(S)

- 1. Attachment A – Aerial Photograph
- 2. Attachment B – Hearing Notice

Modification Permit Case No. 1370

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3. Attachment C – Site Plan
4. Attachment D – Elevations
5. Attachment E – Resolution 311-2025
 - a. Exhibit A - Conditions of Approval

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

ATTACHMENT A – AERIAL PHOTOGRAPH



Modification Permit (MOD) Case No. 1370

9951 Cedardale Avenue

ATTACHMENT B – HEARING NOTICE



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

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

**NOTICE OF ADJACENT PROPERTY OWNERS
MODIFICATION PERMIT CASE NO. 1370**

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

MODIFICATION PERMIT CASE NO. 1370: To exceed the maximum allowed height of a detached Accessory Dwelling Unit, at 9951 Cedardale Drive

PROJECT LOCATION/APPLICANT: 9951 Cedardale Drive (APN: 8007-002-034) / Eliana Tapia

ENVIRONMENTAL REVIEW: The Planning Commission will determine whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

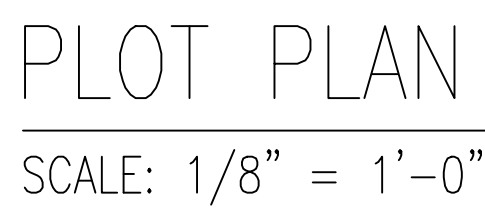
THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, December 8, 2025, at 6:00 p.m.**

ALL INTERESTED PERSONS are invited to participate in the hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the hearing.

