



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, APRIL 14, 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

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

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

NOTICES

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

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

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

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

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

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

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

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

CONSENT CALENDAR

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

1. MINUTES OF THE MARCH 10, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 614-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A BLEACH PRODUCTION AND CHLORINE REPACKAGING FACILITY AT 11600 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of a bleach production and chlorine repackaging facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that Conditional Use Permit Case No. 614-5, be subject to a compliance review in five (5) years, on or before April 14, 2030, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.

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

3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 787-5 INVOLVING THE OPERATION AND MAINTENANCE OF A MINI-WAREHOUSE FACILITY LOCATED AT 11212 NORWALK BOULEVARD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find that the operation and maintenance of a mini-warehouse facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 787-5 be subject to a compliance review in five (5) years on, or before, August 14, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

4. PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 853 – TO ALLOW A TRUCKING FACILITY FOR TRACTORS, TRAILERS, AND TANKERS AT 11708 PIKE STREET; AND A DETERMINATION FOR CATEGORICAL EXEMPTION UNDER SECTION 15301, CLASS 1, OF THE CEQA GUIDELINES (EXISTING FACILITIES).

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 853, 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) Approve CUP Case No. 853, subject to the conditions of approval as contained within Resolution No. 284-2025; and
- 4) Adopt Resolution No. 284-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related action that may be desirable.

NEW BUSINESS

5. **NEW BUSINESS – MODIFICATION PERMIT (“MOD”) CASE NO 1365 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 46 OF THE REQUIRED ON-SITE PARKING STALLS AND DETERMINATION OF CEQA EXEMPTION FOR OPEN OUTDOOR STORAGE AT AN EXISTING FABRIC DYEING AND FINISHING FACILITY LOCATED AT 15125 MARQUARDT AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE**

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 §155.695 and §155.696 of the City's Zoning Code, for granting a Modification Permit; and
- 3) 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
- 4) Approve the requested MOD Case No. 1365, subject to the conditions of approval as contained within Resolution No. 285-2025; and
- 5) Adopt the requested MOD Case No. 1365, subject to the conditions of approval as contained within Resolution No. 285-2025; and
- 6) Take such additional, related action that may be desirable.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

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

ADJOURNMENT

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



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Executive Assistant

SUBJECT: MINUTES OF THE MARCH 10, 2025 MEETING

DATE: April 14, 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:

- March 10, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the March 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

March 10, 2025

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Susie Altamirano, Assistant City Attorney
Jimmy Wong, Associate Planner
Alejandro De Loera, Assistant Planner
Cynthia Alvarez, Administrative Intern
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. CONSENT ITEM

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission. Chair Sarno pulled item number 4 to recuse himself from the voting on that Item because the property is within a 500 feet radius of his business.

1. MINUTES OF THE FEBRUARY 11, 2025 REGULAR MEETING

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 33 – TARGET

3. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 54 – SPECIALTY CELLARS

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

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

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

Chairperson Sarno read the City's appeal process and stepped down as Chair and stepped out of the meeting so the Commissioners could vote on Item 4.

4. REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL CASE NO. 1003 TO ALLOW THE CONSTRUCTION OF A NEW 57,489 SQ. FT. CONCRETE TILT UP INDUSTRIAL BUILDING LOCATED AT 13007 TELEGRAPH RD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

Vice Chairperson Jimenez requested a motion and a second for Consent Item No 4.

It was moved by Commissioner Cervantes and seconded by Commissioner Ayala to approve Consent Item No 4, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Jimenez read the City's appeal process and Chair Sarno rejoined the meeting.

7. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO. 1013 TO CONSTRUCT EIGHT (8) NEW 53' TALL METAL TANKS FOR THE STORAGE OF LIQUID ARGON; MODIFICATION PERMIT ("MOD") CASE NO. 1366 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 8832 DICE ROAD; AND DETERMINATION OF CEQA EXEMPTION.

Recommendation:

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

Chair Sarno opened the Public Hearing at 6:05 p.m. and asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had some questions about the surrounding area.

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 requested DPA Case No. 1013, MOD Permit Case No. 1366, and adopt Resolution No. 282-2025, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. PUBLIC HEARING

CONDITIONAL USE PERMIT (CUP) CASE NO. 852 – TO ALLOW A NEW WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING LATTICE TOWER, AND DETERMINATION OF CEQA EXEMPTION.

Recommendation:

Chair Sarno called upon Associate Planner Jimmy Wong to present this item.

Chair Sarno opened the Public Hearing at 6:16 p.m. and asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had questions for both and a discussion ensued.

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

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve CUP Case No. 852 and adopt Resolution No. 283-2025, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. ANNOUNCEMENTS

- Staff

None.

- Commissioners

None.

10. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:25 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 614-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A BLEACH PRODUCTION AND CHLORINE REPACKAGING FACILITY AT 11600 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.**

DATE: April 14, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of a bleach production and chlorine repackaging facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that Conditional Use Permit Case No. 614-5, be subject to a compliance review in five (5) years, on or before April 14, 2030, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND/DISCUSSION:

The Project Site is a triangular-shaped lot located at 11600 Pike Street (APN: 8002-013-013), bordered by Norwalk Boulevard to the east, Pike Street to the southeast, and Los Nietos Road to the northeast. The lot measures ±4.05 acres and is within the M-2

Conditional Use Permit Case No. 614-5

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(Heavy Manufacturing) Zone. On April 24, 2003, the Planning Commission approved CUP Case No. 614 to allow improvements for a bleach production and chlorine repackaging facility on the property. Since the original approval, the applicant has undergone four compliance reviews, with the most recent review granting a 1-year extension for improvements to the existing warehouse. As of today, the operations have remained unchanged since the initial approval.

Project/Applicant Information

Project Site: 11600 Pike Street
Project Applicant: Drew Sikkema, Plant Manager
Property Owner: Olin Chlor Alkali Products
General Plan Designation: Industrial
Zoning Designation: M-2, Heavy Manufacturing
Existing Use on Project Site: Bleach production and chlorine repackaging facility

Code Section:	Conditional Uses:
§155.243 (C) (1)	The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: A) Manufacturing of: (5) Bleaching powder, (14) Chlorine, (30) Sodium hypochlorite

ANALYSIS:

As part of the standard procedure for CUP compliance reviews, City staff conducted an inspection of the subject property on March 11, 2025, to verify ongoing compliance with the conditions of approval before presenting the matter to the Planning Commission. During the inspection, staff confirmed that the bleach and chlorine repackaging facility is fully compliant with the existing conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the subject site continues to operate in full compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a risk of nuisance to the public or the environment. Therefore, staff recommends that CUP 614-5 undergo a compliance review in five (5) years to confirm that the use continues to adhere to the conditions of approval outlined in this staff report (see Attachment D).

