



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JUNE 9, 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

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

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 APRIL 14, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 613-4 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A RELIGIOUS AND EDUCATIONAL FACILITY AT 11690 SLAUSON AVENUE AND 11721 BURKE STREET, IN THE R-3-PD, MULTIPLE FAMILY RESIDENTIAL – PLANNED DEVELOPMENT OVERLAY, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find that the operation and maintenance of a religious and educational 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. 613-5 be subject to a compliance review in ten (10) years on, or before, June 9, 2035, 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.

3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 822-1 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A DRIVE-THRU RESTAURANT AT 13225 TELEGRAPH ROAD, WITHIN THE C-4, COMMUNITY COMMERCIAL, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of a drive-thru restaurant on the Project Site, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will conform with the overall purpose and objectives of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan
- 2) Require that Conditional Use Permit Case No. 822-1, be subject to a compliance review in five (5) years, on or before June 9, 2030, to ensure that the use remains in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

4. PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 56 – TO ALLOW THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS (TYPE 21 ABC LICENSE), WITHIN THE C-4 ZONE (COMMUNITY COMMERCIAL), AND ADOPT A NOTICE OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15301 (EXISTING FACILITIES). (7-ELEVEN)

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding the Amendment to Alcohol Sales Conditional Use Permit (ASCUP) Case No. 56, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find that the applicant’s ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcoholic beverages; and
- 4) Approve Amendment to ASCUP Case No. 56, subject to the conditions of approval as contained within Resolution No. 286-2025; and

- 5) Adopt Resolution No. 286-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 6) Take such additional, related action that may be desirable.
5. **PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 851 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN EXISTING DRIVE-THROUGH FACILITY AT 11242 WASHINGTON BOULEVARD, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on July 14, 2025.
6. **PUBLIC HEARING – A REQUEST TO CONSIDER THE REVOCATION OF CONDITIONAL USE PERMIT CASE NOS. 794, 591, 767, 655, 653, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NOS. 25, 26, 44, 87, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 15, PURSUANT TO SECTION 155.811 (D) OF THE CITY'S ZONING CODE.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on July 14, 2025.

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 APRIL 14, 2025 MEETING

DATE: June 9, 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:

- April 14, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the April 14, 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

April 14, 2025

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Commissioner Cervantes 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
Cuong Nguyen, Director of Community Development
Claudia Jimenez, Associate Planner
Jimmy Wong, Associate Planner
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. CONSENT ITEM

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

1. MINUTES OF THE March 10, 2025 REGULAR MEETING

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT 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.

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.

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 Cervantes 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.

7. 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:

Chair Sarno called upon Associate Planner Jimmy Wong 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 and a discussion ensued. The parking lot site plan came into question. The Commissioners agreed to move forward with this item based on the amount of parking spaces pictured on the site map vs the spaces mentioned in the Staff report.

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

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve requested CUP Case No. 853, and adopt Resolution No. 284-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. NEW BUSINESS

MODIFICATION PERMIT 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:

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

Chair Sarno asked if any of the Commissioners has questions for Staff or the applicant.

The applicant, Deepak Parashar went up and addressed the Commissioners and thanked Staff for all their work.

Having no further questions or comments, Chair Sarno requested a motion.

It was moved by Commissioner Ayala, seconded by Commissioner Cervantes to approve MOD Case No. 1365 and adopt Resolution No. 285-2025, 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

9. ANNOUNCEMENTS

- Staff

Planning Commission Secretary Esmeralda Elise reminded the Commissioners of the upcoming City events.

- Commissioners

None.

10. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:40 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: Jimmy Wong, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 613-4 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A RELIGIOUS AND EDUCATIONAL FACILITY AT 11690 SLAUSON AVENUE AND 11721 BURKE STREET, IN THE R-3-PD, MULTIPLE FAMILY RESIDENTIAL – PLANNED DEVELOPMENT OVERLAY, ZONE.**

DATE: June 9, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Find that the operation and maintenance of a religious and educational 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. 613-5 be subject to a compliance review in ten (10) years on, or before, June 9, 2035, 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.

PLANNING COMMISSION AGENDA REPORT– MEETING OF JUNE 9, 2025

Conditional Use Permit Case No. 613-4

BACKGROUND/DISCUSSION:

The Project Site is a through lot consisting of three (3) parcels, located along two street frontages: Slauson Avenue and Burke Street. The entire site measures approximately 1.92 acres and is located within the R-3-PD Zone.

On September 15, 2003, the Planning Commission approved the initial Conditional Use Permit (CUP) to allow the establishment, operation, and maintenance of a religious and educational facility. Since then, four compliance reviews have been granted, with the most recent approved for a 10-year period on April 13, 2015.

On May 7, 2025, the applicant submitted a compliance review request for CUP Case No. 613 to allow for the continued operation and maintenance of the religious and educational use.

Project/Applicant Information

Project Site:	11690 Slauson Avenue and 11721 Burke Street
APN:	8169-027-051, 052 & 053
Project Applicant:	Kingdom Hall of Jehovah's Witness
General Plan Designation:	Multiple Family Residential
Zoning Designation:	R-3-PD, Multiple Family Residential - Planned Development Overlay
Existing Use on Project Site:	Religious and educational facilities

In accordance with Section 155.091 of the City's Zoning Code, religious and educational facilities shall be permitted in the R-3 Zone only after a valid Conditional Use Permit has been granted.

Code Section:	Conditional Uses:
§155.091	The following uses shall be permitted in the R-3 Zone only after a valid conditional use permit has first been issued: • Religious assembly facilities

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 May 14, 2025, and found the operation and maintenance of the subject religious and educational facility were operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

Conditional Use Permit Case No. 613-4

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

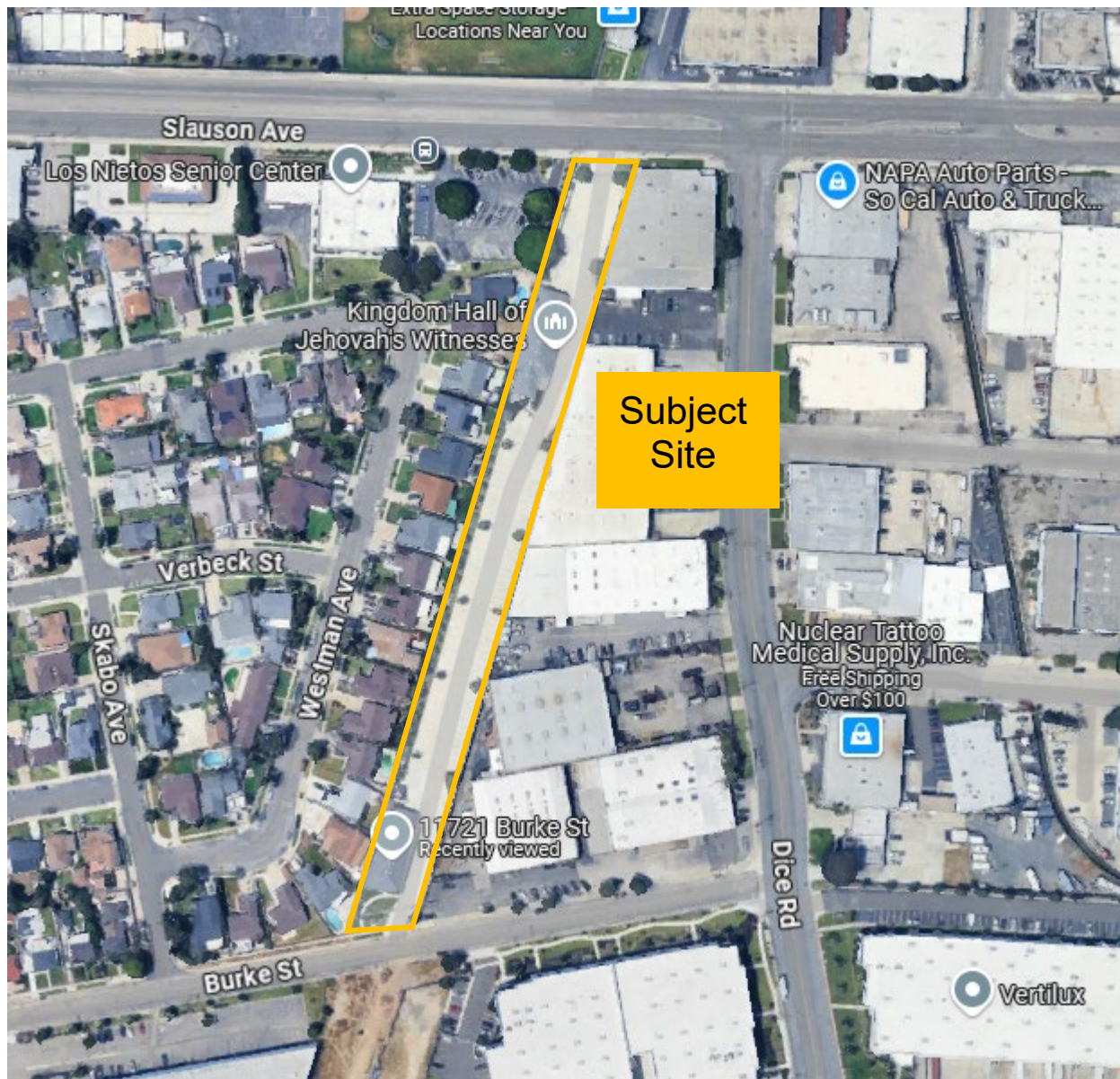
Staff finds that if the subject religious and educational facility continues to operate in compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and thus will not adversely affect the city in general. Staff is recommending that CUP 613-4 be subject to a compliance review in ten (10) years, on or before, June 9, 2035, 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 – May 14, 2025 Inspection Photos
3. Attachment C – Compliance Letter Request
4. Attachment D – Conditions of Approval