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

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

ATTACHMENT C – SITE PLAN

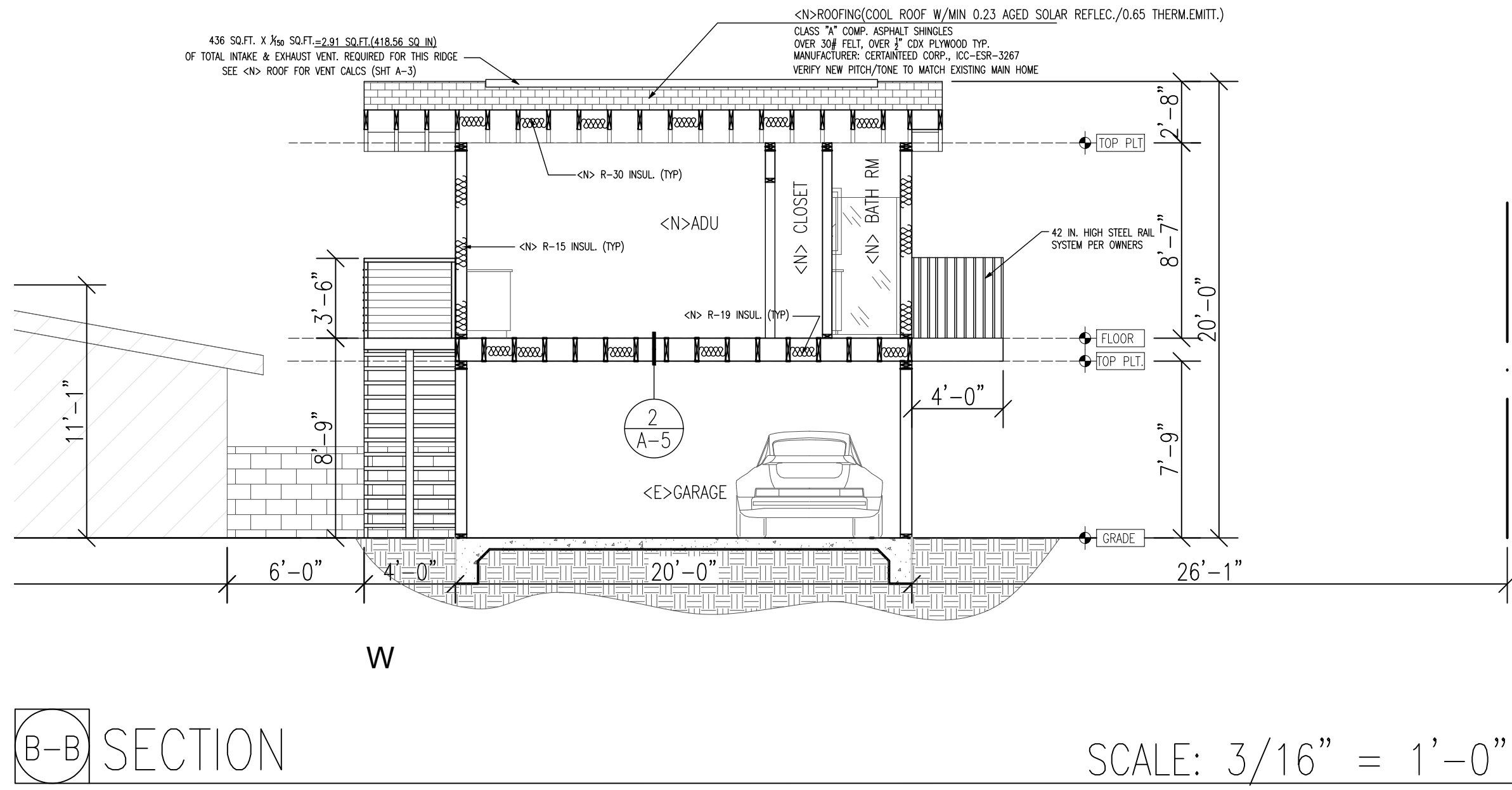
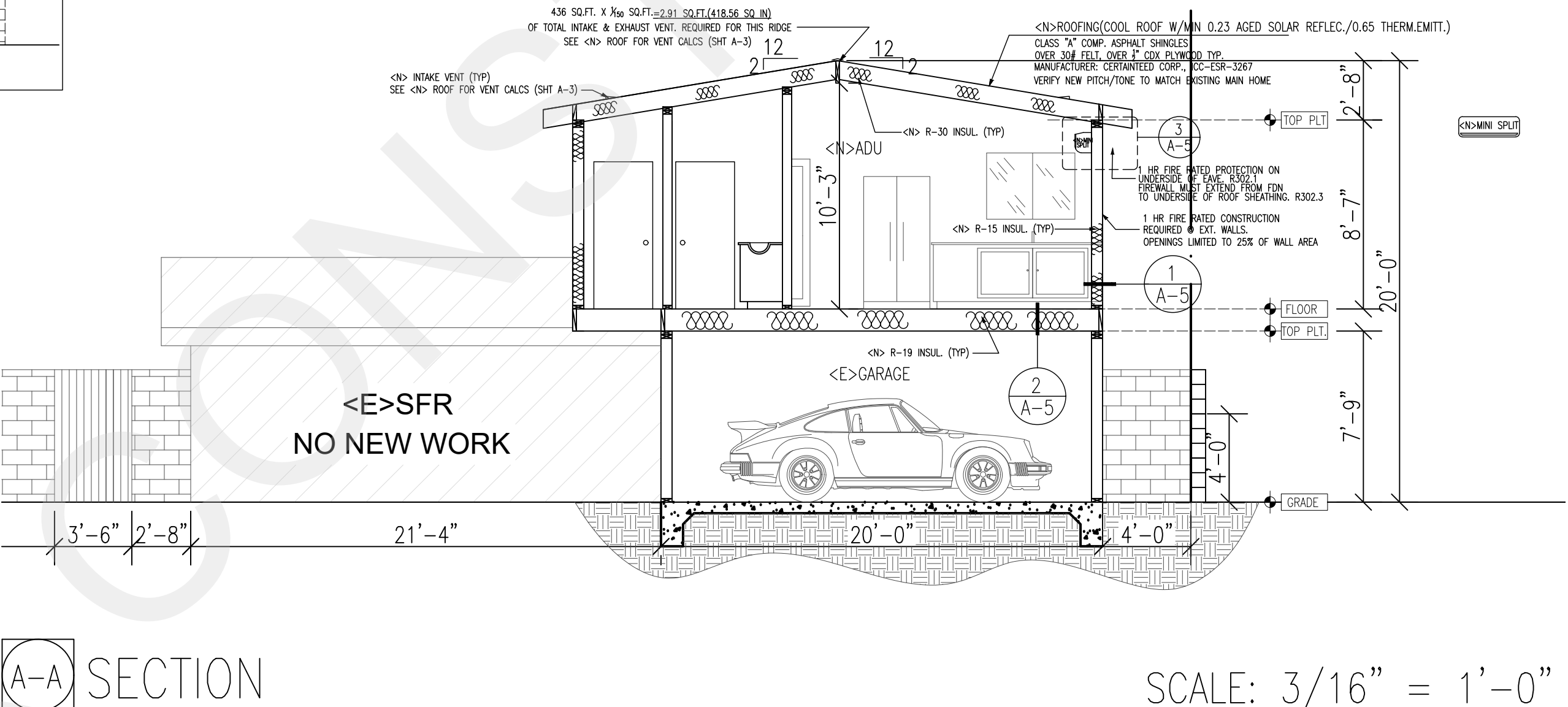
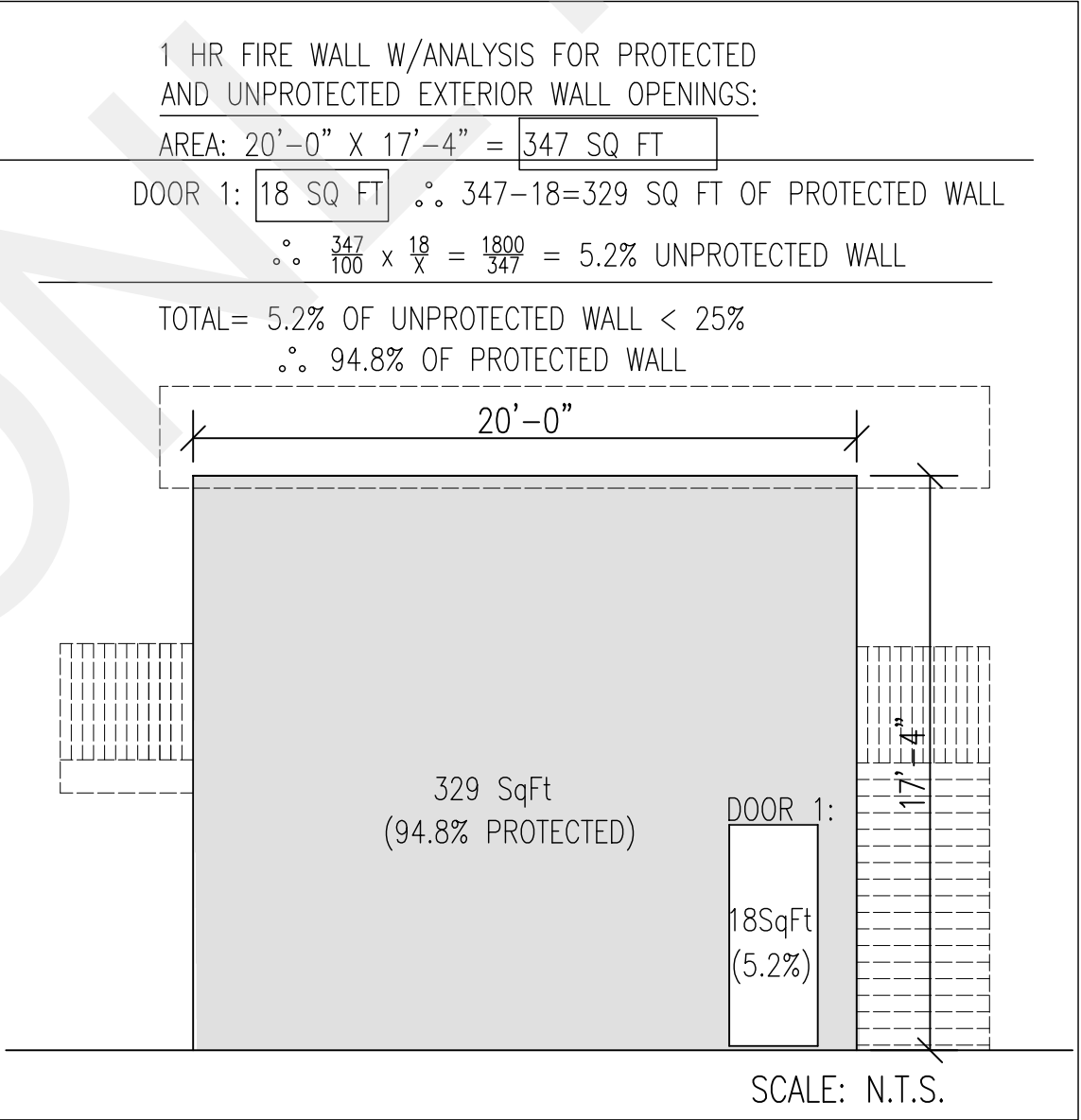
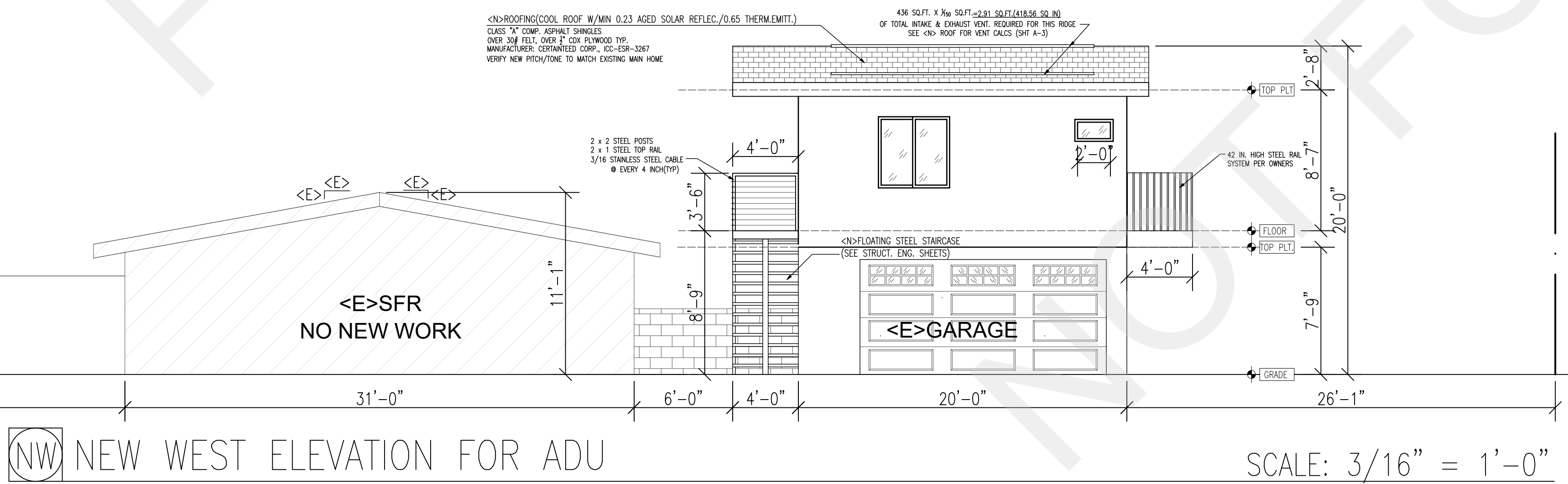