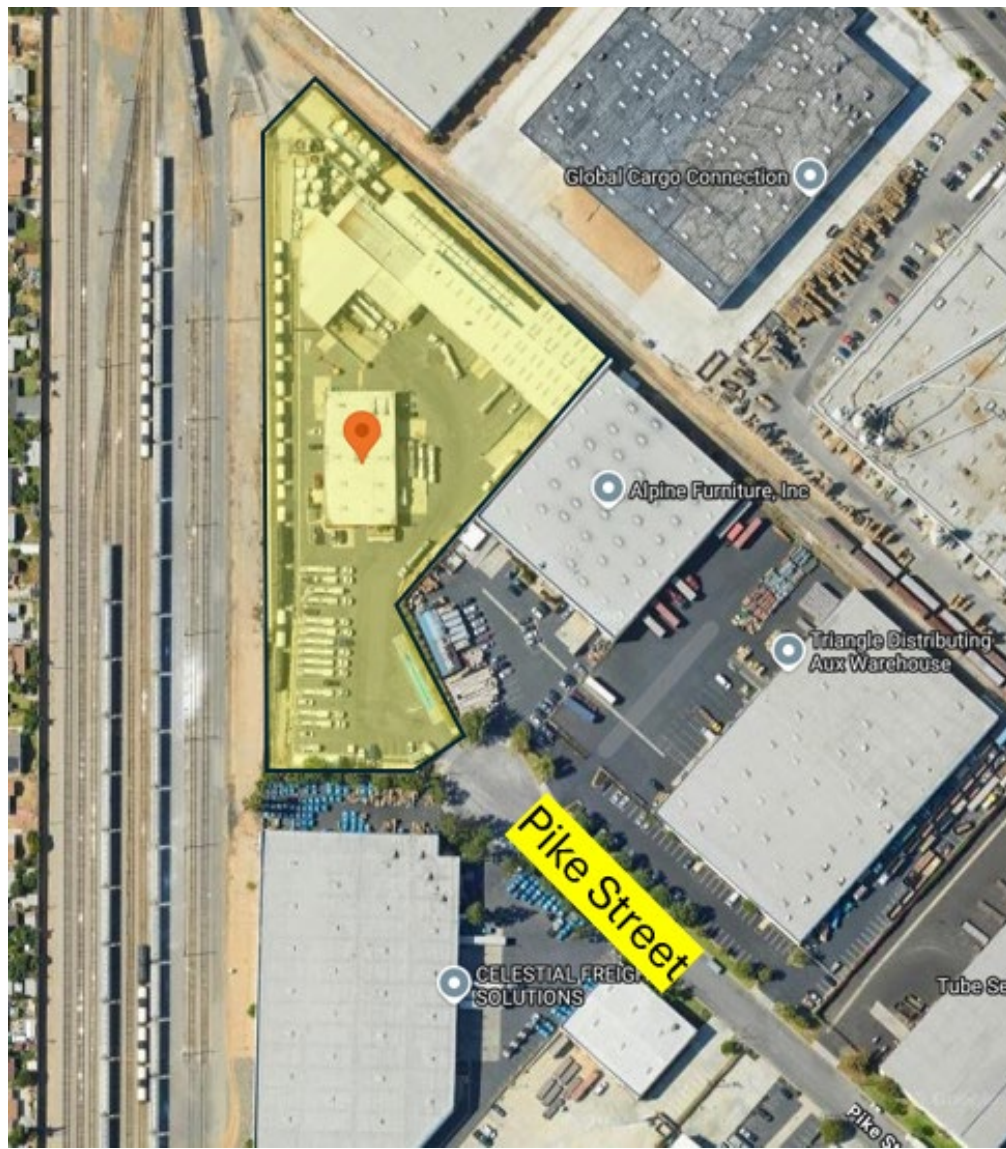
Conditional Use Permit Case No. 614-5

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ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Site Photos
3. Attachment C – Compliance Letter Request
4. Attachment D – Conditions of Approval

ATTACHMENT A –
AERIAL PHOTOGRAPH



CUP 614

11600 Pike Street
APN: 8002-013-013

ATTACHMENT B –
SITE PICTURES (March 11, 2025)



ATTACHMENT C –
COMPLIANCE REQUEST LETTER



11600 Pike Street
Santa Fe Springs, CA 90670
www.Olin.com

March 4, 2025

Via Hand Delivery

Cuong H. Nguyen
City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Re: Request for Compliance Review
Renewal of Conditional Use Permit Case No. 614-4, Pioneer Americas, LLC dba Olin Chlor Alkali Products
Santa Fe Springs Facility

Dear Cuong Nguyen,

Pioneer Americas, LLC dba Olin Chlor Alkali Products is requesting a five (5) year extension of Conditional Use Permit No. 614-4.

We are requesting a compliance review for Conditional Use Permit Case No. 614-4, Pioneer Americas, LLC dba Olin Chlor Alkali Products Santa Fe Springs Facility. The proposed scope of work maintains the existing use without any changes. Please review and confirm compliance at your earliest convenience.

No changes are requested.

Should you have any questions or concerns regarding the request, please contact me at 562-577-8290 or DSikkema@olin.com.

Sincerely,

A handwritten signature in blue ink that reads "Drew Sikkema".

Drew Sikkema
Olin SFS Plant Manager

Cc: Claudia Jimenez – City of Santa Fe Springs Associate Planner (email)
Amanda McRoy – Olin Regional Environmental Specialist (email)

ATTACHMENT D –
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT –FIRE PREVENTION DIVISION:

(Contact: Kevin Yang 562.868.0511 x 3818)

1. The applicant shall install manual and automatic fire suppression systems for structures that provide coverage for all tank cars that contain Class I flammable or Class II combustible liquids, flammable gases, toxic or highly-toxic liquids or gases, extremely-hazardous substances as defined by 40 CFR, Part 355, Appendix A and any other chemicals deemed hazardous by the City of Santa Fe Springs Fire Department that are plumbed for off-loading and/or filling. Areas that are covered by weather protection structures used for processing the above-listed chemicals shall also be provided with an approved fire suppression system. In certain instances, manually activated monitor nozzles connected to the underground water supply may be provided in lieu of an automatic fire suppression system for rail siding protection. An adequate number of nozzles shall be provided such that all tank cars that are connected for the unloading shall be protected. Nozzles shall be capable of remote activation from a safe location. Automatic fire protection for the tank cars is not required provided that tank cars are not loaded on-site and that unloading is only conducted from the top of the tank car using suction methods. The chlorine unloading operation at Olin Chlor Alkali Products shall be exempted from this requirement provided the unloading is performed within the railcar containment barn. **(Ongoing)**
2. That the applicant shall not load or unload liquid tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless manual shut-off valves and secondary containment are provided. **(Ongoing)**
3. That the applicant shall provide and maintain secondary containment for all in- use tank cars (railcars), piping, pumps and related storage and use vessels. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Piping utilized for unloading tank cars and extending beyond the limits of areas provided with secondary containment or drainage shall be provided with liquid receptors that will capture leakage and re-route to an area provided with secondary containment or drainage. For top unloaded tank cars, flexible connections used to connect to tank cars shall be mounted at a level above fixed piping and above the top of tank cars so that if a leak in such a connection occurs, liquid will drain from the connecting line into the tank car upon loss of suction. Drainage shall be to an approved location. **(Ongoing)**

4. That the Applicant shall ensure that any connections for rail car chlorine transfer are made in an exhausted enclosure that is connected to an emergency scrubber engineered to handle a credible release of the entire contents of the railcar. Change out of scrubbing solution may be considered in system sizing. **(Ongoing)**
5. That tank vehicles shall be loaded and unloaded only in approved locations. **(Ongoing)**
6. That the Applicant shall provide secondary containment for all in-use tanks, drums, tote bins, piping, pumps and related storage and in-use vessels. Containment shall be provided for all hazardous and industrial-grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to an approved location. **(Ongoing)**
7. That the Applicant shall complete a Spill Prevention Control and Countermeasure (SPCC) Plan within 6 months of facility operation if the quantity of petroleum containing products in above-ground tanks on site exceeds 1,320 gallons. **(Ongoing)**
8. That the Applicant shall obtain approved plans for any Underground Storage Tank installation prior to tanks being brought on-site. **(Ongoing)**
9. That the Applicant shall provide high-level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity. **(Ongoing)**
10. That all tanks shall be seismically anchored in accordance with the Uniform Building Code. **(Satisfied)**
11. That the Applicant shall design a gas detection system that includes a fence- line monitoring system and gas sensors in critical operational areas which will provide early detection of gas releases. The system shall include sensors for sulfur dioxide and chlorine. The location of the sensors shall be approved by the Fire Chief. The sensors shall be connected to an approved central alarm monitoring station. **(Ongoing)**
12. That the Applicant shall provide an in-house emergency response system that includes the following:
 - a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.
 - b. Liquid level limit alarms on stationary tanks.
 - c. Automatic shut-off valves on stationary tanks.
 - d. Back up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.
 - e. Adequately trained manpower and equipment. Minimum training requirements include:
 - i. Hazmat Operational training for all plant operations personnel.
 - ii. Hazmat Awareness training for all staff.