PLANNING COMMISSION AGENDA REPORT– MEETING OF JUNE 9, 2025
Conditional Use Permit Case No. 613-4

ATTACHMENT A – AERIAL PHOTOGRAPH



11690 SLAUSON AVENUE AND 11721 BURKE STREET

PLANNING COMMISSION AGENDA REPORT– MEETING OF JUNE 9, 2025
Conditional Use Permit Case No. 613-4

ATTACHMENT B – MAY 14, 2025 INSPECTION PHOTOS



PLANNING COMMISSION AGENDA REPORT– MEETING OF JUNE 9, 2025
Conditional Use Permit Case No. 613-4

ATTACHMENT C – COMPLIANCE REQUEST LETTER

John Musquiz
11721 Burke St
Santa Fe Springs, CA 90670

Date: May 7, 2025

City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

Subject: Compliance Review Request – Conditional Use Permit No. 613-4

To Whom It May Concern,

I am writing to formally request that the City of Santa Fe Springs conduct an inspection and compliance review of Conditional Use Permit (CUP) No. 613-4, which pertains to land use at 11690 Slauson Ave & 11721 Burke St., Santa Fe Springs, CA 90670

The required application fee of \$1515.00 for this request has been paid in full, and all preliminary documentation has been submitted as required. At this stage, I request that the City proceed with any necessary site inspections and determine whether the subject property complies with the conditions set forth under the referenced permit.

Please confirm receipt of this letter and advise on any next steps or additional information required to facilitate the review. If there are any questions or a need for further documentation, I am readily available to provide prompt assistance.

Thank you for your attention to this matter.

Sincerely,

John Musquiz

Conditional Use Permit Case No. 613-4

ATTACHMENT D – CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL
Conditional Use Permit Case No. 613-4
Kingdom Hall of Jehovah's Witness

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

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

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.868.0511 x3302)

1. ~~That the owner shall submit for approval, to the Police Services Department, a lighting and security plan for the property. The lighting shall be installed to provide adequate lighting throughout the 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.~~ **(condition satisfied)**
2. That no vehicles shall park on the public street. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(ongoing)**

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

3. That no portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless approved by the Director of ~~Planning and Development~~ of Community Development Department and the Fire Marshall. **(revised - ongoing)**
4. That all vehicles shall be parked 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. **(ongoing)**
5. That church services shall only be conducted in the auditorium as shown on the plot plan submitted by the applicant and on file with this case. At no time shall church services be conducted in any other area of the buildings. **(ongoing)**
6. ~~That the owner shall acquire a Business Operations Tax Certificate (BOTC) from the Department of Finance and submit an approved Statement of Intended Use Form to the Santa Fe Springs Fire Department.~~ **(condition satisfied)**
7. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Department ~~Director of~~

PLANNING COMMISSION AGENDA REPORT– MEETING OF JUNE 9, 2025

Conditional Use Permit Case No. 613-4

~~Planning and Development.~~ **(revised - ongoing)**

8. That all future fences, walls, signs and similar improvements for the development shall be subject to the approval of the Fire Department and the Community Development Department ~~Department of Planning and Development.~~ **(revised - ongoing)**
9. That the owner shall submit plans and obtain the required permits and approvals for ~~all existing~~ **any future** signs on the subject property. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and related sign guidelines of the City. **(revised - ongoing)**
10. That the existing development shall remain substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(ongoing)**
11. That all requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
12. That ~~Reconsideration of~~ Conditional Use Permit Case No. 613-4 shall be subject to a compliance review in ten (10) years, until ~~April 13, 2025~~ **June 9, 2035**. Approximately three (3) months before ~~April 13, 2025~~ **June 9, 2035**, the 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. **(revised - ongoing)**
- ~~13. That Reconsideration of Conditional Use Permit Case No. 613 shall not be effective for any purpose until the owner has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(condition satisfied)**~~
14. That the owner, West Congregation of Jehovahs Witnesses, 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, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 613-4, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action, or proceeding, and shall cooperate fully in the defense thereof. **(revised - ongoing)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 822-1 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A DRIVE-THRU RESTAURANT AT 13225 TELEGRAPH ROAD, WITHIN THE C-4, COMMUNITY COMMERCIAL, ZONE.

DATE: June 9, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of a drive-thru restaurant on the Project Site, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will conform with the overall purpose and objectives of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan.
- 2) Require that Conditional Use Permit Case No. 822-1, be subject to a compliance review in five (5) years, on or before June 9, 2030, to ensure that the use remains in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

Conditional Use Permit Case No. 822-1

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BACKGROUND/DISCUSSION:

The Project Site is comprised of two parcels located at 13225 Telegraph Road (APNs: 8011-006-017 and 8011-006-018). The property is bordered by Painter Avenue to the west, Telegraph Road to the south, and Los Nietos Road to the northeast. It measures approximately 37,460 sq. ft. (0.86 acres) and is located within the C-4 (Community Commercial) Zone. On December 13, 2021, the Planning Commission originally approved Development Plan Approval Case No. 985 and CUP Case No. 822 to allow the applicant, Chick-fil-A, to operate and maintain a 4,723 sq. ft. drive-thru restaurant.

Project/Applicant Information

Project Site:	13225 Telegraph Road
Project Applicant:	Chick-fil-A
Property Owner:	Same as applicant
General Plan Designation:	Commercial
Zoning Designation:	C-4, Community Commercial
Existing Use on Project Site:	Drive-Thru Restaurant

Code Section:	Conditional Uses:
§155.153	<u>(K) Drive-in restaurants, ice cream, and refreshment stand with limited or no indoor customer seating area.</u>

ANALYSIS:

As part of the standard Conditional Use Permit (CUP) compliance review process, City staff conducted an inspection of the subject property on December 17, 2024. During the visit, staff met with the on-site manager to discuss the compliance review and the associated inspection fee. While the primary operations were operating in compliance, the inspection observed the presence of a pendant banner, which is not permitted under City regulations.

