



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JULY 14, 2025
AT 6:00 P.M.

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

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

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 JUNE 9, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 593-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN OPEN STORAGE OF HEAVY CONSTRUCTION VEHICLES, EQUIPMENT, AND MATERIALS LOCATED AT 13546 IMPERIAL HIGHWAY, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of an open storage yard of heavy construction vehicles, equipment, and materials, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that Conditional Use Permit Case No. 593-5 be subject to a compliance review in five (5) years, on or before July 14, 2030, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.

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

PUBLIC HEARING

3. **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. (CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)**

RECOMMENDATION: That the Planning Commission:

- 1) Conduct 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 August 11, 2025.
4. **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) (CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)**

RECOMMENDATION: That the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 851, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as the goals, policies and programs of the City’s General Plan; and
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code for the granting of a Conditional Use Permit; and
- 5) Approve CUP Case No. 851, subject to the conditions of approval as contained within Resolution No. 287-2025; and

- 6) Adopt Resolution No. 287-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 7) Take such additional, related actions that may be desirable.
5. **PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 854 – FOR APPROVAL TO CONSTRUCT, OPERATE, AND MAINTAIN AN UNMANNED 58'-HIGH MONOPINE WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT, AT 12545 FLORENCE AVENUE AND A ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15303, CLASS 3 (SMALL STRUCTURES)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit ("CUP") Case No. 854, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15303, Class 3 (Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Approve CUP Case No. 854, subject to the conditions of approval as contained within Resolution No. 288-2025; and
- 4) Adopt Resolution No. 288-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Take such additional, related action that may be desirable.

NEW BUSINESS

6. **NEW BUSINESS - MODIFICATION PERMIT ("MOD") CASE NO. 1367 TO TEMPORARILY RESERVE AND NOT PROVIDE 21 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Code, for granting of a Temporary Modification Permit; and

- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
 - 4) Approve the requested MOD Case No. 1367, subject to the conditions of approval as contained within Resolution No. 289-2025; and
 - 5) Adopt Resolution No. 289-2025, which incorporates the Planning Commission's findings and actions regarding this matter.
 - 6) Take such additional, related action that may be desirable.
7. **NEW BUSINESS - MODIFICATION PERMIT ("MOD") CASE NO. 1369 TO TEMPORARILY RESERVE AND NOT IMMEDIATELY PROVIDE 116 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Code, for granting of a Temporary Modification Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case No. 1369, subject to the conditions of approval as contained within Resolution No. 290-2025; and
- 5) Adopt Resolution No. 290-2025, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related actions that may be desirable.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

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

ADJOURNMENT

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



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Executive Assistant

SUBJECT: MINUTES OF THE JUNE 9, 2025 MEETING

DATE: July 14, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

Staff has prepared minutes for the following meeting:

- June 9, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the June 9, 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

June 9, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Vice Chairperson Jimenez 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
Vince Velasco, Senior Planner
Alejandro De Loera, Assistant 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 APRIL 14, 2025 REGULAR MEETING

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.

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.

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

It was moved by Commissioner Cervantes and seconded by Commissioner Ayala 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

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:

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

Chair Sarno opened the Public Hearing at 6:04 p.m. and asked if any of the Commissioners has questions for Staff or the applicant.

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

Having no additional questions or comments, Chair Sarno closed the Public Hearing at 6:18 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve requested amendment to ASCUP Case No. 56, and adopt Resolution No. 286-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. PUBLIC HEARING

CONDITIONAL USE PERMIT (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:

Chair Sarno called upon Senior Planner Vince Velasco to give an update on this item.

Senior Planner Vince Velasco recommended to continue this item to the July 14, 2025 Planning Commission Meeting.

Having no questions, Chair Sarno opened the Public Hearing at 6:20 p.m. Having no one wishing to address the Planning Commission, Chair Sarno inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received.