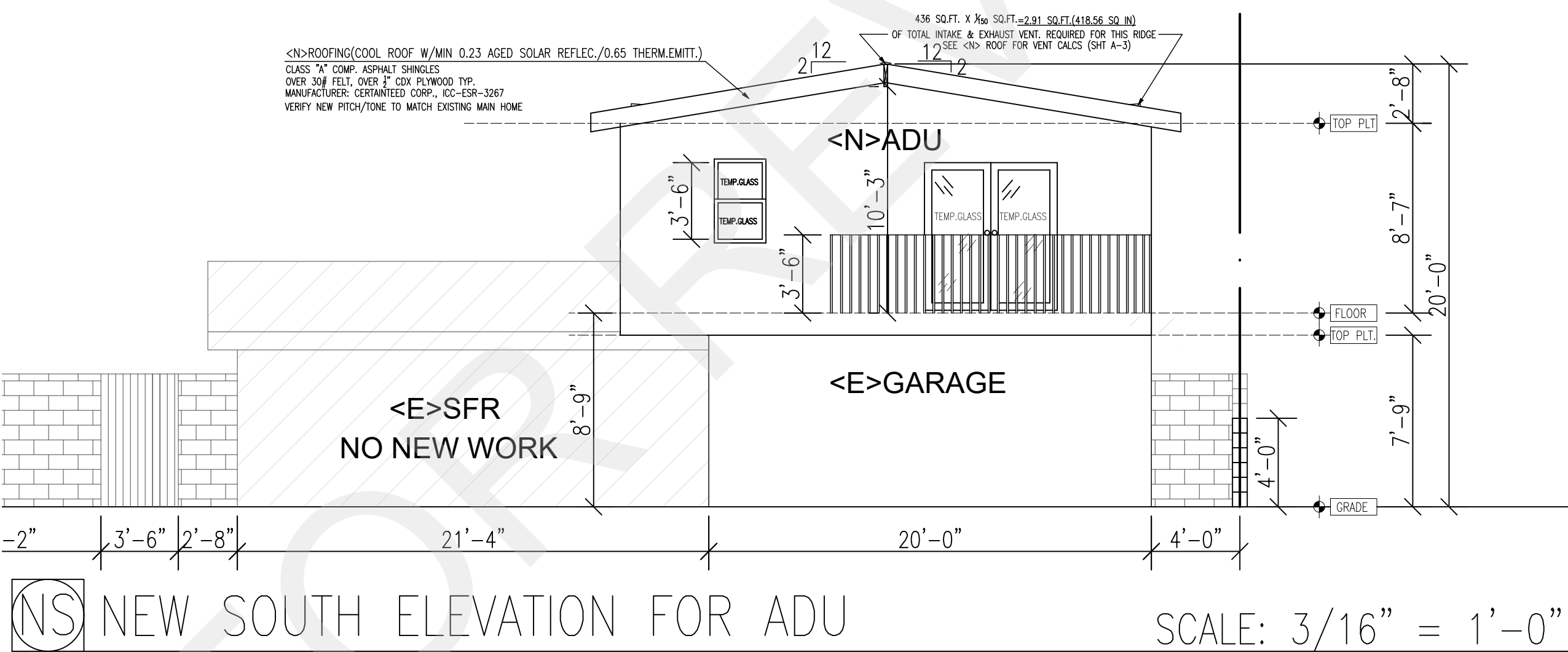
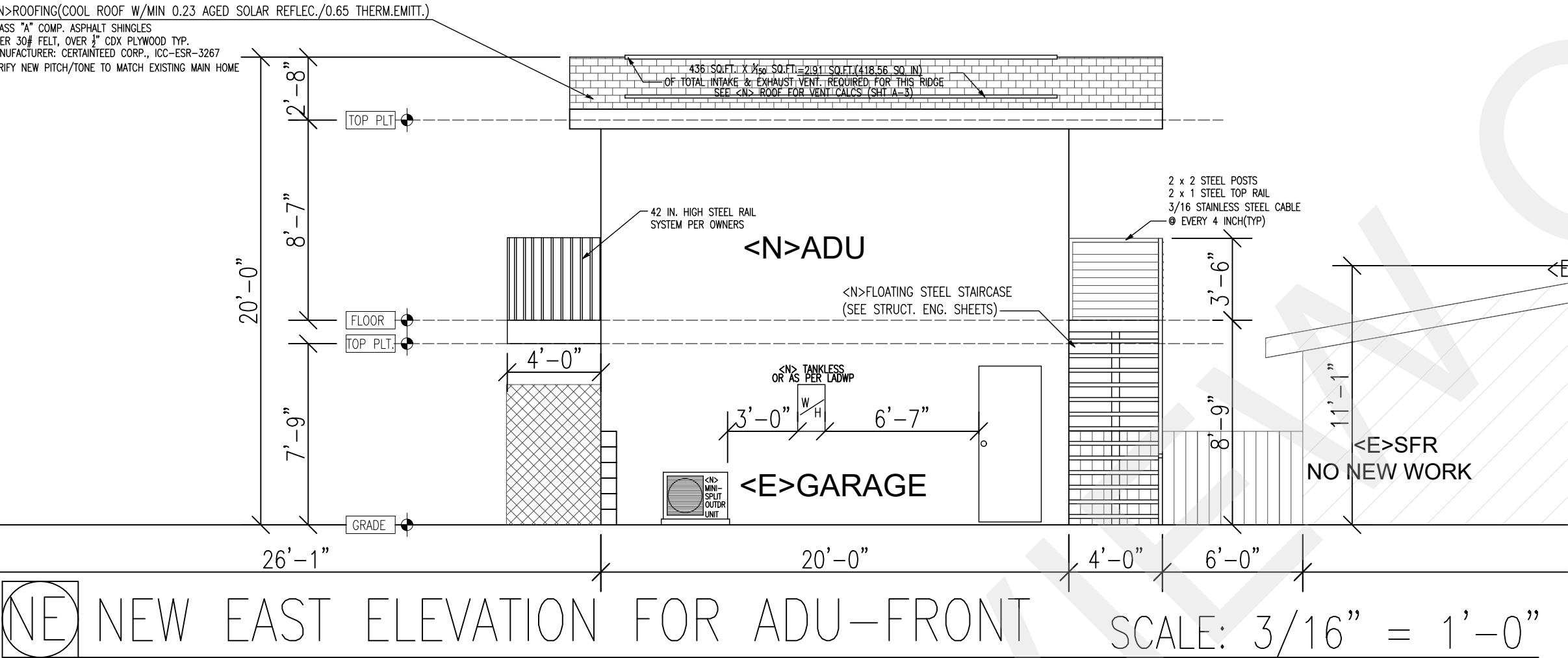
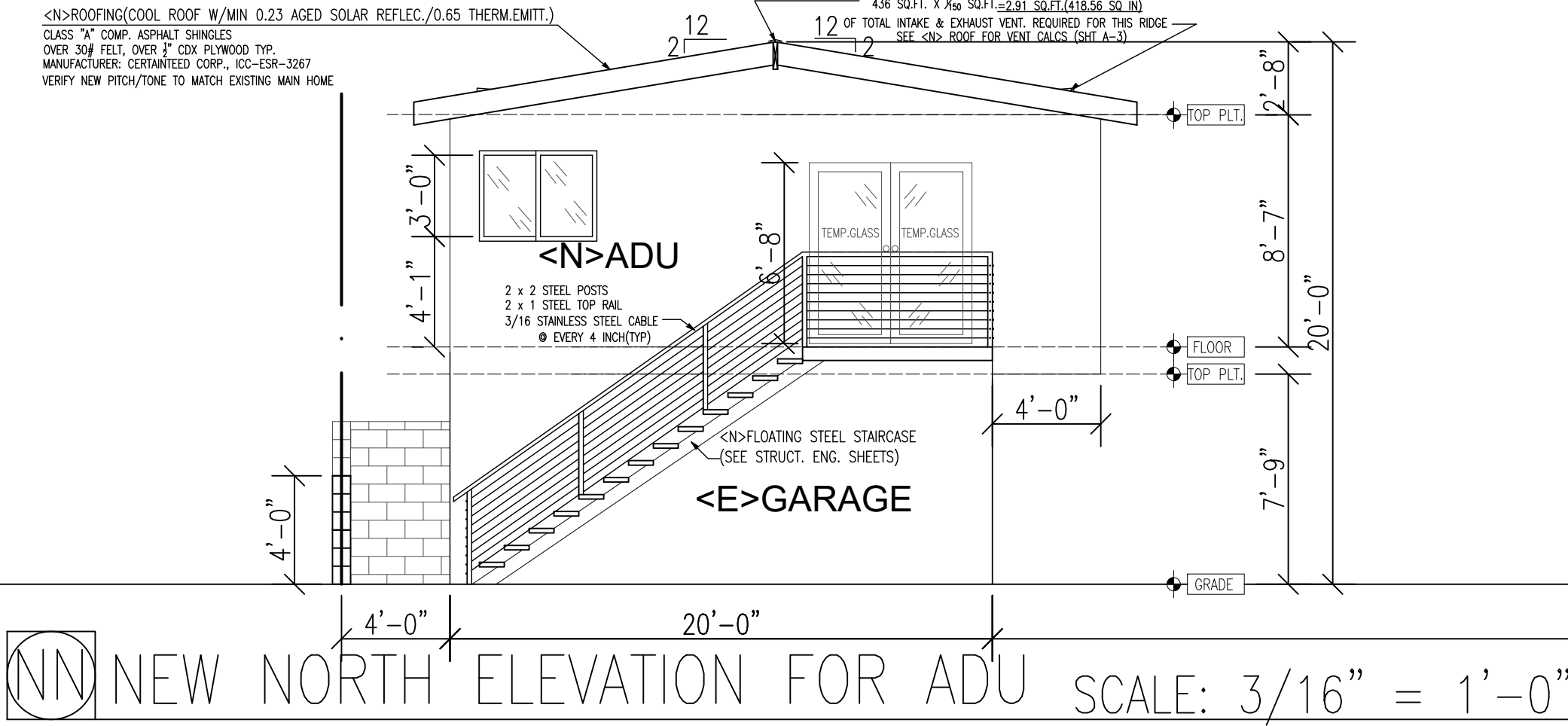