Staff was directed to contact Chick-fil-A's marketing team and the franchisee directly to address the matter. After no response was received, a follow-up phone call was made in January 2025, followed by an email in February 2025. On March 6, 2025, staff were able to obtain contact information for the franchisee director, and payment for the inspection was subsequently submitted. Upon notification to the director, the issue related to the pendant banner was promptly addressed and corrected. With all matters resolved, Chick-fil-A is deemed to be operating in full compliance with the conditions of approval.

Conditional Use Permit Case No. 822-1

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ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

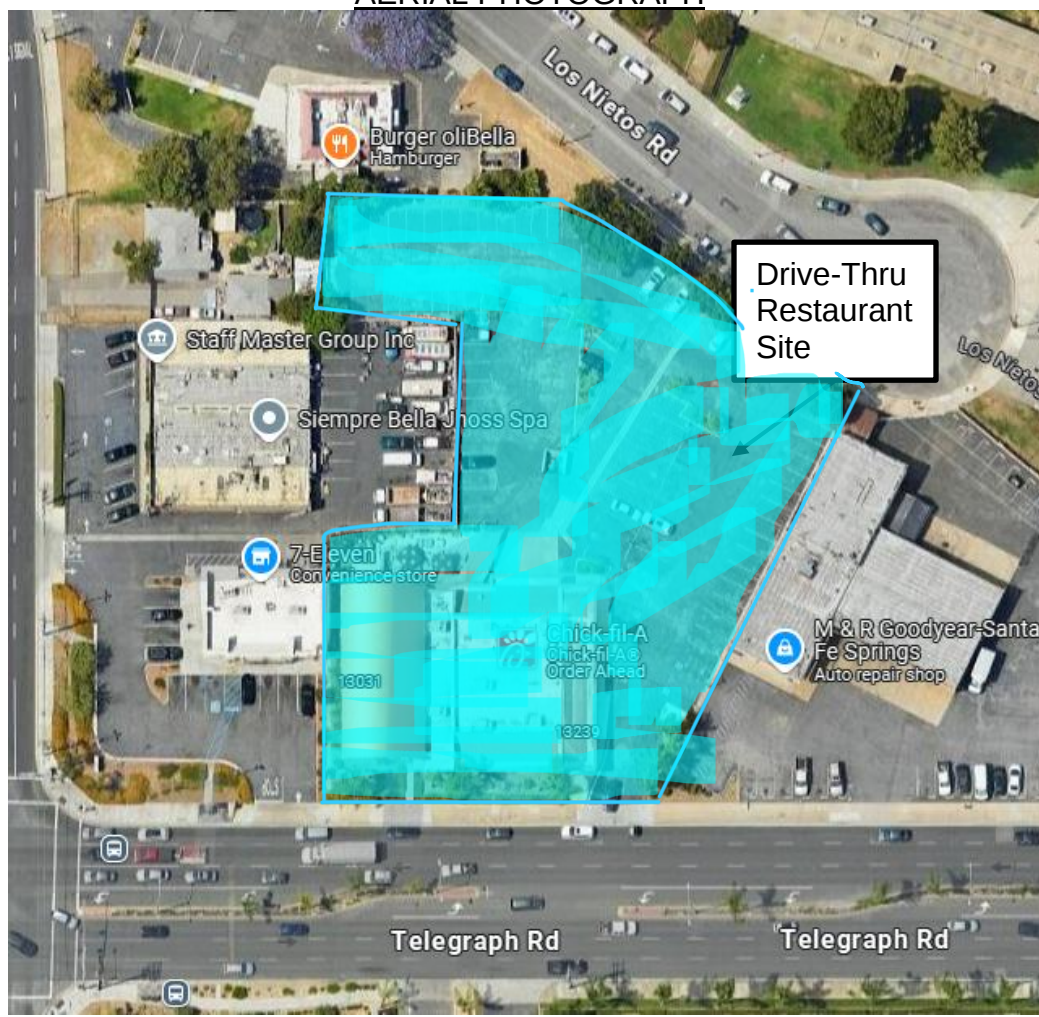
SUMMARY/NEXT STEPS:

Staff finds that if the drive-thru restaurant continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Therefore, staff recommends that CUP Case No. 822-1 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

ATTACHMENT(S):

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

**ATTACHMENT A –
AERIAL PHOTOGRAPH**



ATTACHMENT B –
SITE PHOTOS



ATTACHMENT C –
COMPLIANCE REQUEST LETTER



City of Santa Fe Springs, CA

Attention: Jimmy Wong, Associate Planner

To Whom it may concern –

Enclosed are the fees in the amount of \$563 for conditional use permit #822. We would like to initiate the compliance review for SUP 822.

Thank you,

A handwritten signature in black ink, appearing to read "Farid", followed by a long horizontal flourish.

Farid Khansarinia

Owner/Operator Chick-Fil-A Telegraph & Painter

ATTACHMENT D
CONDITIONS OF APPROVAL
CUP Case No. 822
(13225 Telegraph Road)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Alex Flores 562-868-0511 x7507)

1. That any future proposed modifications to the points of access to the development shall be reviewed and approved by the City Engineer. Left turns may continue to be prohibited as designated by the City Engineer. (Ongoing)

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.944-9713 x3818)

2. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue. (Satisfied)
3. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue. (Ongoing)
4. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. (Satisfied)
5. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed. (Satisfied)
6. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. (Satisfied)

7. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways. (Satisfied)

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

8. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below:
 - a. The applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD along with the authorized oversight agency with a copy of the AAI investigation report. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with all applicable laws and regulations with respect to any required remediation. (Satisfied)
9. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity. (Ongoing)
10. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins. (Satisfied)

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x3302)

11. That the applicant shall provide an emergency phone number and a contact person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and email address of that person shall be provided to the Department of Police Services (Attn: Kristen Haining) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies. (Ongoing)
12. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or

neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis. (Satisfied)

13. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. (Ongoing)
14. All activities, with the exception of deliveries, site maintenance activities, outdoor dining, drive-thru operations, and required monitoring by attendance call, be conducted inside at all times. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall or otherwise in compliance with applicable city laws. Items and/or merchandise delivered to the location shall not be left outdoors. (Satisfied)
15. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. Trucks making deliveries to the subject location shall be encouraged to enter through Painter Avenue. (Satisfied)
16. That signs shall be installed notifying visitors that loitering is prohibited and that parking is only permitted for store customers. (Ongoing)
17. That off-street parking areas shall not be reduced or encroached upon at any time. (Satisfied)
18. That "STOP" signs shall be posted and maintained at all drive-thru exits. (Satisfied)
19. That if the drive-thru queue line backs onto the street, employees are to instruct drivers to queue up against the curb and not allow Painter Avenue to be blocked in any manner or at any time. (Satisfied)
20. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired

within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. (Satisfied)

21. That the property owner and/or lease agent shall notify any potential tenants that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424. (Satisfied)
22. That all parking stalls and/or designated parking areas shall be constantly available to employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing on-site utilities. (Satisfied)
23. That trees with potential of growing onto an adjacent property shall not be of a species that frequently drop leaves or flowers and/or shall be trimmed on a regular bases to prevent them from overgrowing onto any adjacent property. (Satisfied)
24. That “dead-areas” and or inaccessible landscaped planter areas shall be maintained free of trash and debris on a regular basis. (Satisfied)
25. That trash receptacle shall be placed throughout the property and accessible to visitors at all times. (Satisfied)
26. That the tenant and/or property owner shall make themselves aware that the neighboring school occupants have the tenancy to access the school grounds using the subject property and therefore, shall put into place a plan to address ways to prevent “short-cut” access. (Satisfied)
27. That the store management shall be made aware that any other signage and/or advertisements displayed is required to be reviewed and approved by the City; portable signs are strictly prohibited at all times. (Ongoing)

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868.0511 X7342)

28. 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. (Ongoing)
29. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700. (Ongoing)

30. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. (Ongoing)

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

31. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501. (Satisfied)
32. Since it has been deemed that the subject property is located within the “Methane Zone”, the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point. (Satisfied)
33. The Community Development Department requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel. (Satisfied)
34. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted “hunter green.” Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area.