Chair Sarno requested a motion. It was moved by Commissioner Ayala, seconded by Commissioner Flores to continue this item to the July 14, 2025 Planning Commission Meeting, which passed by the following roll call vote:

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

9. 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:

Chair Sarno called upon Senior Planner Vince Velasco to give an update on this item.

Senior Planner Vince Velasco recommended to continue this item to the July 14, 2025 Planning Commission Meeting.

Having no questions, Chair Sarno opened the Public Hearing at 6:24 p.m. Having no one wishing to address the Planning Commission, Chair Sarno inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received.

Chair Sarno requested a motion. It was moved by Vice Chair Jimenez, seconded by Commissioner Ayala to continue this item to the July 14, 2025 Planning Commission Meeting, which passed by the following roll call vote:

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

10. ANNOUNCEMENTS

- Staff

Senior Planner Vince Velasco invited the Commissioners to the Zoning Code Update Workshop #1, June 10, 2025 at Town Center Hall.

- Commissioners

None.

11. ADJOURNMENT

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

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Associate Planner

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 593-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN OPEN STORAGE OF HEAVY CONSTRUCTION VEHICLES, EQUIPMENT, AND MATERIALS LOCATED AT 13546 IMPERIAL HIGHWAY, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.**

DATE: July 14, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of an open storage yard of heavy construction vehicles, equipment, and materials, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that Conditional Use Permit Case No. 593-5 be subject to a compliance review in five (5) years, on or before July 14, 2030, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND/DISCUSSION:

At its meeting on June 11, 2001, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 593 to allow the operation and maintenance of an open storage yard located at 13546 Imperial Highway. The approval permitted the ongoing outdoor storage use under specific conditions intended to minimize impacts on surrounding properties. On June 10, 2019, the Planning Commission reconsidered the CUP to assess continued compliance with the original conditions of approval. As of today, the operations at the site have remained consistent with the original 2001 approval, and no significant changes to the use or intensity of the open storage yard have been reported.

Project/Applicant Information

Project Site:	13546 Imperial Highway, Santa Fe Springs
Project Applicant:	Tom Pack, President
Property Owner:	PMW LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Project Site:	Open storage yard use, involving storage of heavy construction vehicles, construction equipment, and construction materials

Code Section:	Conditional Uses:
§155.639	The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: A) Open Storage Yard

ANALYSIS:

On April 14, 2025, the Departments of Police Services and Community Development inspected the Project Site following a dust complaint from an abutting tenant. The dust, originating from aggregated materials used as construction materials stored on site, was affecting the neighboring property. During the inspection, staff and the applicant discussed and implemented mitigation measures, including covering the materials with tarps to reduce dust. As part of the standard Conditional Use Permit (CUP) compliance process, staff performed a follow-up inspection on June 11, 2025. This inspection confirmed that the contractor's storage yard was operating in full compliance with all

Conditional Use Permit Case No. 593-5

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approved conditions. The applicant promptly addressed the tenant's concerns after the initial inspection, and the Department of Police Services verified that no further complaints have been received since the mitigation measures were implemented.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