9951 CEDARDALE DR.
SANTA FE SPRINGS CA 90670
(562) 762-7093

PROPOSED <N>2ND STORY ADU ABOVE <E>GARAGE.

TAPIA RESIDENCE

ATTACHMENT D – EVELATIONS



REVISIONS		
NO	DESCRIPTION	DATE
1	START	01-14-25
2	Ready for PLAN CHECK	04-04-25
3	Egress City Review	10-24-25

9951 CEDARDALE DR.
SANTA FE SPRINGS CA 90670
(562) 762-7093

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE LEGALLY PREPARED AND PUBLICATION IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DIAZ DESIGNZ. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF DIAZ DESIGNZ SHALL BE AT THE USER'S SOLE RISK. DIAZ DESIGNZ SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DIAZ DESIGNZ SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE PROJECT THAT ARE NOT SHOWN ON THESE PLANS. DIAZ DESIGNZ SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. DIAZ DESIGNZ SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST OVERRUNS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. DIAZ DESIGNZ SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT ARE NOT SHOWN ON THESE PLANS. DIAZ DESIGNZ SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT ARE NOT SHOWN ON THESE PLANS.

PROPOSED <N>2ND STORY ADU ABOVE <E>GARAGE.
TAPIA RESIDENCE

A-4

ATTACHMENT E – RESOLUTION NO. 311-2025

Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 311-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING MODIFICATION (“MOD”) CASE NO. 1370 – TO EXCEED THE MAXIMUM ALLOWED HEIGHT OF A DETACHED ACCESSORY DWELLING UNIT AT 9951 CEDARDALE DRIVE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15303, CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

WHEREAS, an application was filed for a Modification Permit (“MOD Case No. 1370”) to exceed the maximum allowed height of a detached Accessory Dwelling Unit (“ADU”) to construct a 480 square foot, 20-foot-high ADU above an existing detached garage within the R-1, Single Family Residential, Zone; and

WHEREAS, the Project Site is located at 9951 Cedardale Drive, Santa Fe Springs, CA 90670, with Assessor’s Parcel Number of 8007-002-034, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Eliana Tapia, 9951 Cedardale Drive, Santa Fe Springs, CA, 90670; and

WHEREAS, the applicant is Eliana Tapia, 9951 Cedardale Drive, Santa Fe Springs, CA, 90670; and

WHEREAS, the proposed project, which includes the discretionary review of MOD Case No. 1370, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the written and oral reports provided, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15303 – Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, similar to other Modification Permits, the City of Santa Fe Springs Community Development Department on November 26, 2025, mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject site, the testimony, written comments, or other materials presented at the Planning Commission meeting on December 8, 2025, concerning MOD Case No. 1370.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA, and consequently, it is subject to CEQA review. However, the project qualifies for a Categorical Exemption, pursuant to the CEQA, Section 15303 – Class 3 (New Construction or Conversion of Small Structures).

Pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves the construction of an Accessory Dwelling Unit above an existing detached garage in a residential zone. Second dwelling units in a residential zone are identified as an exempt project under Section 15303 of the CEQA Guidelines. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

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

SECTION 3. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.694 of the City of Santa Fe Springs Zoning Code, the Planning Commission has made the following findings:

- (A) That the modification is needed to allow the property to be utilized in a more beneficial manner.

State law (Gov. Code § 65852.2) requires that all residentially zoned lots be afforded a feasible opportunity to construct at least one Accessory Dwelling Unit ("ADU"), regardless of conflicting local development standards. Due to the unique physical constraints of the property, including its irregular shape, rear-yard pool, and the required separation from an existing power pole, there are no viable ground-level locations where an ADU could be constructed in compliance with both State law and the City's zoning standards.

The existing detached garage's location within the front setback further limits options, making a second-story ADU above the garage the only feasible method of accommodating an ADU while preserving off-street parking. The requested height modification is therefore needed to allow the property to be utilized in a more beneficial manner by enabling development of the ADU in the only practicable location on the site, consistent with State housing mandates.

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

The proposed second-story ADU will increase the height of an existing structure located within the front setback and does not expand the building footprint closer to surrounding properties. The additional height results solely from constructing the ADU above the existing garage, which is already legally established in its current location.

The ADU's design remains consistent with the scale and character of nearby two-story residential development, ensuring visual compatibility within the neighborhood. The front setback building line of the proposed ADU is in line with the adjacent properties. The proposed 20-foot-high ADU does not exceed the underlying maximum building height of 25 feet set by the R-1 Zone.

Furthermore, locating the ADU above the garage preserves two off-street parking spaces, reducing the likelihood of increased on-street parking demand and supporting overall neighborhood circulation and safety.

For these reasons, the proposed height increase does not create conditions detrimental to the public welfare or to property or improvements in the area.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 311-2025 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15303 – Class 3 (New Construction or Conversion of Small Structures); and approve MOD Case No. 1370 to exceed the maximum allowed height of a detached Accessory Dwelling Unit located at 9951 Cedardale Drive within the R-1, Single Family Residential, Zone subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of DECEMBER 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Exhibit A – Conditions of Approval
Modification Permit (MOD) Case No. 1370

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868.0511 x7342)

1. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
2. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Alejandro De Loera 562.868.0511 x7358)

3. This approval shall allow the applicant to exceed the maximum allowed height of a detached Accessory Dwelling Unit ("ADU") to construct a 480 square-foot, 20-foot-high ADU above an existing detached garage at 9951 Cedardale Drive.
4. Applicant understands that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
5. All other requirements of the City's Zoning Code, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with.
6. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In

addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, and agencies for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action, or proceeding, and shall cooperate fully in the defense thereof.

7. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
8. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
9. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Community Development Department to file a Categorical Exemption from the California Environmental Quality Act prior to or within two (2) days of the Planning Commission decision.



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 NOVEMBER 10, 2025 MEETING

DATE: December 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

Staff has prepared minutes for the following meeting:

- November 10, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the November 10, 2025 Planning Commission Meeting

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



APPROVED:

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

November 10, 2025

1. CALL TO ORDER

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

2. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Susie Altamirano, Assistant City Attorney
Vince Velasco, Assistant Director
Alejandro De Lorea, Associate Planner
Cynthia Alvarez, Assistant Planner
Esmeralda Elise, Planning Commission Secretary

3. PLEDGE OF ALLEGIANCE

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

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 OCTOBER 13, 2025 REGULAR MEETING

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

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

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

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

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

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

Chairperson Sarno read the City's appeal process.

7. PUBLIC HEARING

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

There appeared to be a typographical error on page 31 of the agenda packet. Under the two column table, it correctly references in the first column Conditional Use Permit 155.243 (D)(5). In the second column it appears to incorrectly reference “Section 155.246.”

Recommendation:

Chair Sarno called upon Assistant Planner Cynthia Alvarez to present this item.

Chair Sarno opened the Public Hearing at 6:03 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had a question for Staff, and a discussion ensued.

Having no additional questions or comments, Chair Sarno closed the Public Hearing at 6:15 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Ayala to approve CUP Case No. 856, and adopt Resolution No. 304-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. PUBLIC HEARING

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

Recommendation:

Chair Sarno called upon Associate Planner Alejandro De Loera to present this item.