Note: See Public Works Backflow Prevention Enclosure standard W-20.
(Satisfied)

35. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. (Satisfied)

36. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:

- 1 A roof plan showing the location of all roof-mounted equipment;
- 2 Elevations of all existing and proposed mechanical equipment; and
- 3 A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

(Satisfied)

37. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations. (Ongoing)

38. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:

- a. The generation of dust shall be controlled as required by the AQMD;

- b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the
Director of Public Works;
- c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
- d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- e. Wash off trucks and other equipment leaving the site; Keep disturbed/loose soil moist at all times;
- f. Suspend all grading activities when wind speeds exceed 25 miles per hour

(Satisfied)

39. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
(Satisfied)

40. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. (Ongoing)

41. Any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition. (Ongoing)

42. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Community Development Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Community Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and

eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department. (Satisfied)

43. All activities, (except for outdoor dining, drive-thru operations and required monitoring by attendants), shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services and the Fire Marshall. (Ongoing)
44. The proposed outdoor seating/furniture shall be maintained in a neat, clean, orderly and healthful condition. (Ongoing)
45. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking on public roadways or adjacent properties without prior written permission from adjacent property owners and in full compliance with all applicable zoning laws is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles entering or exiting the property shall not obstruct or impede any traffic. (Ongoing)
46. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Community Development. (Ongoing)
47. The Department of Community Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. (Ongoing)
48. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Community Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be

consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313. (Satisfied)

49. The subject restaurant use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. (Ongoing)
50. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area, or to backup onto the street from the subject property. (Ongoing)
51. The restaurant operator shall not allow for customers to queue on Telegraph Road or Los Nietos Road. (Ongoing)
52. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted. (Satisfied)
53. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum. (Satisfied)
54. Applicant represents that it has reasonably investigated the environmental condition of the Property by causing to be performed a Phase I Environmental Site Assessment in accordance with ASTM Standard E1527-13 and by undertaking a limited Phase II subsurface investigation of the Property. Both reports have been provided to the City. Except for the conditions identified in these two reports, Applicant does not know or have reasonable cause to believe that the Property is in violation of any notification, claim, complaint, order or any other requirement of any federal, state or local agency having jurisdiction concerning any environmental condition on, under, or about the Property. (Satisfied)
55. Applicant understands and agrees that if any environmental condition resulting from the release of Hazardous Materials on the Property (whether known or unknown) is discovered during the course of development, the environmental condition must be investigated and remedied, pursuant to applicable federal, state and local law. All remedial measures shall be completed prior to final signoff of all permits and issuance of the certificate of occupancy. This provision does not in any way limit any rights or remedies the City may have under any applicable law. (Satisfied)

56. Prior to issuance of any permit, the Applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

1. Applicant shall submit and implement a soils management plan approved by the Fire Department and/or another oversight agency to address any contaminated soil;
2. Applicant shall submit and implement a vapor mitigation plan approved by the Fire Department and/or another oversight agency to address any potential for soil vapor intrusion; and
3. Applicant shall comply with Santa Fe Springs Code of Ordinance section 117.131.

(Satisfied)

57. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org). (Satisfied)

58. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.gov. (Satisfied)

59. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.* (Satisfied)

60. Applicant shall not subdivide the proposed development without prior approval from the City pursuant to the Subdivision Map Act and the city's subdivision ordinance. (Satisfied)

61. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.

62. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development. (Satisfied)
63. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. (Satisfied)
64. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building. (Satisfied)
65. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. (Ongoing)
66. This approval shall allow the applicant, Chick Fil A, to establish, operate, and maintain a drive-thru use/facility within the proposed 4,723 sq. ft. commercial building (DPA 985) located at 13225 Telegraph Road. (Satisfied)
67. The subject drive-thru restaurant use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. (Satisfied)
68. That the applicant shall submit a \$75 check made out to "L.A. County RegistrarRecorder/County Clerk" to the Community Development Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval. (Satisfied)
69. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process. (Satisfied)
70. An attendant shall monitor the drive-thru lane when more than sixteen (28) vehicles are stacked in the drive-thru lane to endeavor to facilitate the safe and efficient movement of traffic within the parking lot area. (Satisfied)
71. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers. (Satisfied)
72. That the applicant understands and agrees that the subject site must have a written and executed lot tie agreement between the two parcels (8011-006-017 &

8011-006-018), or otherwise consolidate the two parcels into one, thereby removing the potential for one of the parcels to be individually sold or leased. (Satisfied)

73. That the applicant shall endeavor to have deliveries occur outside of peak traffic hours. Deliver trucks shall not to back-in from the street or block traffic at any time; drivers are subject to citations for such violations in accordance with applicable laws. Delivery trucks shall also not block any driveway or aisles at any time. (Satisfied)

74. 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, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, common law, 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. (Satisfied)

75. Conditional Use Permit Case No. 822 shall be subject to a compliance review in one year, on or before May 12, 2030. (Ongoing)

76. That unless otherwise specified in the action granting a conditional use permit (CUP), said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date (Approval Date), shall

become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval. (Satisfied)

77. That unless otherwise specified in the action granting development plan approval (DPA), said approval which has not been utilized within a period of 12 consecutive months from the effective date or where some form of construction pursuant to the issuance of a building permit has not commenced within one (1) year from approval, shall become null and void. Also the abandonment or nonuse of a development plate approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval. (Satisfied)

78. That the applicant understands and agrees that this approval is subject to applicable provisions in the Santa Fe Springs Municipal Code governing modification or revocation of conditional use permits. Grounds for modification or revocation may occur if any one of the following conditions apply: (a) that the approval was obtained by fraud or faulty information; (b) that the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation; (c) that the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance; and (d) that the use for which approval was granted has ceased to exist or has been suspended for one year or more, as referenced in section 155.811 of the Santa Fe Springs Municipal Code. If there is evidence that any one of the foregoing conditions has occurred, the Director of Planning may refer the drive-thru restaurant use back to the Planning Commission for review pursuant to Section 155.811 of the Santa Fe Springs Municipal Code. (Satisfied)

79. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein. (Satisfied)

80. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be

Conditional Use Permit Case No. 822-1

Page 20 of 20

provided to the Community Development department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approval from other departments. (Satisfied)

81. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals. (Satisfied)



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, Assistant Planner

SUBJECT: PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 56 – TO ALLOW THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS (TYPE 21 ABC LICENSE), WITHIN THE C-4 ZONE (COMMUNITY COMMERCIAL), AND ADOPT A NOTICE OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15301 (EXISTING FACILITIES). (7-ELEVEN)

DATE: June 9, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding the Amendment to Alcohol Sales Conditional Use Permit (ASCUP) Case No. 56, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find that the applicant’s ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcoholic beverages; and
- 4) Approve Amendment to ASCUP Case No. 56, subject to the conditions of approval as contained within Resolution No. 286-2025; and

- 5) Adopt Resolution No. 286-2025, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected from the application, there is no on-going fiscal impact.

BACKGROUND:

7-Eleven, the Applicant, is a nationwide brand of convenience stores with thousands of locations servicing the needs of communities as a "one-stop shop."

ASCUP Case No. 56:

The subject 7-Eleven has been in operation since its construction in 2012. The existing ASCUP No. 56 was granted by the Planning Commission and City Council at their respective meetings of May 29 and June 14, 2012. Since its approval, Staff and the Planning Commission have reviewed the ASCUP for compliance in 2016 and 2022. Both compliance reviews demonstrated the store's strict compliance with the conditions of approval set forth in the initial approval of the ASCUP as well as with the California State Alcoholic Beverage Control's (ABC) regulations. Based on the latest 2022 compliance review, Staff noted the store's and the Applicant's strict compliance with all initial conditions of approval and granted the Applicant a five (5) year extension to their ASCUP.