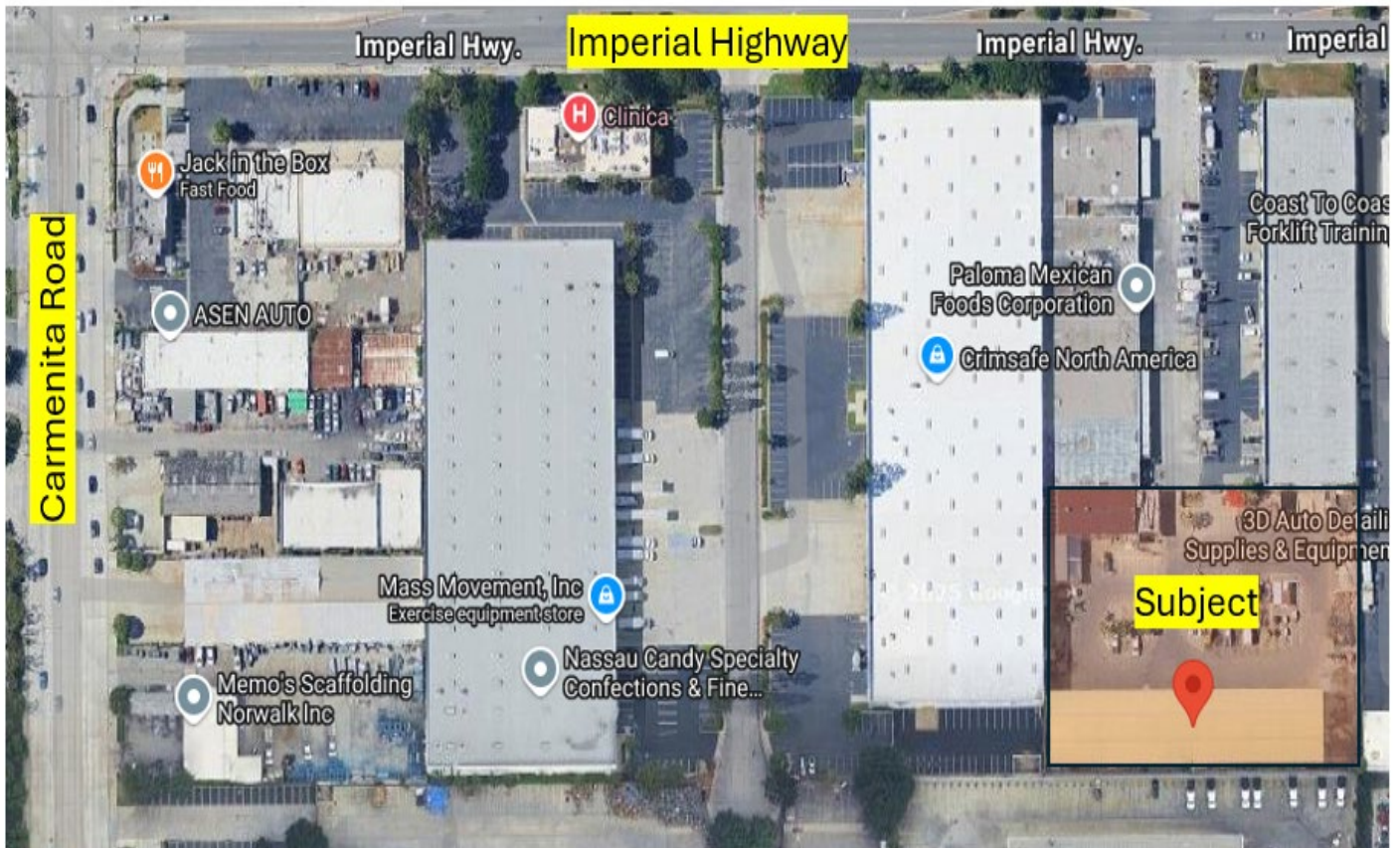
SUMMARY/NEXT STEPS:

Staff finds that if the Project Site continues to operate in full compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a risk of nuisance to the public or the environment. Therefore, staff recommends that CUP 593-5 undergo a compliance review in five (5) years to confirm that the use continues to adhere to the conditions of approval outlined in this staff report (see Attachment D).

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



Conditional Use Permit No. 593-5
13546 Imperial Highway



ATTACHMENT B –
SITE PICTURES (JUNE 11, 2025)



ATTACHMENT C –
COMPLIANCE REQUEST LETTER

SEQUEL CONTRACTORS, INC.

ST. LIC #610600A

13546 IMPERIAL HIGHWAY

SANTA FE SPRINGS, CA 90670

FAX (562) 802-7499

(562) 802-7227 OFFICE

RE: Conditional Use Permit Case No. 593-5

Dear Claudia L. Jiminez,

In response to your letter regarding the Conditional Use Permit, the following will explain our current activities as requested.