- iii. One Hazmat Technician trained person per shift.
 - f. A chlorine sensor at the outlet of the chlorine scrubber system and at other approved locations.
 - g. Remote cameras at approved locations.
 - h. A U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to Olin Chlor Alkali Products and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire Department.
(Ongoing)
13. That the Applicant installs and maintains windsocks and placards as required.
(Ongoing)
14. That the Applicant shall submit an industrial wastewater discharge permit; said permit shall include plans showing all proposed modifications to the wastewater pretreatment system. **(Ongoing)**
15. That within three (3) months after the full installation of the Industrial Waste system, a copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Fire Department for review. **(Ongoing)**
16. That the Applicant shall obtain permits for any current and/or future proposed facility modifications and for the storage and use of materials that have physical and/or health hazards as defined in the Uniform Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current Uniform Fire and Uniform Building Codes. **(Ongoing)**
17. That the Applicant shall comply with the City's Soil Cleanup Guide for areas with known soil contamination. **(Ongoing)**
18. That the Applicant shall ensure that all drums of hazardous materials that are stored in excess of 6 feet in height shall be secured together and to the pallet on which they are stored. **(Ongoing)**
19. That the Applicant label piping conveying hazardous materials noting their contents and direction of flow. **(Ongoing)**
20. That the Applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations **(Ongoing)**

FIRE DEPARTMENT- ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868.0511 x 3812)

21. That the storage (up to 10 days) of RCRA and non-RCRA Hazardous Waste shall be stored in an area with secondary containment of remain in the truck. All hazardous waste stored shall be in compliance with the latest adopted edition of the Uniform Fire Code. **(Ongoing)**
22. That no hazardous waste shall be transferred or consolidated into different containers. **(Ongoing)**
23. That there shall be no storage of any hazard of any hazardous waste outside the designated storage-areas as shown on the site plan and on file with this permit. **(Ongoing)**
24. That a copy of the current State hazardous waste transporter insurance poly shall be provide to the Fire Department. **(Ongoing)**
25. That an inventory of all hazardous waste in transportation shall be updated daily and made available immediately upon request. **(Ongoing)**
26. That the applicant shall conduct daily inspection of containers of hazardous waste stored on-site and maintain an inspection log for each inspection. **(Ongoing)**
27. That a Hazardous Waste Transporter Permit shall be obtained from the Fire Department. Annual permit fee will be required. The fee criteria used for hazardous waste generators will apply. **(Ongoing)**
28. That the aisle widths between drums containing hazardous materials or hazardous waste shall not be less than 4 feet as per in the 1997 Uniform Fire Code. **(Ongoing)**

ENGINEERING/PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x 7545)

29. That the applicant shall comply with all conditions limitations, and requirements of the approved Industrial Wastewater Discharge Permit in addition to applicable sections of the Wastewater Ordinance and Chapter 97 of the City Code as it relates to industrial waste disposal. The owner/operator shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(Ongoing)**
30. The applicant maintain compliance for the Regional Water Quality Control Board's Storm Water Pollution Prevention Plan permit requirements. **(Ongoing)**

COMMUNITY DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.868.0511 x 7356)

31. That the Conditional Use Permit Case No. **614 1-2-3-4 5** shall be subject to a compliance review in ~~four (4) one (1)~~ **five (5) years**, until ~~February 11, 2019, April 8, 2025,~~ **April 14, 2030**, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
32. That all applicable regulatory permits shall be complied with and posted at the facility. **(Ongoing)**
33. That That the temporary trailers shall be subject to an office trailer permit commencing no later than January 13, 2024, with a duration not to exceed two (2) years. **(Satisfied)**
34. Upon lease extension, Olin Chlor Alkali Products shall retrofit the current warehouse building or construct an entirely new building. A work plan shall be submitted to the city no later than January 13, 2024. **(Satisfied)**
35. That a minimum of **43** parking stalls shall be provided and maintained on-site at all times. **(Ongoing)**
36. That the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: James Kamstra, Administrative Intern

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 787-5 INVOLVING THE OPERATION AND MAINTENANCE OF A MINI-WAREHOUSE FACILITY LOCATED AT 11212 NORWALK BOULEVARD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.**

DATE: April 14, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Find that the operation and maintenance of a mini-warehouse facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 787-5 be subject to a compliance review in five (5) years on, or before, August 14, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and
- 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.

BACKGROUND/DISCUSSION:

PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 14, 2025
Conditional Use Permit Case No. 787-5

On May 14, 2018, the Planning Commission approved Development Plan Approval (DPA) Case No. 936 and Conditional Use Permit (CUP) Case No. 787 for InSite Property Group (“Applicant”). The approvals allowed for the construction of a new ±128,896 square-foot self-storage facility (mini-warehouse) along with a ±1,200 square-foot office building at 11212 Norwalk Boulevard (APN: 8025-001-014), formerly a vacant lot. As part of the project entitlements, the Planning Commission also approved Tentative Parcel Map No. 82031 to consolidate seven (7) existing parcels into a single legal parcel to facilitate the development.

Following the 2018 approvals, the project site experienced a change in ownership, and prior to the commencement of construction, the new property owners were required to address the presence of two (2) known oil wells on-site, as identified by the California Department of Conservation – Geologic Energy Management Division (CalGEM).

Due to various site challenges, including the oil well remediation process and changes in ownership, the project experienced delays in construction. As a result, the applicant was granted a total of four (4) time extensions for CUP Case No. 787, with the most recent extension approved by the Planning Commission on August 14, 2023. The conditions of approval for that extension required the applicant to submit a Compliance Review request within one year of the approval date.

Construction of the self-storage facility was completed, and the site became operational in April 2024.

On November 4, 2024, the applicant submitted a Compliance Review request for CUP Case No. 787 to allow the continued operation and maintenance of the mini-warehouse facility at 11212 Norwalk Boulevard.

Project/Applicant Information

Project Site:	11212 Norwalk Boulevard
Project Applicant:	Insite Property Group
Property Owner:	Same as applicant
General Plan Designation:	Light Industrial
Zoning Designation:	M-1, Light Manufacturing
Existing Use on Project Site:	A mini-warehouse facility

In accordance with Section 155.637(A) of the City's Zoning Code, a mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid Conditional Use Permit and Development Plan Approval have been granted.

Conditional Use Permit Case No. 787-5

Code Section:	Conditional Uses:
§155.637	(A) Mini-warehouses shall be permitted in the M-1 and M-2 Zones only after a valid conditional use permit 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.

ANALYSIS:

As standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City staff. Staff conducted a walk-through inspection on November 26, 2024, and found the operation and maintenance of the subject mini-warehouse facility was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the subject mini-warehouse use continues to operate in compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and thus will not adversely affect the city in general. Staff is recommending that CUP 787-5 be subject to a compliance review in five (5) years, on or before, August 14, 2029, to ensure that the use is still operating in full compliance with the conditions of approval (see Attachment D).