On February 4, 2025 the Applicant submitted a request for an Amendment to ASCUP No. 56 to replace the existing Type 20 ABC license (Off-sale beer and wine) with a Type 21 ABC license (Off-sale beer, wine, and distilled spirits). The sale of spirits would be restricted to a locked display shelf (approximately 5' x 5'), accessible only to store employees. There are no other proposed changes to the business' operations or floor plan.

Project/Applicant Information

Project Site: 13203 Telegraph Road

Project Applicant: Bruce Evans of Solomon, Saltsman, & Jamieson on behalf of 7-Eleven, Inc.

Property Owner: Helen Chang – 258 S. Oxford Avenue, Suite 204, Los Angeles, CA 90004

General Plan Designation: Commercial
Zoning Designation: C-4 Community Commercial
Existing Use on Property: Convenience Store

ANALYSIS:

Project Site

The Project Site is situated at the northeast corner of Telegraph Road and Painter Avenue, encompassing approximately 0.38 acres. It features an approximately 2,500 square foot single-tenant building.

Business Description

The subject 7-Eleven store has been operating at 13203 Telegraph Road since 2012, providing small retail items, food and beverage items, and household goods in conjunction with the ancillary off-sale of beer and wine. The business strives to accomplish the “one-stop shop” model by providing items such as basic grocery needs, medicines, and childcare products, in addition to their food and beverage items.

The Applicant is proposing to provide their customers with a selection of distilled spirits for off-site consumption, in addition to their existing off-sale beer and wine sales. In accordance with Section 155.628, the applicant must obtain approval for an Amendment to ASCUP Case No. 56 to allow the off-sale of beer, wine, and distilled spirits (Type 21 ABC License).

Zoning Requirement

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

Pursuant to these provisions, 7-Eleven is requesting approval for an Amendment to ASCUP Case No. 56 to allow the off-sale of beer, wine, and distilled spirits at an existing convenience store. Concurrent with this request, the Applicant is also in the review process with the ABC to obtain a Type 21 (Off-Sale General) license. Staff do not foresee that the ABC license will be denied. However, if ASCUP Case No. 56 is approved and the ABC license is ultimately denied, the applicant will have up to one year to make alternative arrangements to satisfy ABC requirements and obtain the necessary license(s). Otherwise, the permit will become null and void pursuant to Section 155.811 of the Zoning Code.

Public Convenience or Necessity (PCN)

The Project Site is located within Census Tract 5042 (Los Angeles County), which has an allowance of four (4) off-sale ABC licenses. There are currently 13 off-sale licenses in the tract, including the Applicant's existing Type 20 (Off-Sale Beer and Wine) license. Typically, for the allowance of an additional license above the allowed threshold in a census tract, there must be a finding of PCN.

Staff consulted with the California Department of Alcoholic Beverage Control (ABC) to determine whether a PCN finding would be necessary due to the existing overconcentration. ABC informed staff that, since the Applicant's proposed Type 21 license would replace the existing Type 20 license, there would be no net increase in license concentration. Therefore, it was determined that a PCN finding is not required for this request.

ENVIRONMENTAL:

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

DISCUSSION:

Authority of the Planning Commission

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

In accordance with Zoning Code Section 155.628 (B), for alcohol sale uses, the Planning Commission shall consider, among other criteria, the following:

- a. *Conformance with parking regulations.*
- b. *Control of vehicle traffic and circulation.*
- c. *Hours and days of operation.*

- d. Security and/or law enforcement plans.*
- e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.*
- f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.*
- g. Control of noise, including noise mitigation measures.*
- h. Control of littering, including litter mitigation measures.*
- i. Property maintenance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.*

SUMMARY:

Conditions of Approval

On April 14, 2025 the Community Development Department provided a project summary and all application materials related to the ASCUP request to various departments within the City for their respective reviews, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A within Attachment F. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Attachment F before the Planning Commission meeting.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first-class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 29, 2025. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los

Cerritos Community Newspaper) on May 30, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

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

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Radius Map for Public Hearing Notice
- D. Site plan
- E. Floor Plan
- F. Resolution No. 286-2025
 - a. Exhibit A – Conditions of Approval

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

Attachment A
Aerial Photograph



13203 Telegraph Road
Alcohol Sales Conditional Use Permit (ASCUP) Case No. 56

Attachment B
Public Hearing Notice



FILE COPY

CORRECTION
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05/29/2025 ZIP 90670
043M31222321

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 56**

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

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 56 – To allow the off-sale of beer, wine, and distilled spirits (Type 21 ABC License), within the C-4 (Community Commercial) Zone.

PROJECT LOCATION/APPLICANT: 13203 Telegraph Road (APN: 8011-006-019) / 7-Eleven / Attention: Bruce Evans at Solomon, Saltsman & Jamieson

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, June 9, 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 CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project.

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

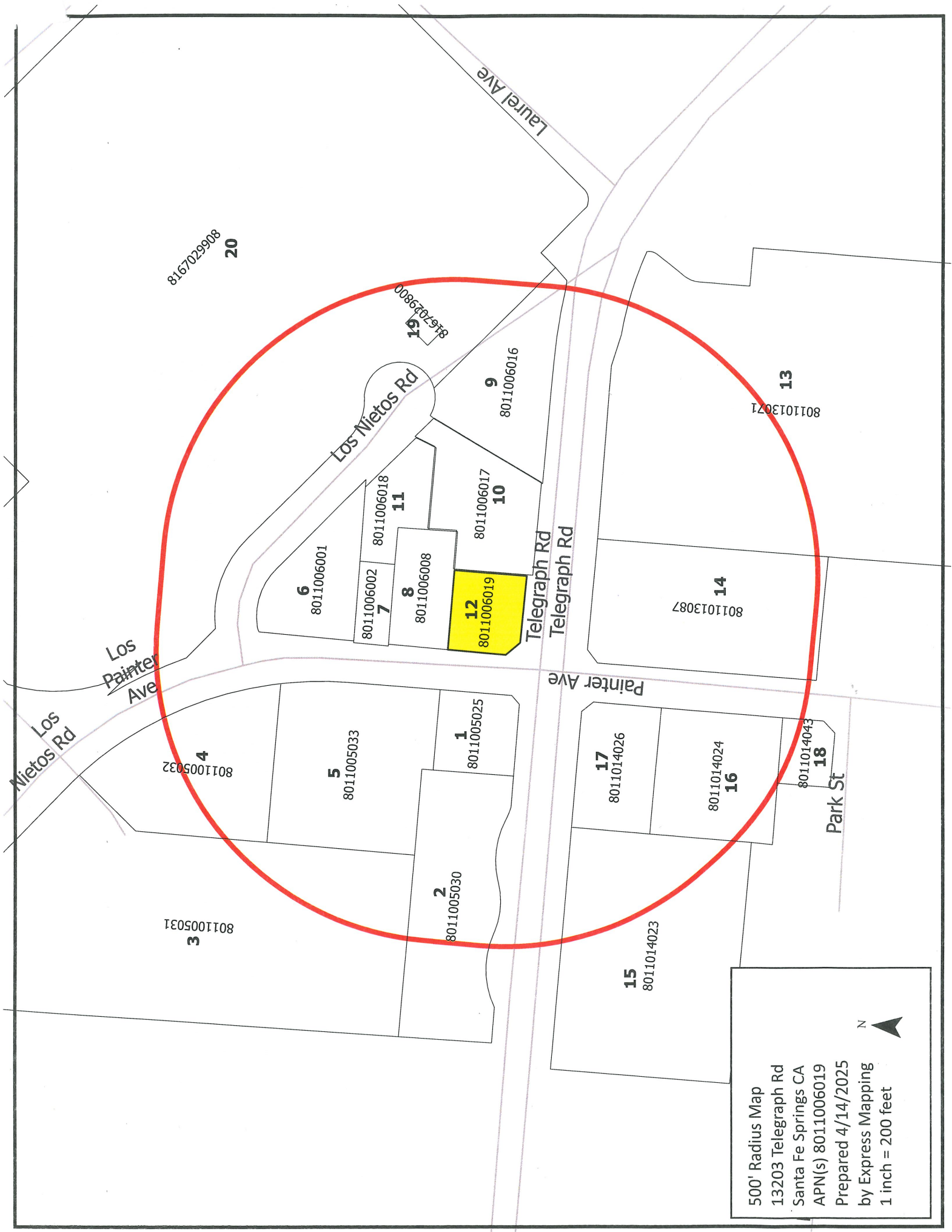
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: EsmeraldaElise@santafesprings.gov. Please submit your written comments by 12:00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