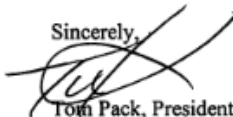
Sequel Contractors, Inc. specializes in road construction rehabilitation projects throughout Los Angeles, Orange, San Bernardino and Riverside Counties. This entails projects put out by Cities for maintenance, beautification as well as emergency road work. In order to complete this work, it is imperative that we store our own equipment as well as materials on site at our facility.

We manage our site with constant cleaning procedures to mitigate any unnecessary dust or debris. This includes a sweeper on site as well as personnel cleaning efforts. We will tarp any dirt, sand or rock piles. Our goal is to stay as clean as possible on the property at all times.

Here at Sequel, we employ 48 people, whether that be in the office or out working at job sites. We have maintained a sizeable staff since our date of incorporation.

Since 2001, Sequel Contractors, Inc. has operated at our current location in the City of Santa Fe Springs and look forward to working here for years to come.

Sincerely,



Tom Pack, President

**ATTACHMENT D –
CONDITIONS OF APPROVAL**

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

DEPARTMENT OF FIRE/FIRE PREVENTION

(Contact: Kevin Yang 562.868.0511 x 3818)

1. That the standard aisle width for onsite emergency vehicle maneuvering of 26 feet with a minimum clear height of 13 feet 6 inches, shall be maintained at all times. **(Ongoing)**

DEPARTMENT OF FIRE-RESCUE/ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 56.868.0511 x 3812)

2. That the owner/developer shall comply with all Federal, State, and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

COMMUNITY DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.-868.0511 x 7356)

3. That the property shall be maintained free of dust, weeds, dirt, and debris at all times. **(Ongoing)**
4. That the outdoor contractor's storage yard use shall continue to be maintained on a neat and orderly manner and that all construction equipment, construction trailers, and all other vehicles related to the construction business shall be parked or stored in an organized manner at all times. **(Ongoing)**
5. That all fences, walls, signs, and similar improvements shall be subject to the approval of the ~~Planning~~ Community Development Director. **(Revised)**

Conditional Use Permit Case No. 593-5

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6. That the subject site shall not be subleased, sublet, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written approval by the Director of ~~Planning and~~ Community Development. **(Revised)**
7. That the applicant shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Federal, State, or local Fire Codes and all other applicable regulations. **(Ongoing)**
8. That Conditional Use Permit Case No. 593-4-5 shall be subject to a compliance review in five (5) years, on or before ~~May 13, 2024~~, **July 1, 2030**, to ensure the use has been continuously in strict compliance with these conditions of approval. **(Revised)**
9. The applicant, Sequel Contractors Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers, or 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 for the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit No. 593-4-5, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agent, officers or employees receive notice of 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 **(Ongoing)**
10. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(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: 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.**
(CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)

DATE: July 14, 2025

RECOMMENDATIONS:

It is recommended that the Planning Commission:

- 1) Conduct 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 August 11, 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.

Use Permit Revocations

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ANALYSIS:

N/A

ENVIRONMENTAL

N/A

DISCUSSION:

Staff is recommending a continuance of the subject revocations to the next regularly scheduled Planning Commission meeting on August 11, 2025. Continuing will provide staff with additional time to review the staff reports and supporting materials in coordination with the City's legal counsel to ensure a thorough and legally sound evaluation.

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

Use Permit Revocations

Page 3 of 3

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐



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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.