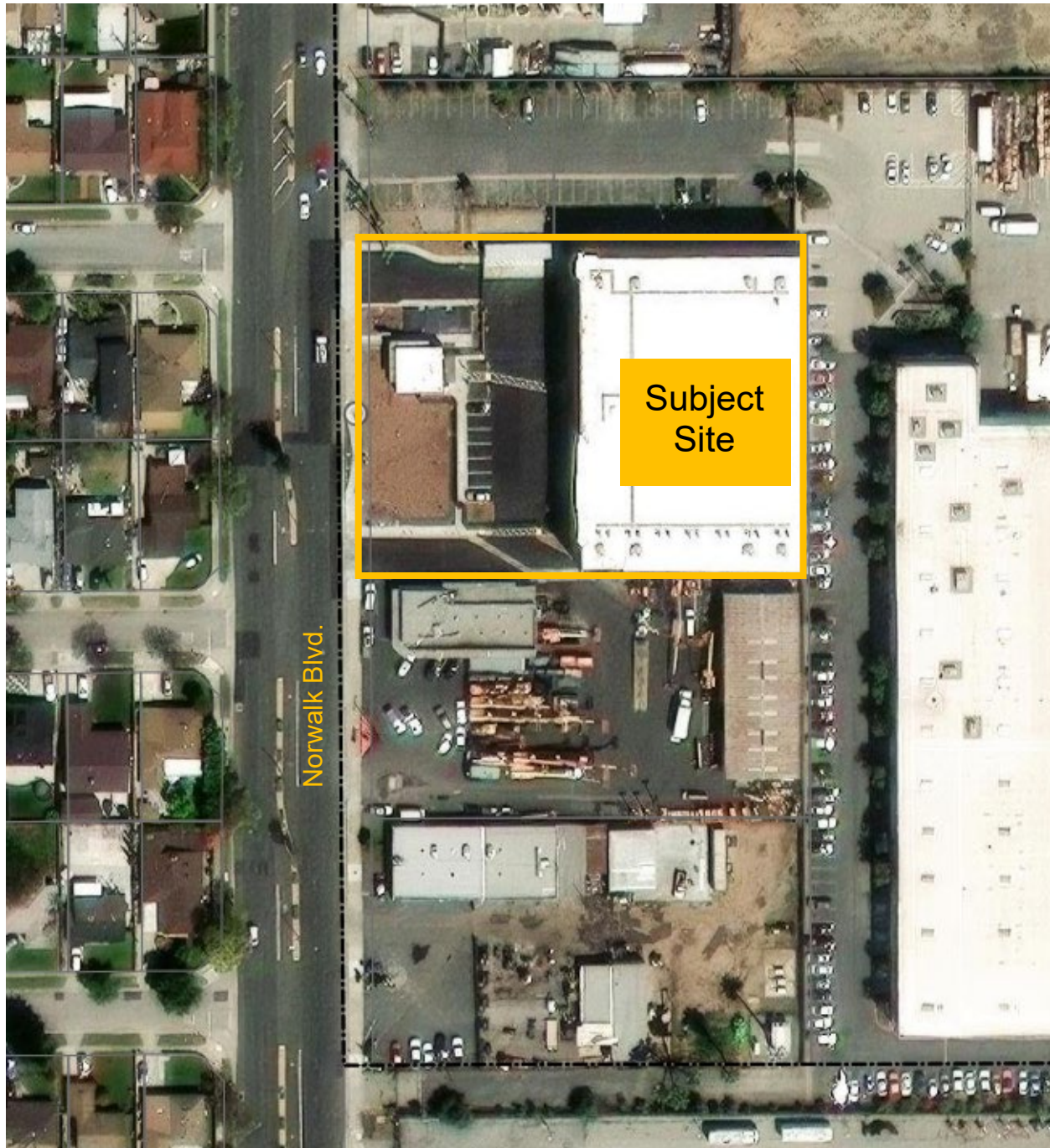
ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – November 26, 2024 Inspection Photos
3. Attachment C – Compliance Letter Request
4. Attachment D – Conditions of Approval

PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 14, 2025
Conditional Use Permit Case No. 787-5

ATTACHMENT A – AERIAL PHOTOGRAPH

INSITE PROPERTY STORAGE



11212 Norwalk Avenue

PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 14, 2025
Conditional Use Permit Case No. 787-5

ATTACHMENT B – NOVEMBER 26, 2024 INSPECTION PHOTOS



PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 14, 2025
Conditional Use Permit Case No. 787-5

ATTACHMENT C – COMPLIANCE REQUEST LETTER



11212 NORWALK BLVD LLC
c/o InSite Property Group
2015 Manhattan Beach Blvd., Suite 104
Redondo Beach, CA 90278

November 4, 2024

City of Santa Fe Springs
Attn: Jimmy Wong, Associate Planner
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
Via email: JimmyWong@santafesprings.org

**Re: Conditional Use Permit Case No. 787-4 Compliance Review – 11212 Norwalk Blvd.,
Santa Fe Springs, CA 90670**

Dear Jimmy,

We are requesting an inspection to confirm our compliance related to the above reference CUP.

Please let us know your availability to conduct the inspection and we can meet you onsite. The store's hours are Mon-Fri: 9:30 a.m. – 6:00 p.m. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "TK" or "Tim Karp".

Tim Karp
West Coast Development

PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 14, 2025
Conditional Use Permit Case No. 787-5

ATTACHMENT D – CONDITIONS OF APPROVAL (AUGUST 14, 2024)

CONDITIONS OF APPROVAL
Conditional Use Permit Case No. 787
InSite Property Group

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

WASTE MANAGEMENT:

(Contact: Jose 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.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: James Kamstra 562-868-0511 x7354)

2. That Conditional Use Permit Case No. 787 allows for a mini-warehouse use within a 128,896 square feet concrete tilt-up building located at 11212 Norwalk Boulevard. Approval of Conditional Use Permit case No. 787 is contingent upon approval of Development Plan Approval Case No. 936 and Tentative Parcel Map Case No. 82031.
3. That the property owner shall ensure the operator of the mini-warehouse facility complies with City of Santa Fe Springs Municipal Section 155.637.
4. That no parking of vehicles shall be allowed in front of the loading door along the south elevation.
5. That all loading and unloading activities shall occur within the designated loading area only.
6. That no portion of the required on-site parking area shall be used for outdoor storage of any type or for special activities.
7. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building.
8. That the applicant shall maintain the area in a clean and orderly manner at all times.

PLANNING COMMISSION AGENDA REPORT– MEETING OF APRIL 14, 2025

Conditional Use Permit Case No. 787-5

9. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Community Development or his/her designee.
10. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
11. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certification), 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>).
12. The Conditional Use Permit Case No. 787-~~45~~ shall be subject to a compliance review on or before ~~January 13, 2025~~ **August 14, 2030**. Approximately three (3) months before ~~January 13, 2025~~ **August 14, 2030**, 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.
13. That the applicant, ~~Johnson Development Associates Inc.~~, **InSite Property Group**, agree 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, officer or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or service, the Director of Community Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
15. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and 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: Jimmy Wong, Associate Planner

SUBJECT: **PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 853 – TO ALLOW A TRUCKING FACILITY FOR TRACTORS, TRAILERS, AND TANKERS AT 11708 PIKE STREET; AND A DETERMINATION FOR CATEGORICAL EXEMPTION UNDER SECTION 15301, CLASS 1, OF THE CEQA GUIDELINES (EXISTING FACILITIES).**

DATE: April 14, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 853, 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) Approve CUP Case No. 853, subject to the conditions of approval as contained within Resolution No. 284-2025; and
- 4) Adopt Resolution No. 284-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

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

BACKGROUND:

Project/Applicant Information

Project Site:	11708 Pike (APN: 8002-013-002)
Project Applicant:	LGT Transport, LLC (“LGT”)
Property Owner:	Douglass Marrs
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Truck Trailer and Tractor Storage

Project Site

The Project Site consists of a single parcel (APN: 8002-013-003) measuring approximately 1.59 acres. It is located on the south side of Pike Street within the M-2 (Heavy Manufacturing) Zone and has a General Plan land use designation of Industrial. Surrounding properties are also zoned M-2 with an Industrial land use designation and are currently occupied by various industrial uses. Pike Street is classified as a local industrial street in the Circulation Element of the City’s General Plan.

Since March 2021, Brenntag Pacific, Inc. has been using the Project Site as a temporary trucking facility for trailers and tractors under CUP Case No. 815. Unlike the previously approved CUP which was a temporary satellite location for Brenntag, the applicant, LGT, now proposes to operate the site as a permanent facility for parking tractors, trailers, and tankers.

Business Background

LGT, headquartered at 13457 Lynam Drive in Omaha, Nebraska, specializes in transporting industrial gases using cryogenic tankers to deliver oxygen, nitrogen, argon (collectively known as cryogenic liquids), and carbon dioxide. These tankers are designed with both an inner and outer vessel, utilizing a vacuum-sealed annular space to maintain temperature and pressurization. To support its operations, LGT holds various federal and state licenses across the country.

Since 2018, LGT has operated out of facilities in Azusa and West Sacramento. In 2024,

Conditional Use Permit Case No. 853

Page 3 of 10

the company expanded its Southern California operations with an additional 20 trucks to better support Air Products, located less than miles from the Project Site at 12965 Sandoval Street, which supplies oxygen and nitrogen to SpaceX. As a result of this growth, LGT requires a larger facility to accommodate its expanding fleet and operational needs. The Project Site offers the necessary infrastructure for this expansion. Furthermore, its close proximity to one of its key clients, Air Products, makes this site an ideal choice for optimizing logistics and efficiency.

ANALYSIS:

The applicant is requesting approval of CUP Case No. 853 to allow the operation of a trucking facility for tractors, trailers, and tankers within the M-2 (Heavy Manufacturing) Zone at 11708 Pike Street (APN: 8002-013-002).