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

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

Having no more additional questions or comments, Chair Sarno closed the Public Hearing at 6:54 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve CUP Case No. 858, and adopt Resolution No. 305-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

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

Recommendation:

Chair Sarno called upon Assistant Planner Cynthia Alvarez to present this item.

Chair Sarno opened the Public Hearing at 6:55 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

Having no questions or comments, Chair Sarno closed the Public Hearing at 7:03 p.m. and requested a motion.

It was moved by Commissioner Ayala, seconded by Vice Chair Jimenez to approve DPA Case No. 1015 and MOD Case No. 1371, and adopt Resolution No. 306-2025,

which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. ANNOUNCEMENTS

- Staff

Assistant Director Vince Velasco reminded the Commissioners of the Veteran's Day Event happening November 11th.

- Commissioners

Chair Sarno asked for an update on the Balloon Track Parcel at the next meeting.

11. ADJOURNMENT

Chair Sarno adjourned the meeting at 7:05 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 19 – WALMART #2948**

DATE: December 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in Alcohol Sales Conditional Use Permit Case No. 19; and
2. Require that this matter be brought back before December 8, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Walmart #2948 operates and maintains a retail store within the Gateway Plaza shopping center at 13310 Telegraph Road, in the City of Santa Fe Springs. Walmart #2948 provides customers with a one-stop shopping solution for a wide variety of products.

In accordance with Section 155.628, Walmart applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 19 by the Planning Commission and the City Council at their respective meetings on September 9, 2002, and September 12, 2002, to allow for the operation and maintenance of an alcoholic beverage sales use for off-site beer and wine consumption. In an effort to include distilled spirits for off-site consumption, Walmart applied for and was granted approval by the Planning Commission and the City Council at their respective meetings on December 14, 2009, and December 17, 2009, to

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

Walmart #2948 maintains a Type 21 License (off-sale general) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff do not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 19 in five years, before December 8, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before December 8, 2030.

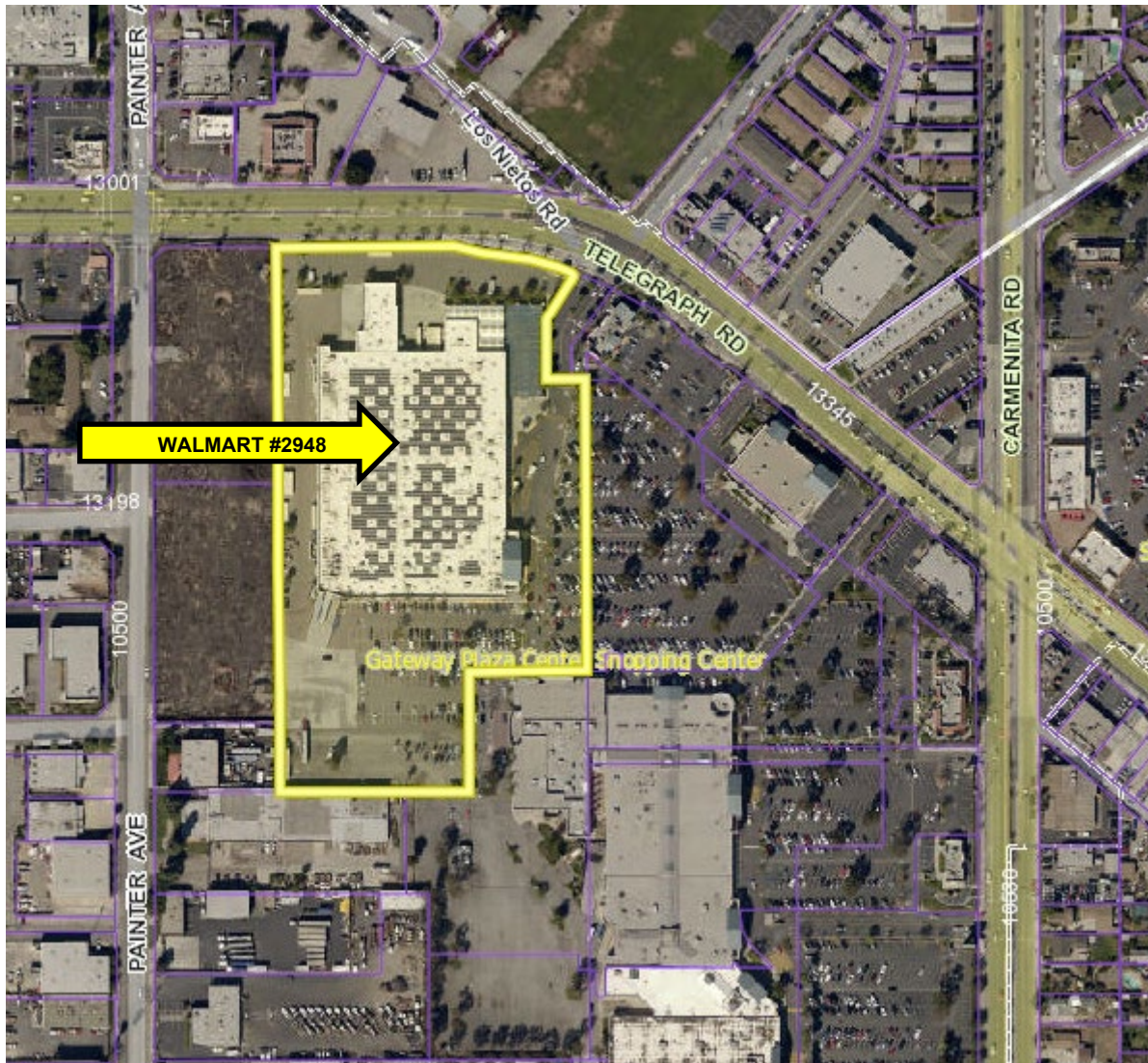
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 19

WALMART #2948
13310 Telegraph Road
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That any graffiti directly on the property located at 13310 Telegraph Road shall continue to be removed within 24-hours from when the graffiti is reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. That the Type 21 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.

11. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
12. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department and shall post signs, approved by the Department of Police Services, prohibiting loitering.
13. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones outside of the premise, and such phones shall not be capable of receiving incoming calls.
14. The City's Director of Police Services may, at his or her discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
15. That the owner, corporate officers and managers shall cooperate fully with all city officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
16. That vending machines, water machines, soda machines and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.
17. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
18. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease or sublease.
19. ***That ASCUP Case No. 19 shall be subject to a Compliance Review in five years, no later than December 8, 2030, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshal, and all other applicable regulations shall be strictly complied with.
21. That failure to comply with the foregoing conditions shall be cause for suspension

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



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 68 – AZAR EVENT CENTER**

DATE: December 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in Alcohol Sales Conditional Use Permit Case No. 68; and
2. Require that this matter be brought back before December 8, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

The Azar Event Center is a versatile venue that offers full-service event packages. The Azar Event Center hosts events ranging from weddings, corporate meetings, school functions, and receptions. The banquet venue also supplies, sells, and serves alcoholic beverages for on-site consumption; event guests are prohibited from bringing in outside alcoholic beverages.