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

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

Attachment C

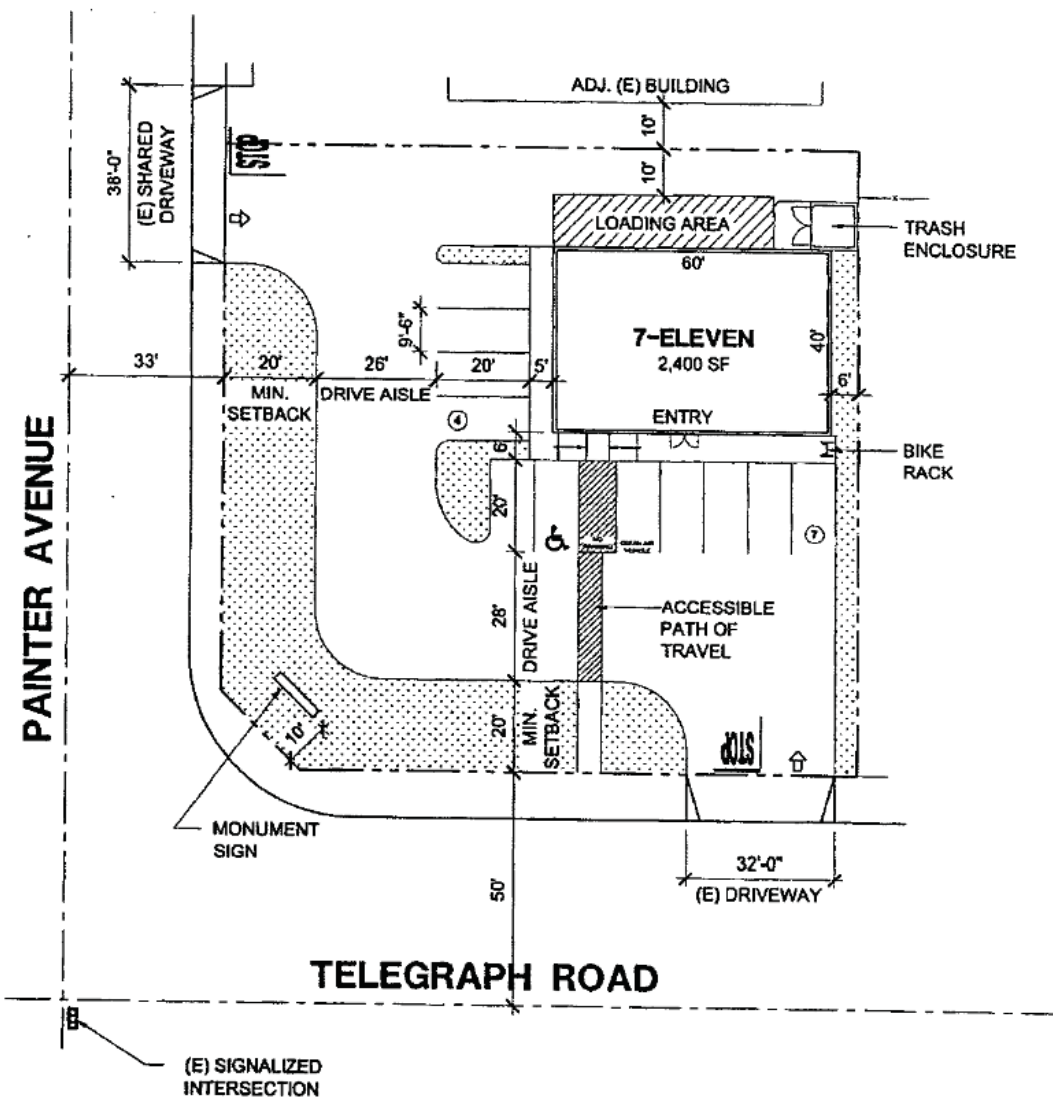
Radius Map for Public Hearing Notice



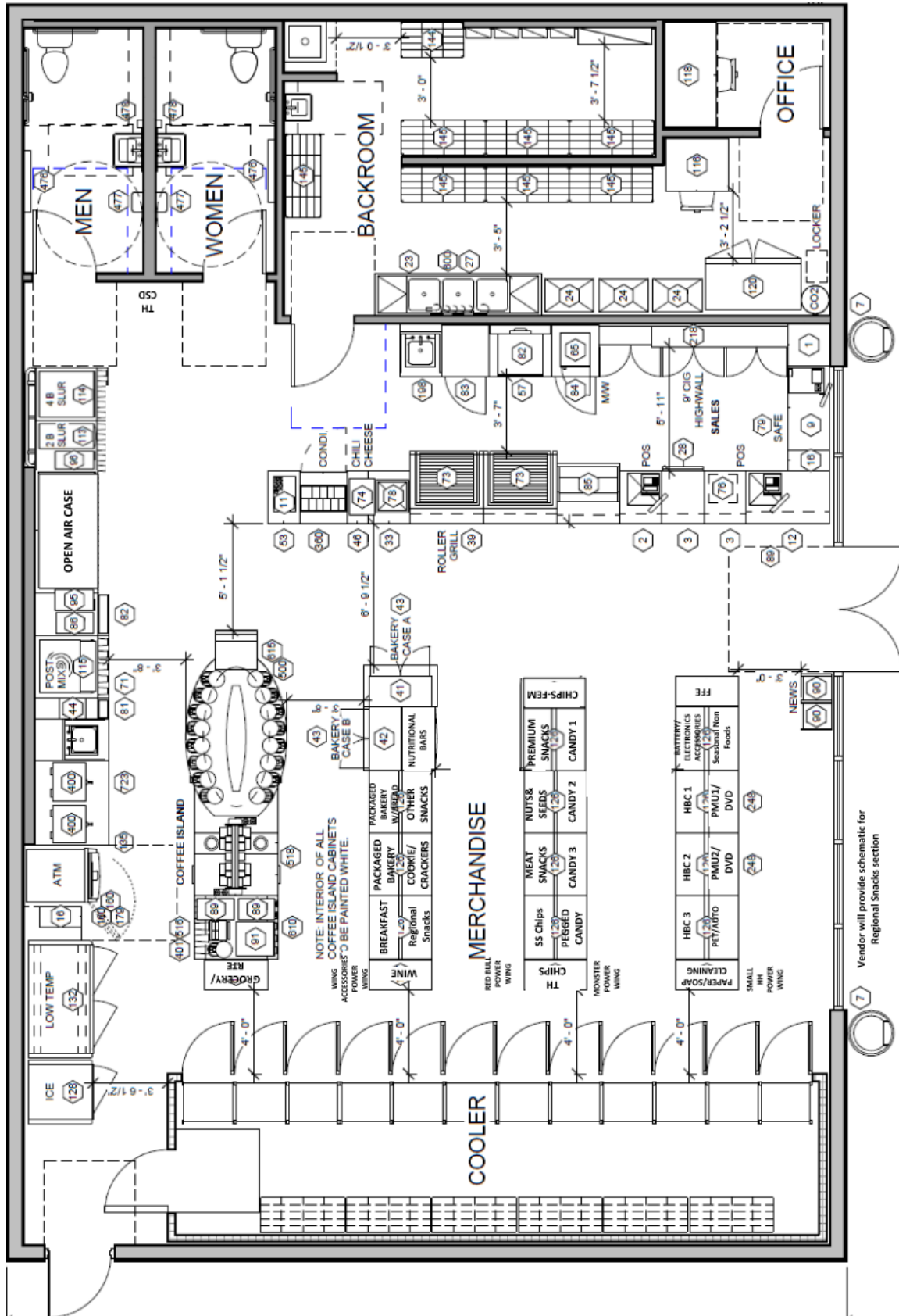
500' Radius Map
13203 Telegraph Rd
Santa Fe Springs CA
APN(s) 8011006019
Prepared 4/14/2025
by Express Mapping
1 inch = 200 feet