Business Plan

The proposed operations will run 24 hours a day, seven days a week. The facility will be staffed by one onsite manager and 15 truck drivers, and is designed to accommodate a fleet of 15 units. On average, LGT anticipates that approximately five tractor-trailer units will be onsite at any given time. However, the designated tractor/trailer stalls can accommodate all 15 units if necessary. Additionally, the Project Site will provide 12 parking stalls for personal vehicles.

Site Plan

The site is capable of accommodating the entire fleet, with sufficient room for future expansion of up to 19 units. The tractors with trailers are typically between 45 to 48 feet in length, while tankers range from 30 to 45 feet.

The site design includes approximately 42 feet of backup space between parking stalls to allow for safe and efficient maneuvering of vehicles. In addition, the applicant has provided a 52-foot turn radius, which meets the typical circulation requirements for fire apparatus access.

Zoning Requirement

In accordance with Section 155.656 of the City Municipal Code, a CUP is required for the establishment of any trucking, transit, or transportation facility, including facilities for vehicle repair and storage.

General Plan Consistency

<i>General Element</i>	<i>Plan Policy</i>	<i>Project Consistency</i>
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Conditional Use Permit Case No. 853

Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The proposed trucking facility is surrounded by various industrial uses. Its introduction will complement the surrounding businesses by providing industrial gases in a timely manner, supporting the goal of fostering a diversified business environment. Additionally, it will create employment opportunities and contribute to commercial growth and local economic development.
	Policy LU-2.2: Expanding Industrial Base. Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries.	The proposed Conditional Use Permit will allow LGT to expand its operation into the city, enabling it to provide service in the region.
	Policy LU-2.7: Support Services. Encourage commercial service and dining businesses that support the employee population and serve local residents.	The proposed trucking facility will support local industrial uses by facilitating the transportation of industrial gases, which are essential for various manufacturing processes. This facility will help ensure a reliable supply chain for industries that depend on these gases, enhancing operational efficiency and supporting economic growth in the area.

ENVIRONMENTAL:

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

DISCUSSION:

Authority of the Planning Commission

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

require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

Criteria for Granting an CUP

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

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

Written findings for each of the aforementioned criteria are provided in Resolution No. 284-2025 (Attachment D).

SUMMARY:

Conditions of Approval

On December 11, 2024, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment D. The applicant has acknowledged and agreed to all conditions of approval prior to the Planning Commission meeting.

Public Notification

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

A legal notice of the Public Hearing for the proposed project was sent by first class mail on April 4, 2025, to all property owners within 500 feet of the exterior boundaries of the subject property, as listed in the latest County Assessor's Roll. Additionally, the legal notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on April 4, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Code.

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

Conditional Use Permit Case No. 853

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ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Site Plan
- D. Resolution No. 284-2025
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

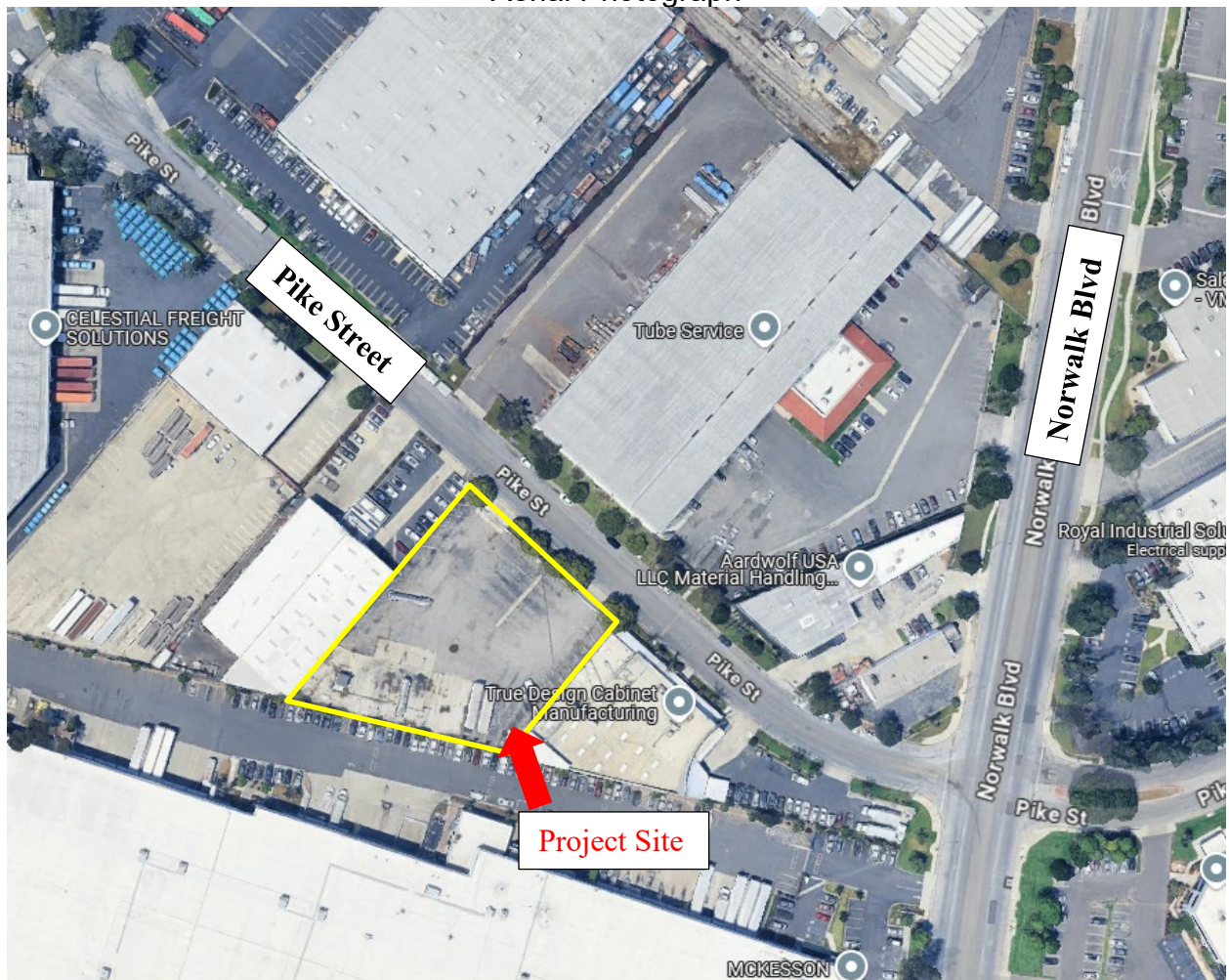
APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A
Aerial Photograph



11708 Pike Street
(APN: 8002-013-003)

Attachment B

Public Hearing Notice

FILE COPY



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

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



**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 853**

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. 853: To allow a trucking facility for tractors, trailers, and tankers.

PROJECT LOCATION/APPLICANT: 11708 Pike Street (APN: 8002-013-003) / LGT Transport, LLC.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, April 14, 2025 at 6:00 p.m.**

CEQA STATUS: 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.

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 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 Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.gov or by phone at: (562) 868-0511 ext. 7451.