In accordance with Section 155.628, the Azar Event Center applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 68 by the Planning Commission and the City Council at their respective meetings on July 11, 2016, and July 28, 2016, to allow for the operation and maintenance of an alcoholic beverage sales use involving the serving of alcoholic beverages for on-site customer consumption. On December 8, 2025, Staff recommended the Planning Commission approved an Amendment to ASCUP Case No. 68 and Conditions of Approval (COA) No. 5 to add ABC license types 47 and 58

unintentionally omitted from the previously approved ASCUP and COA. The amended COA are attached to this Staff Report as “Attachment B.” Azar Event Center operates and maintained an alcoholic beverage sales use for on-site consumption in connection with a banquet hall facility.

The Azar Event Center maintains a Type 47 License (on-sale general eating place) and a Type 58 License (caterer permit) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff’s findings, Staff do not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 68 in five years, before December 8, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before December 8, 2030.

ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 68

AZAR EVENT CENTER

12215 Slauson Ave.
Santa Fe Springs, CA 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide banquet hall/event use and that this Permit shall become void and terminated if the banquet hall/event use is terminated, closed, or modified to another type of use.
2. That the Applicant shall comply with the Conditions of Approval set forth in Conditional Use Permit (CUP) Case No. 770 and Modification Permit (MOD) Case No. 1265, and that if CUP Case No. 770 and/or MOD Case No. 1265 are revoked or terminated, this Permit is also subject to termination unless the Applicant can show that the replacing use can legally permit the sale of alcohol.
3. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted outside. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages within the parking area is prohibited at all times.
4. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Department of Alcoholic Beverage Control.
5. That the Type 47 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating establishment shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for outside consumption, or off the subject premises, except as legally permitted under the Applicant's active Type 58 Alcoholic Beverage License (caterer's permit).
6. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
7. That the Applicant shall be responsible for maintaining control of their litter/trash on the subject property and gather any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.

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

18. That the Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can report at 1080P video per channel. The Applicant shall maintain the video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
19. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
20. That the Applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
21. That Alcohol Sales Conditional Use Permit Case No. 68 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.
22. That security personnel, as well as the owner, corporate officers, and managers, shall cooperate fully with all City officials, law enforcement personnel, and code enforcement personnel, and shall not obstruct or impede their entrance into the license premises while in the course of their official duties.
23. That in the event the Applicant intends to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell, lease, or sublease.
24. That this Permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this Permit with the following information:
 - a. A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;

- b. A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - c. A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and the Conditions of Approval set forth herein;
 - d. A business policy requiring employees to notify the Police Services Center for any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - e. The City's Director of Police Services may, at his/her discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
25. ***That this Permit shall be subject to a Compliance Review in five years, no later than December 8, 2030, to determine if the alcoholic beverage 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.***
26. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshal, the Security Plan, and all other applicable regulations shall be strictly complied with.
27. It is hereby declared to be the intent that if any provision of the Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 721 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS TELECOMMUNICATION FACILITY ON A 70’ HIGH MONOPALM AND RELATED EQUIPMENT LOCATED AT 11318 NORWALK (APN: 8025-001-016), WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.**

DATE: December 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of an existing wireless telecommunication facility on the Project Site, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will conform with the overall purpose and objectives of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan.
- 2) Require that Conditional Use Permit Case No. 721 be subject to a compliance review in ten (10) years, on or before December 8, 2035, to ensure that the use remains 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. 721-1

Page 2 of 6

BACKGROUND/DISCUSSION:

The Project Site is comprised of one parcel located at 11318 Norwalk Boulevard (APNs: 8025-001-016). The property is bordered by Norwalk Boulevard to the west, Bloomfield Avenue to the east, Florence Avenue to the north, and the City of Norwalk to the south.

It measures approximately 1.12 acres and is located within the M-1, Light Manufacturing, Zone. On March 11, 2013, the Planning Commission originally approved CUP Case No. 721 to allow the applicant to construct, operate, and maintain an unmanned wireless telecommunications facility (70'-high monopalm and related telecommunication equipment). At the time of approval, there was no condition of approval for the Applicant to bring the facility back to the Planning Commission for a compliance review after ten (10) years, which is why this compliance review is beyond ten (10) years from the original approval date.

Project/Applicant Information

Project Site:	11318 Norwalk Boulevard
Project Applicant:	American Tower Corporation
Property Owner:	RG & Associates LLC
General Plan Designation:	Light Industrial
Zoning Designation:	M-1, Light Manufacturing
Existing Use on Project Site:	Equipment Rental / Monopalm

Code Section:	Conditional Uses:
§157.04	<u>(A) All wireless telecommunications facilities are subject to the granting of a conditional use permit. Wireless telecommunications facility conditional use permits are subject to Planning Commission approval unless otherwise provided for in this chapter.</u>

ANALYSIS:

On March 18, 2025, American Tower Corporation (“Applicant”) formally submitted a request for a ten (10) year renewal of Conditional Use Permit (CUP) 721. As part of the standard CUP renewal process, City staff conducted a window survey of the site to assess the site conditions and determined that the palm fronds were faded and did not match the color of the surrounding live palm trees. Staff notified the Applicant of the condition of the site so that it may be restored to good condition.

Upon notification, the Applicant restored the site to remain compliant with proper maintenance. With all matters resolved, the wireless tower is deemed to be operating in

Conditional Use Permit Case No. 721-1

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full compliance with the conditions of approval.