Attachment D
Site Plan



Attachment E
Floor Plan



Vendor will provide schematic for
Regional Snacks section

Attachment F
Resolution No. 286-2025
Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 286-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING AN AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 56 – TO ALLOW THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS AT 13203 TELEGRAPH ROAD, WITHIN THE C-4 ZONE (COMMUNITY COMMERCIAL), AND ADOPT A NOTICE OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15301 (EXISTING FACILITIES).

WHEREAS, an application was filed for an Amendment to Alcohol Sales Conditional Use Permit (ASCUP Case No. 56) to allow the off-sale of beer, wine, and distilled spirits within the C-4 Zone (Community Commercial); and

WHEREAS, the subject property is located at 13203 Telegraph Road, and an Assessor’s Parcel Number of 8011-006-019, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Helen Chang, 258 S. Oxford Avenue, Suite 204, Los Angeles, CA 90004; and

WHEREAS, the applicant is Bruce Evans of Solomon, Saltsman, & Jamieson on behalf of 7-Eleven, Inc., 426 Culver Boulevard, Playa Del Rey, CA 90293

WHEREAS, the proposed ASCUP 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 CEQA Section 15301-Class 1 (Existing Facilities); and

WHEREAS, on May 30, 2025, the City of Santa Fe Springs Community Development Department published a legal notice in the Cerritos Community Newspaper, a local paper of general circulation, indicating the date and time of the public hearing. The department also mailed the public hearing notice on May 29, 2025, to each property owner within a 500-foot radius of the project site, in accordance with state law. Additionally, the notice was posted in Santa Fe Springs City Hall, the City’s Town Center kiosk, and the City’s Library on May 29, 2025; and

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

property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on June 9, 2025, concerning an Amendment to ASCUP Case No. 56.

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

Section 15301, Class 1: Existing Facilities, pertains to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the existing or former use. The proposed ASCUP only seeks approval for the off-sale of beer, wine, and distilled spirits with no changes to the building.

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

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

- (A) Conformance with parking regulations.
The site is designed to meet parking requirements for its intended use as a convenience store. The 2,400 square-foot convenience store requires a total of 10 parking spaces, while the site currently has 11, including one (1) accessible stall. Adequate parking provisions are in place, ensuring compliance with relevant parking regulations.
- (B) Control of vehicle traffic and circulation.
The property features unobstructed vehicular circulation, facilitated by one access driveway on Telegraph Road and one on Painter Avenue. This layout ensures smooth ingress and egress, minimizing potential traffic disruptions. The proposed

use does not alter the existing access points or significantly increase traffic volumes, thereby minimizing impacts on circulation and adjacent roadways.

(C) Hours and days of operation.

The Applicant has noted that the hours of operation will remain as existing, which are Monday through Sunday, 24 hours a day. However, the sale of alcohol will continue to be limited to 6:00 am to 2:00 am the following day, as required in the conditions of approval.

(D) Security and/or law enforcement plans.

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

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

The Project Site is approximately 300 feet from Richard L. Graves Middle School (13243 Los Nietos Road), approximately 400 feet from Lake Marie Elementary School (10001 Carmenita Road), and approximately 0.22 miles away from St. Mary's Jacobite Syrian Orthodox Church (10034 Laurel Avenue). Although the site is in close proximity to these sensitive land uses, the Applicant has demonstrated strict compliance with the conditions of approval for ASCUP Case No. 56 in their 13 years of operation and has proven to be compatible with the area. It is also important to note that the applicant has an existing Type 20 (Off-sale Beer and Wine) license and will be replacing it with a Type 21 (Off-Sale General) for the off-sale of beer, wine, and distilled spirits. The addition of off-sale distilled spirits is not expected to cause disruption to the business's existing operations, as the sale of spirits will be restricted to a small, locked display shelf that is only accessible to store employees.

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

The sale of alcoholic beverages will continue to be regulated under ASCUP Case No. 56, the Santa Fe Springs Municipal Code, and the California Alcoholic Beverage Control (ABC) regulations. These regulations aim to prevent the over-concentration of alcoholic beverage establishments and mitigate potential negative impacts.

The Project Site is located within Census Tract 5042 (Los Angeles County), which has an allowance of four (4) off-sale ABC licenses. There are currently 13 off-sale licenses in the tract, including the Applicant's existing Type 20 (Off-Sale Beer and Wine) license. Typically, for the allowance of an additional license above the allowed threshold in a census tract, there must be a finding of Public Convenience or Necessity (PCN).

Staff consulted with the California Department of Alcoholic Beverage Control (ABC) to determine whether a PCN finding would be necessary due to the existing overconcentration. ABC informed staff that, since the Applicant's proposed Type 21 license would replace the existing Type 20 license, there would be no net increase

in license concentration. Therefore, it was determined that a PCN finding is not required for this request.

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

The subject use will continue to operate as a convenience store with ancillary off-sale of alcoholic beverages. Current Santa Fe Springs Municipal Code provisions set maximum allowable ambient noise levels, and the establishment must comply with these noise standards.

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

The applicant is required to maintain the property free from trash and debris, in accordance with the City's Public Nuisance Ordinance. This requirement is part of the conditions of approval to ensure cleanliness and reduce littering. Additionally, Conditions #3 and #4 of Exhibit A require that the applicant maintain a valid Trespass Arrest Authorization form with the Whittier Police Department, that signage be posted onsite to indicate "No Loitering/No Trespassing" and that all instances of loitering and/or trespassing be reported.

(I) Property maintenance.

The property must be maintained in accordance with the City's Public Nuisance Ordinance. Additionally, Conditions #18 and #19 of Exhibit A require that the applicant maintain the property, buildings, and structures in good appearance and condition at all times.

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

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

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 286-2025 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15301 Class 1 (Existing Facilities); and approve an Amendment to ASCUP Case No. 56 to allow the off-sale of beer, wine, and distilled spirits at 13203 Telegraph Road, within C-4 Zone (Community Commercial), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 9th day of June 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
AMENDMENT TO ASCUP CASE NO. 56

POLICE SERVICES DEPARTMENT:

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

1. That the Applicant shall submit and obtain approval of a proposed security plan 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. The security plan shall address the following in order to minimize risks to public health, welfare, and safety:
 - a. A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - b. A description of crime prevention barriers in place at the subject premises, including, but not limited to placement of signage, landscaping, ingress and egress controls, security systems, outdoor lighting, parking lot area surveillance, and site plan layouts;
 - c. A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the Conditions of Approval set forth herein;
 - d. A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications;
 - e. The Director of Police Services may, at his/her discretion, require amendments to the security plan to ensure the protection of the public's health, welfare, and safety.
2. 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.
3. That the Applicant shall maintain a valid Trespass Arrest Authorization form on file with the Department of Police Services and the Whittier Police Department at all times.
4. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall post No Loitering/No Trespassing signs on the

property, and shall immediately report all such instances to the Whittier Police Department.