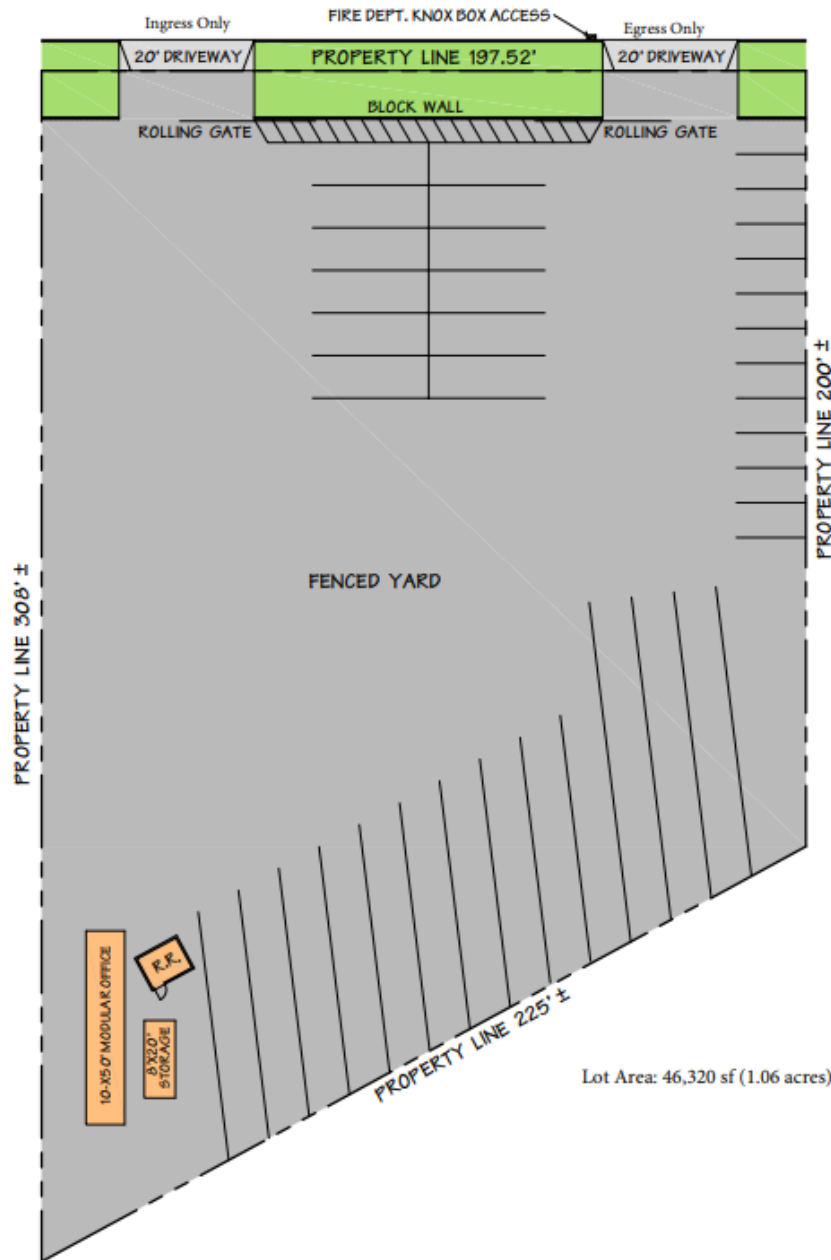
Conditional Use Permit Case No. 853

Page 9 of 10

Attachment C

Site Plans

PIKE STREET



SITE PLAN

11708 PIKE STREET, SANTA FE SPRINGS

SCALE: 1" = 40'



PENTA PACIFIC
PROPERTIES



Conditional Use Permit Case No. 853

Page 10 of 10

Attachment D

Resolution No. 284-2025

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 284-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT
("CUP") CASE NO. 853 – TO ALLOW A TRUCKING FACILITY FOR
TRACTORS, TRAILERS, AND TANKERS AT 11708 PIKE STREET, AND
ADOPT A NOTICE OF EXEMPTION UNDER CEQA GUIDELINE
SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 853) to allow a trucking facility for tractors, trailers and tankers on property located within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the subject property is located at 11708 Pike Street, Santa Fe Springs, CA 90670, and an Assessor's Parcel Number of 8002-013-002, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Douglass Marrs, 350 W. 17th Street, San Pedro, CA 90732; and

WHEREAS, the project applicant is LGT Transport, LLC, 13427 Lynam Drive, Omaha, NE 68138; and

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

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

WHEREAS, on April 2, 2025, the City of Santa Fe Springs Community Development Department published a legal notice in the Los Cerritos Community Newspaper, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on April 4, 2025, the Community Development Department mailed the public hearing notice to all property owners within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the application, the written and oral staff report, the General Plan and zoning of the subject property, as well as the testimony, written comments, and other materials presented at the Planning Commission Meeting on April 14, 2025, regarding CUP Case No. 853.

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 CUP qualifies as a project under the California Environmental Quality Act (CEQA) and is subject to the City's environmental review process. However, it is categorically exempt under Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). The project involves a new user taking over an existing trucking facility with no additional building being proposed. Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject property is located within the M-2 (Heavy Manufacturing) Zone and has a General Plan land use designation of Industrial. A trucking facility, provided

that a CUP is granted, would be consistent with both the current zoning and General Plan land use designation.

The primary concerns regarding the proposed use are ensuring adequate on-site circulation and preventing queuing issues on the public street. The facility will be staffed by one on-site terminal manager and 15 truck drivers, with a fleet of 15 units. On average, LGT anticipates that approximately five tractor-trailer units will be on-site at any given time. However, the designated tractor/trailer stalls can accommodate up to 19 units if necessary. Additionally, the project site will provide 12 parking stalls for personal vehicles.

The tractors with trailers are typically 45 to 48 feet in length, while tankers range from 30 to 45 feet. The site design includes approximately 42 feet of backup space between parking stalls to facilitate maneuverability. The applicant has also provided a 52-foot turn radius, which meets typical circulation requirements for fire trucks. Lastly, compliance with the requirements set forth by the City's Community Development, Fire, and Public Works Departments will ensure the facility operates safely and in an orderly manner, preventing any detrimental impacts on the subject property or neighboring properties.

(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.*

Given that the site is located within an industrial zone, the facility is designed to complement the area's overall appearance and maintain its welfare. All tractors, trailers, and tankers will be set back from the front property line and adequately screened by a six-foot-high block wall, as required by the City's Municipal Code. Additionally, landscaping along the front property line will further enhance screening. Through these measures, the applicant has demonstrated a commitment to maintaining the area's aesthetic integrity, ensuring the general appearance and welfare of the community are preserved.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 284-2025 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 853 to allow the operation of a trucking facility for tractors, trailers, and tankers at 11708 Pike Street, subject to conditions

attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of April 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Attachments:

Exhibit A - Conditions of Approval

Conditions of Approval
Conditional Use Permit (CUP) Case No. 853
LGT Transport, LLC
11708 Pike Street; (APN: 8002-013-002)

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562-868-0511 x7507)

1. The applicant shall pay for and cause construction to replace the northern-most driveway fronting the site. The driveway shall be replaced per City of Santa Fe Springs Standard Plan R-6.4A. An encroachment permit for inspection shall be obtained and all fees associated with the permit shall be paid by the applicant.

FIRE DEPARTMENT - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

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 a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.

FIRE DEPARTMENT - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

4. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured 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 x3302)

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 after the project has been completed and prior to the occupancy permit being issued.
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. 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.

DEPARTMENT OF COMMUNITY DEVELOPMENT:
(Contact: Jimmy Wong 562-868-0511 x7451)

15. The applicant shall either remove the existing office trailer from the premises or obtain the necessary approvals and permits to construct a permanent office structure in compliance with all applicable building, zoning, and fire safety regulations. The applicant shall provide a timeline for compliance, subject to review and approval by the City's Community Development Department.
16. Conditional Use Permit Case No. **853** shall be valid until **April 14, 2026**. Approximately three (3) months before **April 14, 2026**, applicant/operator and/or owner 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.
17. Applicant shall adhere to the requirements set forth in Section 155.656.1 of the Santa Fe Springs Municipal Code.
18. Any changes to the approved description or scope of the storage operation shall require prior review and approval by the Director of Community Development.
19. Applicant shall adhere to the security and safety plan described in the submitted application.