The Applicant is not proposing any changes as part of this request.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the wireless telecommunication tower continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Therefore, staff recommends that CUP Case No. 721-1 be subject to a compliance review in ten (10) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Site Photos
3. Attachment C – Conditions of Approval

ATTACHMENT A:
Aerial Photograph



11318 Norwalk Boulevard
Conditional Use Permit (CUP) Case No. 721-1

ATTACHMENT B:

Site Photos



Conditional Use Permit Case No. 721-1

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ATTACHMENT C:

Conditions of Approval

CUP Case No. 721-1

(11318 Norwalk Boulevard)

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CASE NO. 721**

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

1. The Applicant shall provide a recorded copy of the legal description of the leased areas (Verizon access route and cell site). The recorded Memorandum of lease shall be an adequate substitute. **(Satisfied)**
2. That a drainage plan shall be submitted for approval to City Engineer. Provide elevations of the proposed emergency generator pad, cell tower footing and prefab equipment shelter pad. The Applicant shall pay drainage review fees in conjunction with this submittal. The drainage plans shall be prepared by a professional civil engineer registered in the State of California. **(Satisfied)**
3. That the Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The Applicant will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). **(Satisfied)**

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

4. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits. **(Satisfied)**
5. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. **(Ongoing)**

6. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Ongoing)**

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

7. Permits and approvals. That the Applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(Ongoing)**
8. That the Applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

POLICE SERVICES DEPARTMENT:
(Contact: Kristen Haining 562-409-1850 x3302)

9. That the Applicant shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the Applicant shall pay all costs associated with said modifications. **(Ongoing)**
10. That the Applicant shall provide a 24-hour phone (Network Operations Center or NOC) number to which interference problems may be reported to the Director of Police Services, Director of ~~Planning and~~ **Community** Development and Fire Chief. This condition will also apply to all other existing Verizon Wireless facilities in the City of Santa Fe Springs. **(Revised - Ongoing)**
11. That the Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of ~~Planning and~~ **Community** Development or designee and the Fire Chief. (See Condition No. 10 regarding NOC). **(Revised - Ongoing)**

12. That the proposed telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by the Applicant in good repair, free from trash, debris, litter, graffiti and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired **within 72 hours of notification** of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868.0511 x7342)

13. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Satisfied)**
14. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. ~~Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.~~ **(Revised - Satisfied)**

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Alejandro De Loera 562.868-0511 x7358)

15. That, if applicable, the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Satisfied)**
16. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the **prior** approval from the Department of Fire-Rescue and the ~~Department of Planning and~~ **Community Development Department.** **(Revised - Ongoing)**
17. That approved suite numbers/letters or address numbers shall be placed on the proposed equipment shelter, and/or elsewhere on the property in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum. **(Satisfied)**
18. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the

environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of Applicant knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements. **(Satisfied)**

19. That the proposed telecommunication facility shall be designed to resemble a Date palm tree. The texture of the bark of the base pole and texture of the fronds shall be substantially in compliance with the material board from Cell Tree, Inc, that was submitted by the Applicant. **(Ongoing)**
20. That the wireless telecommunication antenna facility shall be similar in shape and color to an actual Date Palm tree. Additionally, two (2) live Date Palm trees at a minimum height of 42 feet (60% of 70 ft) and 56 feet (80% of 72 ft) shall be planted adjacent to the wireless antenna facility. **(Satisfied)**
21. That in lieu of Condition No. 20, the Applicant shall agree to maintain the palm trees shown on Sheet A-1 (Site Plan) and Sheet A-2, (Detailed Site Plan). On Sheet A-1, under the heading "NOTES" said tree is identified by the number 6 and described as "existing 13'-4" high palm to remain. On Sheet A-2, also under the heading "NOTES" said tree is identified by the number 31 and described as "existing 13'-4" high palm to remain. Three other palms, on Sheet C-1 and under the heading "Legend" shall also not be removed and shall be maintained. Said trees are identified as 165.80 TRPM D18IN TP, 166.10 TRPM TP and 123.60 TRPM D8IN H6 NG. **(Satisfied)**
22. That should any of the trees identified in Condition ~~34~~ **21** be removed, the Applicant agrees to replace the tree with one of similar height and type within ninety (90) days of removal. **(Revised - Ongoing)**
23. That the proposed telecommunication facility shall be designed to accommodate a minimum of one additional wireless telecommunication carrier. To ensure that the design is not compromised, the design and size of the facility shall easily conform to the sizing and placement requirements of an additional carrier without the need of significant alterations to the stealth monopalm design. **(Ongoing)**
24. That the antenna arrays shall be located within the length of the fronds, shall not project beyond the full length of the fronds, and shall be designed to be camouflaged within the fronds. **(Ongoing)**
25. That no signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure. **(Ongoing)**
26. That the Applicant/operator shall be responsible for maintaining the wireless telecommunication facility (Monopalm and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux frond

attachments, and/or trunk bark, among others, fade in color due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the ~~Planning~~ Director **of Community Development**. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work. **(Revised - Ongoing)**

27. That there shall be a clear and unobstructed path of travel from the designated parking space to the proposed wireless telecommunication facility. **(Ongoing)**
28. That all utilities associated with the proposed use shall be underground. **(Ongoing)**
29. That the telecommunication facility shall be continually operated in accordance with all applicable Federal regulations governing such operations. **(Ongoing)**
30. That the installation of emergency generators shall require prior approval from the ~~Department of Planning and~~ **Community Development Department** and the Department of Fire-Rescue. Permit(s) are also required from the Building Division. **(Revised - Ongoing)**
31. That the facility operator(s) shall be liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
32. That upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 721, Verizon Wireless and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee within thirty (30) days of transfer. **(Ongoing)**
33. That Verizon Wireless, and the owner of the premises upon which the telecommunication facility is located, shall promptly notify the Director of ~~Planning and~~ **Community Development**, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. Verizon Wireless and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its

pre-telecommunication condition so as to be in conformance with all applicable zoning codes at Verizon Wireless and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(Revised - Ongoing)**

34. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(Satisfied)**
35. That the Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*** **(Satisfied)**
36. That the Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org. **(Satisfied)**
37. That the plans shall be modified to show that the coax cable waveguide shall be at ground levels, instead as a bridge (elevated). **(Satisfied)**
38. That the proposed development shall otherwise be substantially in accordance with the site plan, detailed site plan, antenna specifications and elevations, submitted by the applicant and on file with the case. **(Satisfied)**
39. That the Applicant provides documentation for the easement on the adjacent property from the existing utility pole to the point of connection for the wireless telecommunication facility. **(Satisfied)**
40. That the final site plan, detailed site plan, antenna specifications and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final

approval of the Director of ~~Planning~~ and **Community** Development.
(Revised – Satisfied)

41. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
42. That Conditional Use Permit Case No. 721 shall not be effective until such time that Zone Change Case No. 133 has been approved by the Planning Commission and City Council. Zone Change Case No 133 is a request by Verizon Wireless to change the BP-Buffer Parking, to M-2, Heavy Manufacturing. Staff will allow Verizon Wireless to submit construction drawings for plan check, pending the approval of Zone Change Case No 133. **(Satisfied)**
43. That the applicant, Verizon Wireless, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 721, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
44. CUP Case No. 721 shall be subject to a compliance review in 10 years, no later than December 8, 2025. Approximately three (3) months before December 8, 2035, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(New)**