5. That the sale of alcoholic beverages shall only be permitted between 6:00 a.m. and 2:00 a.m. the following day. The sale of alcoholic beverages shall conform to the sale hours as described by the California Department of Alcoholic Beverage Control.
6. That the Applicant shall maintain lockable storage coolers to restrict access of alcoholic beverages to customers between the hours of 2:00 a.m. and 6:00 a.m.
7. That the Applicant and/or his employees shall always prohibit public consumption of alcoholic beverages on the subject property. It shall be the responsibility of the Applicant to maintain posted signage that all alcoholic beverages are to be consumed off-site.
8. That the Applicant and/or his/her employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in the California Business and Professions Code.
9. That the Applicant and/or his/her employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the California Business and Professions Code.
10. That the Applicant shall not have upon the premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under their ABC license, as set forth in Section 25607(a) of the California Business and Professions Code.
11. That the Applicant and/or his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
12. That the Applicant shall, at all times, maintain an alarm system in working order and/or service that notifies the Whittier Police Department immediately if a breach occurs.
13. That the Applicant shall maintain digital video cameras and shall allow law enforcement officers, and any of their representatives, to view the security surveillance video footage immediately upon request.
14. That the owner, corporate officers, and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede

their entrance into the licensed premises while in the course of their official duties.

15. That vending machines, water machines, pay telephones, and other similar equipment shall not be placed outdoors.
16. That all signs installed or displayed shall first be permitted by the Community Development Department.
17. That the Applicant shall adhere to approved site and floor plans. The Applicant shall not deviate from the approved plans without approval from the Community Development Department.
18. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets, and trash on the subject property, and shall implement a daily clean-up program to maintain the property clean and orderly.
19. That all buildings, structures, walls, and fences shall be maintained in good appearance and condition at all times.
20. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view or restrict the view of passing police patrols.
21. That a copy of these Conditions of Approval shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees at the location.
22. That in the event the owner(s) intend(s) to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease, or sublease.
23. That the Applicant shall comply with all Federal, State, and local requirements and regulations included but not limited to, the Santa Fe Springs Municipal Code, building codes, fire codes, and all other applicable codes and regulations.
24. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 851 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN EXISTING DRIVE-THROUGH FACILITY AT 11242 WASHINGTON BOULEVARD, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

DATE: June 9, 2025

RECOMMENDATIONS:

It is recommended that the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on July 14, 2025.

FISCAL IMPACT:

N/A

BACKGROUND:

In accordance with Section 155.175.2 of the City Municipal Code, a Conditional Use Permit is required for the establishment of any restaurant with drive-in or drive-through facilities within the MU-TOD (Mixed-Use – Transit-Oriented Development) Zone. Although the applicant is an existing establishment, they have not yet obtained a valid Conditional Use Permit.

ANALYSIS:

N/A

ENVIRONMENTAL

N/A

DISCUSSION:

Staff is recommending a continuance of Conditional Use Permit Case No. 851 to the next regularly held Planning Commission meeting on July 14, 2025. A continuance will allow the applicant to review and acknowledge the conditions of approval prior to the public hearing.

SUMMARY

Public Notification

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

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on May 29, 2025, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on May 30, 2025, as required by the State Zoning and Development Laws. As of the date of this report, staff have not received any further inquiries regarding the proposed amendment.

Since the subject CUP was duly noticed, if any members of the public would like to provide a comment, it is recommended that the Planning Commission open the public hearing and receive the public comments. After hearing all public comments, the Commission should then take action on the subject CUP.

ATTACHMENT(S):

A. Attachment A - Public Hearing Notice

Conditional Use Permit Case No. 851

Page 3 of 3

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐



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**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 851**

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. 851: to allow the establishment, operation, and maintenance of an existing drive-through facility at 11242 Washington Boulevard and adopt a Notice of Exemption under CEQA Section 15332, Class 1 (Existing Facilities).

PROJECT SITE/PROPERTY OWNER: 11242 Washington Boulevard (APN: 8178-001-059) / Pete Poulis on behalf of SFS Washington, 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, June 9, 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 Claudia L. Jimenez, Associate Planner, via email at ClaudiaJimenez@santafesprings.gov or by phone at (562) 868-0511 ext. 7356.

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



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **PUBLIC HEARING – A REQUEST TO CONSIDER THE REVOCATION OF CONDITIONAL USE PERMIT CASE NOS. 794, 591, 767, 655, 653, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NOS. 25, 26, 44, 87, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 15, PURSUANT TO SECTION 155.811 (D) OF THE CITY’S ZONING CODE.**

DATE: June 9, 2025

RECOMMENDATIONS:

It is recommended that the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on July 14, 2025.

FISCAL IMPACT:

N/A

BACKGROUND:

In accordance with Section 155.811 (Ground for Revocation) of the City’s Zoning Code, any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the four conditions applies. It has been determined that each of the subject use permits has ceased to exist within Santa Fe Springs for at least one year.

Conditional Use Permit Revocations

Page 2 of 3

ANALYSIS:

N/A

ENVIRONMENTAL

N/A

DISCUSSION:

Staff is recommending a continuance of the subject Conditional Use Permit Revocations to the next regularly held Planning Commission meeting on July 14, 2025. A continuance will provide staff with additional time to review the staff report materials with the City's legal counsel.

SUMMARY

Public Notification

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

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on May 29, 2025, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on May 30, 2025, as required by the State Zoning and Development Laws. As of the date of this report, staff have not received any further inquiries regarding the proposed amendment.

Since the subject revocations were duly noticed, if any members of the public would like to provide a comment, it is recommended that the Planning Commission open the public hearing and receive the public comments. After hearing all public comments, the Commission should then take action on the subject revocations.

ATTACHMENT(S):

A. Attachment A - Public Hearing Notice

Conditional Use Permit Revocations

Page 3 of 3

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASES NO. 794**

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

REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 794: Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/LOCATION: 10207 Freeman Avenue (APN: 8011-007-013) / RGA Financial Management Group.

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382

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 Claudia L. Jimenez, Associate Planner, via e-mail at: ClaudiaJimenez@santafesprings.gov or by phone at: (562) 868-0511 ext. 7356.



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**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 591**

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

REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 591: Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 13808 Imperial Highway (APN: 8044-030-009) / PS Southern California One Corp.

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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US POSTAGE

**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 767**

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

REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 767: Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year

SITE/LOCATION: 9940 Bell Ranch Drive (APN: 8005- 023-019 / DPJV LLC & PJV 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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 655**

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

REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 655: Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 11642 Pike Street (APN: 8002-013-001) Attention: Dimas Diaz/ Lili J. Diaz.

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 653**

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

REVOCATION CONDITIONAL USE PERMIT CASE NO. 653: Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 14317 Valley View (APN: 8069-006-010) / Franchise Realty Interstate Corp

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 25**

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

REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 25:
Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 12623 Imperial Highway (APN: 8026-042-006) / Bruce's Plaza Trust

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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**NOTICE OF PUBLIC HEARING
REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 26**

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

REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 26:
Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 12623 Imperial Highway (APN: 8026-042-006) / Bruce's Plaza Trust

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382

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**NOTICE OF PUBLIC HEARING
REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 44**

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

RECOVATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 44:
Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 12801 Excelsior Drive (APN: 8082-003-010) / GLC SFS II 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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 87**

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

REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 87:
Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year.

SITE/OWNER: 14404 Best Avenue (APN: 8069-001-038) / Best Ave Centre 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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382.

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**NOTICE OF PUBLIC HEARING
REVOCATION OF ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 15**

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

REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 15:
Consideration to revoke this permit, pursuant to Section 155.811 (D), as the business has ceased to exist for at least one year

SITE/OWNER: 12623 Imperial Highway (APN: 8026-042-006) / Bruce's Plaza Trust

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, June 9, 2025, at 6:00 p.m.**

CEQA STATUS: The subject revocation is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061 (b) (3)), which provides that CEQA applies only to projects which have the potential to have a significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382

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