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 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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**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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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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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 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. 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 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

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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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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) (CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)**

DATE: July 14, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 851, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as the goals, policies and programs of the City’s General Plan; and
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of

Conditional Use Permit Case No. 851

Page 2 of 11

the City's Zoning Code for the granting of a Conditional Use Permit; and

- 5) Approve CUP Case No. 851, subject to the conditions of approval as contained within Resolution No. 287-2025; and
- 6) Adopt Resolution No. 287-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

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

BACKGROUND:

Applicant / Project Information

Project Site:	11242 Washington Blvd (APN: 8178-001-059)
Project Applicant:	Pete Poulis, on behalf of SFS Washington, LLC
Property Owner:	SFS Washington, LLC
General Plan Designation:	Commercial
Zoning Designation:	MU-TOD, Mixed-Use - Transit-Oriented Development
Existing Use on Property:	Fast-Food Restaurant Drive-Through

Project Site

The Project Site, 11242 Washington Blvd., spans 13,248 square-foot (0.304 acre) and encompasses one parcel, APN 8178-001-059. It is located within the MU-TOD, Mixed-Use - Transit-Oriented Development, Zone and south of Washington Blvd. between Norwalk Blvd. and Broadway Ave.

Site History & Project Summary

The Project Site was originally developed in 1967 as a drive-though Taco Bell restaurant. In 2001, Taco Bell vacated the site, and Mr. Pete's restaurant took over, increasing the building height from 16 to 20 feet through a Modification Permit. Since 2018, Doublz Burgers has operated at the location with a valid business license.

In November 2024, during the review of a proposed building addition, staff determined that a CUP had ever been issued for the existing drive-through. Pursuant to Section

Conditional Use Permit Case No. 851

Page 3 of 11

155.395 (D)(3) of the City's Zoning Code, expansions that exceed 15% shall be considered material and require a Conditional Use Permit. The proposed expansion is approximately 26% of the existing building area. To comply with the City's Municipal Code, the applicant has submitted a CUP application.

ANALYSIS

The applicant, Pete Poulis, requests approval of CUP Case No. 851 to continue operating an existing fast-food restaurant with a drive-through and to construct a ±555 sq. ft. rear addition within the MU-TOD (Mixed-Use – Transit-Oriented Development) Zone. The addition will include a food prep area, storage with a walk-in cooler/freezer, an all-gender restroom, and an electrical room.

Site Plan:

The proposed operations include an existing 2,155 square-foot fast-food restaurant with indoor dining, a drive-through, and a new ±555 square-foot addition to the rear of the existing building. The proposed new addition includes a food preparation area, walk-in cooler, walk-in freezer, restroom, and electrical room. The applicant is also proposing a path of travel from the handicap accessible parking stall in the rear of the building to the restaurant entrance. This will also include a small landscaping area to act as a barrier between the drive-through and the walking path of travel.

Floor Plan:

The existing floor plan consists of 1,600 square feet, with a proposed 555-square-foot addition, resulting in a total building area of 2,155 square feet. The main entrance will remain on the western side of the existing structure. The new addition will include a food preparation area, walk-in cooler, walk-in freezer, bathroom, and electrical room.

Elevation:

The proposed addition will match the existing building in height (20 feet), façade, colors, and materials. Both the existing building and proposed addition will include a 36-inch parapet, which will screen all equipment on the roof from the public line of view. All windows, lights, and canopies will remain on the existing building. The proposed addition will include the installation of three doors on the exterior of the building leading into the preparation area, bathroom, and electrical room. Canopies and lights will be placed over each of these new doors as well.

Parking Requirement:

A total of 12 parking stalls will be provided to serve the proposed 2,155-square-foot building addition, including one accessible stall and 11 standard stalls. The Community Development Department has determined that this parking supply is sufficient for the site, based on the size of the dining area (256 square feet) and the number of employees on the largest shift. At peak operation, the restaurant will be staffed by five employees and will accommodate up to 12 parked vehicles, meeting the anticipated parking demand.

Conditional Use Permit Case No. 851

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According to the City Municipal Code Section 155.481 (B)(3)(d), one parking space is required for each 35 sq. ft. of floor area in the public portion in the building, plus one parking space for each two employees on the largest shift. The applicant provided the largest shift is comprised of five (5) employees and the total restaurant dining area is 256 sq. ft. Therefore, employee parking requires three (3) stalls ($5 / 2 = 3$) and the dining area requires eight (8) stalls ($256 / 35 = 8$). In total, the subject site should provide at least 11 parking stalls.