20. The trucking facilities operation shall be conducted in conformance with the approved site plan. Any deviations from the approved site plan must be reviewed and approved by the Director of Community Development prior to implementation.
21. The entire site shall be paved. Such paving material shall be approved by the Community Development Department. The surface shall also be properly graded and drained so as to dispose of all surface water.
22. Applicant shall not install or store any propane/gas tanks on the subject property without prior approval from the Director of Community Development Department and the City's Fire-Rescue Department.
23. The site shall be maintained in a neat and orderly fashion, free of trash junk and debris. The owner shall be responsible for maintaining control of litter, dirt, and debris on the subject property and along the adjacent public street serving the subject property.
24. The trucking facilities operation shall comply with Section 155.420 of the City's Zoning Code regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
25. The owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Pike Street, use street(s) as a staging area, or to backup onto the street from the subject property.
26. The owner/developer shall not sublet, lease or rent the open area.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **NEW BUSINESS – MODIFICATION PERMIT (“MOD”) CASE NO 1365 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 46 OF THE REQUIRED ON-SITE PARKING STALLS AND DETERMINATION OF CEQA EXEMPTION FOR OPEN OUTDOOR STORAGE AT AN EXISTING FABRIC DYEING AND FINISHING FACILITY LOCATED AT 15125 MARQUARDT AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE**

DATE: April 14, 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 §155.695 and §155.696 of the City’s Zoning Code, for granting a Modification Permit; and
- 3) 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
- 4) Approve the requested MOD Case No. 1365, subject to the conditions of approval as contained within Resolution No. 285-2025; and
- 5) Adopt the requested MOD Case No. 1365, subject to the conditions of approval as contained within Resolution No. 285-2025; and

- 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/DISCUSSION

The subject property consists of two parcels (APNs: 8069-015-051 and 8069-015-052), measuring approximately 3.142 acres, and is located at 15125 Marquardt Avenue. The Project Site is situated on the west side of Marquardt Avenue, south of Excelsior Road, within the M-2 (Heavy Manufacturing) Zone. Surrounding properties to the north, east, south, and west are also zoned for Heavy Manufacturing. The existing building, constructed in 1970, spans approximately ±66,104 square feet. Tri-Star Dyeing and Manufacturing has operated at this location since 2006.

On September 19, 2024, Tri-Star Dyeing and Finishing (“applicant”) submitted a request for a Modification Permit (MOD Case No. 1365) to reserve and omit 46 of the 102 required on-site parking spaces for its fabric dyeing and finishing facility.

Project/Applicant Information:

Project Site:	15125 Marquardt Avenue
Project Applicant:	Deepak Parashar on behalf of Tri-Star Dyeing and Finishing
Property Owner:	Nagrang LLC – 6 CenterPoint Dr. Suite #700, La Palma, CA 90623
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Fabric Dyeing and Finishing Facility

MODIFICATION PERMIT (MOD 1365)

In accordance with the City’s Zoning Code, the fabric dyeing and finishing facility requires a minimum of 102 parking stalls. However, due to operational needs, the applicant is proposing to provide 56 parking stalls. While the required parking is deficient, the applicant has submitted an alternative site plan demonstrating that an additional 46 stalls can be accommodated on-site if necessary. The applicant is requesting a Temporary

Modification Permit to reduce the required number of parking stalls for outdoor storage activities. The proposed outdoor storage area will be screened from public view, situated approximately 224 feet from the front yard property line, and enclosed by a 10-foot perforated steel gate and fence.

The applicant operates a dyeing and finishing facility, specializing in processing textile fabrics sourced overseas. These fabrics are delivered in containers via freight directly from the Port of Long Beach. The storage containers are used solely for unloading raw textiles and loading the finished products. Typically, these containers remain on-site for a period of 6 to 24 hours. This timeframe can occasionally result in space constraints, leading to containers being stationed in the required parking areas.

To mitigate these space constraints, the applicant has coordinated with its customers to limit the arrival of containers to three per day, effectively preventing container accumulation on the property.

Currently, very few textile fabric manufacturers remain in Santa Fe Springs, as most large-scale textile production has shifted overseas. As a result, only a small number of businesses focused on niche markets or specialized fabric finishing operations remain in the area.

Parking Requirements

According to the City's Zoning Code, the subject property is required to provide a total of 102 parking stalls based on the existing building size of ±66,104 square feet.

Use	Calculation	Required
Industrial	First 20,000 sq. ft./500	40 stalls
	20,001 sq. ft. – 100,000 sq. ft./750	62 stalls
	TOTAL	102 STALLS

The proposed 56 parking stalls will consist of 46 standard stalls, 8 compact stalls, and 2 accessible parking stalls. Based on current staffing levels and shift schedules, the requested parking modification is not expected to negatively impact surrounding properties. Staff members will have access to on-site parking, eliminating the need to rely on off-site parking.

To assist the Commission in better understanding the applicants' operational needs and addressing any concerns, detailed information has been provided regarding daily operations, employee schedules and hours of operation

Proposed Hours of Operation and Staffing

The facility has submitted a payroll analysis that outlines staffing schedules based on employee punch time reports.

The facility operates 24/7 with the following staffing schedules:

- Day Shift 1: 7:00 am to 7:00 pm (33 employees at peak)
- Night Shift 2: 7:00 pm to 7:00 am (9 employees at peak)

As indicated, the facility will have a maximum of 42 employees at 7:00 am and 7:00 pm during the shift changes. Although there is an anticipated overlap of five to ten minutes in the work shifts, there are no significant operational disruptions. The applicant ensures a smooth transition between shifts to maintain continuous operations. Subsequently, the Project Site will provide 14 parking stalls above the maximum number of employees to mitigate the overlap.

ZONING AND LAND USE

The Project Site is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan, and land use of the surrounding properties are listed below:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse</u> 15005 Marquardt Avenue
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Cabinet Manufacturing</u> 15303 Marquardt Avenue
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Wall Panel Manufacturer</u> 15120 Marquardt Avenue
West	M-2 Heavy Manufacturing, Zone	Industrial	<u>Restaurant Supply Warehouse</u> 15160 Spring Avenue

STREETS AND HIGHWAYS

The subject site is located on the west side of Marquardt Avenue. Marquardt Avenue is designated as a local street, within the Circulation Element of the City's General Plan.

NOTICE TO ADJACENT PROPERTY OWNERS

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 April 2, 2025. To date, staff has not received correspondence from the surrounding property owners that received the notice.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that the proposed project only involves minor changes to reserve but not provide 46 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed. 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.

AUTHORITY OF 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 TEMPORARY MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.697 of the City's Zoning Code, before granting a Temporary Modification Permit, the Commission shall give consideration to the following:

- (A) That there are hardships involved with immediate compliance with certain property development standards.
- (B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

STAFF REMARKS

Based on the reason and findings set forth within Resolution 285-2025 (see Attachment E), staff finds that the applicant's request satisfies the necessary criteria established within the City's Zoning Code Sections §155.697 for the granting of a Temporary Modification Permit. Staff is, therefore, recommending approval of Modification Permit Case No. 1365, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for MOD Case No. 1365 are attached to Resolution No. 285-2025 as Exhibit A.

ATTACHMENT(S)

1. Attachment A – Aerial Photograph
2. Attachment B – Proposed Site Plan
3. Attachment C – Alternative Parking Plan (Reserve and Not Provide)
4. Attachment D – Public Hearing Notice
5. Attachment E – Resolution 285-2025
 - a. Exhibit A – Conditions of Approval

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

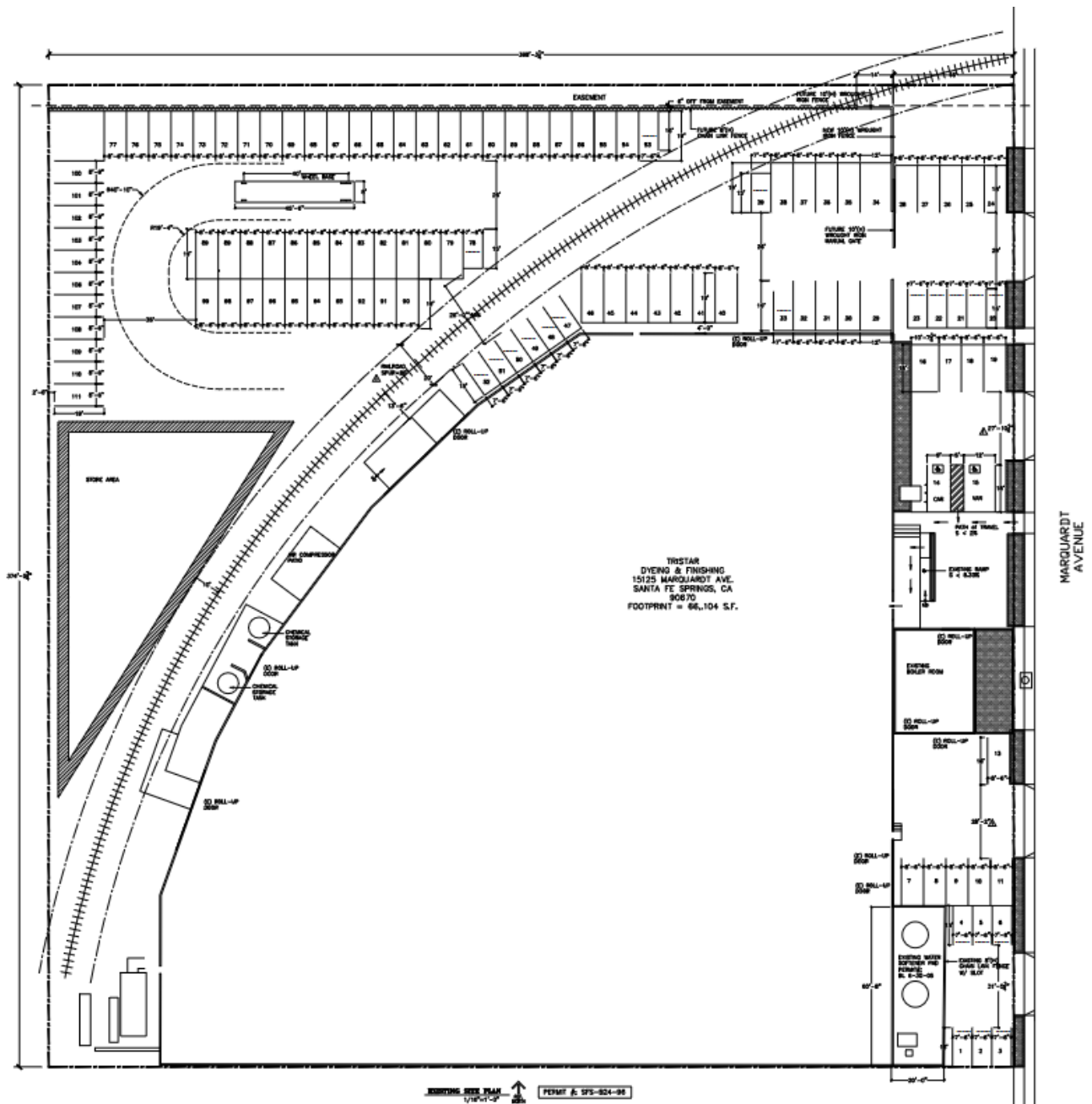
ATTACHMENT A – AERIAL PHOTOGRAPH



Modification Permit (MOD) 1365
15125 Marquardt Avenue
Tri-Star Dyeing and Finishing

[illegible]

(Reserve and Not Provide)



ATTACHMENT D – PUBLIC HEARING



11710 Telegraph Road • CA • 90670-3879 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.gov

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US POSTAGE

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
MODIFICATION PERMIT CASE NO. 1365**

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. 1365 – A request to temporarily reserve and not provide 46 required on-site parking stalls for open outdoor storage at the Project Site.

PROJECT SITE/APPLICANT: 15125 Marquardt Avenue (APNs: 8069-015-051 and 8069-015-052) /Tri-Star Dyeing and Finishing; Attention: Deepak Parashar

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, April 14, 2025, at 6:00 p.m.**

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

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

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

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

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

ATTACHMENT E – RESOLUTION 285-2025
a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 285-2025
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1365

WHEREAS, a request was filed for Modification Permit Case No. 1365 to temporarily reserve and not provide 46 required on-site parking stalls for open outdoor storage at an existing fabric dyeing and finishing facility on the subject property; and

WHEREAS, the subject property consists of two parcels and is located on the west side of Marquardt Avenue at 15125 Marquardt Avenue, with an Accessor's Parcel Numbers of 8069-015-051 and 8069-015-052, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner and applicant is Nagrang LLC, Attention: Deepak Parashar on behalf of Tri-Star Dyeing and Finishing at 15125 Marquardt Avenue; and

WHEREAS, the proposed Modification Permit Case No. 1365 is considered a Project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, similar to other Modification Permits, the City of Santa Fe Springs Community Development Department on April 2, 2025, mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit requests 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 property, and any public testimony, written comments, or other materials presented at the Planning Commission Meeting on April 14, 2025, concerning Modification Permit Case No. 1365.

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

As Pursuant to Sections 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the temporary use of required parking for outdoor storage activities at an existing fabric dyeing and finishing facility. Additionally, the proposed project will not result in additional building square footage. Furthermore, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION 3. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject temporary Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission has made the following findings:

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

The hardship associated with immediate compliance stems primarily from the unique operational characteristics of the applicant's business. The company operates with staggered shifts and limited on-site personnel at any given time, resulting in a significantly reduced parking demand compared to standard industrial uses. Employee scheduling data confirms that peak overlap occurs briefly during shift changes, with only 33 employees on-site during normal operating hours. Additionally, the nature of the business involves minimal customer traffic and infrequent deliveries, further reducing the need for extensive parking. Requiring full compliance with parking standards based on generalized assumptions, rather than actual operational needs, would impose unnecessary constraints on the applicant and limit the functional use of the site without offering a corresponding public benefit.

Based on the operational evidence provided and the applicant's commitment to implement alternative parking solutions if needed, the Planning Commission finds and concludes that the Project Site experiences a legitimate hardship, driven by the unique nature of its operations, which restricts its ability to immediately comply with the prescribed development standards.

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

As previously noted, the applicant's employee roster indicates a total of 42 staff members, with a maximum of 33 employees present during the largest shift. After accommodating employee parking needs, at least 25% of the proposed 56 parking stalls will remain available for visitors or to address periods of increased parking demand.

To proactively address potential future parking needs, the applicant has also submitted an alternative site plan identifying where the additional 46 required parking stalls may be located, should such a need arise. This alternative parking plan designates the location of parking stalls as "reserved but not immediately provided," thereby ensuring future flexibility should unforeseen parking demands arise.

Based on these factors, the Planning Commission finds that granting the subject Modification Permit will not negatively impact public welfare or the surrounding properties.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 285-2025 to determine that the proposed Modification Permit is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities), and approve Modification Permit Case No. 1365 to allow the temporary reservation, rather than immediate provision, of 46 required parking stalls for the property located at 15125 Marquardt Avenue, subject to the conditions of approval attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of April 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Conditions of Approval
Modification Permit Case No. 1365
15125 Marquardt Avenue, Santa Fe Springs, CA 90670

FIRE (ENVIROMENTAL)

Contact: Kevin Yang 562.868.0511 x 3818)

1. Prior to issuance of Certificate of Occupancy, approval shall be required from the Santa Fe Springs Department of Fire-Rescue to maintain, store, use, handle materials, or conduct processes which cause conditions hazardous to life or property, and to install equipment used in connection with such activities.
2. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of these 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
3. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.

POLICE SERVICES

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

4. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
5. That the Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
6. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
7. That the proposed building, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of

occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.

8. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
9. All parking stalls and/or designated parking areas shall be continuously available to all employees, customers, and visitors during normal business hours. Do not allow outdoor storage or staging of merchandise on any required parking stalls. All storage must be properly screened and out of public view at all times.
10. 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.
11. That the Applicant is required to operate according to their approved outdoor uses site plan. The Applicant shall not deviate from the approved plan without approval from the Community Development Department.
12. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
13. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Claudia L. Jimenez 562.868-0511 x7356)

14. The property owner, Nagrang LLC, understands and agrees that the privileged granted under Modification Permit Case No. 1365 is for the sole use by Tri-Star Dyeing on the subject property located at 15125 Marquardt Avenue
15. The required off-street parking on the subject site shall be restored to full compliance should the subject property change tenant.
16. Applicant shall install and maintain a wrought iron fence and gate to fully screen the proposed outdoor storage activities from view. Additionally, the applicant shall obtain the necessary Building Permits and related approvals from the Building, Planning, and Fire-Rescue department prior to installation of said screen.

17. The designated remaining parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
18. The property owner shall not sublet, lease or rent the subject site without prior approval from the Director of Community Development.
19. In the event additional off-street parking spaces are needed, the applicant is required to work with City staff to implement immediate mitigation measures.
20. The subject property shall continuously provide a minimum of 56 off-street parking spaces. Said parking spaces shall not be further compromised or otherwise used for outdoor storage.
21. In the event the needs to arises for the additional required off-street parking spaces as determined by the Director of Community Development, the applicant shall work with staff to come up with a solution to immediately mitigate the parking issues. It should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Ordinance.
22. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may 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.
23. That 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 subject Modification Permit whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and

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

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