Parking Requirements Table

Parking Category	Code Requirements	Calculations	Stalls Required
Dining Area	1 stall per 35 sq. ft. f public floor area	256 sq. ft. / 35	8 Stalls
Employees	1 stall per 2 employees on largest shift	5 employees / 2	3 Stalls
Total Required	Dining + Employees	8 + 3	11 Stalls
Total Provided			12 Stalls

The applicant's proposal to provide 12 parking stalls satisfies the minimum requirement of 11 stalls and complies with the City's Zoning Code.

Hours of Operation:

The restaurant will operate from 8:00 AM to 10:00 PM, Sunday through Thursday, and from 8:00 AM to 11:00 PM on Fridays and Saturdays.

Streets and Highways

The Project Site is located on the south side of Washington Boulevard. Washington Boulevard is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

Zoning Requirements

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 District.

The Project Site is nonconforming to the current Zoning Code due to the drive-through operations not obtaining a valid CUP and the setback dimension in relation to the building height. Pursuant to Section 155.395 (D)(3), the current request for a Conditional Use Permit will bring the site in conformance. The proposed tenant improvement is satisfied under Section 155.392(B)(3) of the City Municipal Code, Expansion of a Non-Conforming Development.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-1.2: Economic Diversity: Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The continued operation and proposed expansion of the existing drive-in restaurant complement the surrounding commercial and mixed-use environment by enhancing local dining options and maintaining a well-established business presence. Its improvements support the City's goal of fostering a diverse and vibrant economic landscape by retaining small businesses, creating local jobs, and contributing to ongoing commercial activity within a transit-oriented development area.
	Policy LU-1.4: Transit-Oriented Development: Transit-Oriented Development. Develop transit-oriented districts around commuter rail stations to maximize access to transit and create vibrant new neighborhoods	As the subject site is located within the MU-TOD (Mixed-Use – Transit-Oriented Development) Zone, which aims to support development that maximizes transit access and fosters vibrant, walkable neighborhoods near commuter rail stations. The continued operation and expansion of the existing fast-food restaurant with a drive-through supports transit users by providing accessible dining options near transit corridors. Additionally, it activates the area with consistent foot and vehicle traffic, contributing to a lively streetscape, and maintains a mix of commercial and retail uses within the mixed-use district, consistent with the vision for a vibrant TOD area. The inclusion of ADA access, landscaping, and pedestrian connectivity helps ensure the project aligns with the broader goals of TOD zoning.
	Policy LU-2.7: Support Services. Encourage commercial service and dining businesses that support the employee population and serve local residents.	The existing use of the site as a fast-food restaurant provides convenient dining options that support both the local employee population and nearby residents. Its continued operation and expansion help meet the daily needs of the community, fostering a mix of services that enhance the area's economic vitality and contribute to the overall quality of life for those who live and work nearby.

ENVIRONMENTAL:

Upon review, staff has made a preliminary determination that the project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The project involves only minor modifications, including a 555-square-foot addition, the site's use will remain unchanged. As a result, no further environmental analysis is required to comply with CEQA. If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

DISCUSSION:

Authority of the Planning Commission

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

Criteria for Granting a CUP

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

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

Written findings for each of the aforementioned criteria are provided in Resolution No. 287-2025 (Attachment D).

SUMMARY:

Conditions of Approval

On February 11, 2025, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for their review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment D. It should be noted that the applicant has acknowledged and agreed to all the conditions of approval outlined in Attachment D prior to the Planning Commission meeting.

Conditional Use Permit Case No. 851

Page 7 of 11

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 Code.

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

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Construction Plans
- D. Resolution No. 287-2025
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A
Aerial Photograph



11242 Washington Blvd
APN: 8178-001-059

Attachment B

Public Hearing Notice



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

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

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT CASE NO. 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.

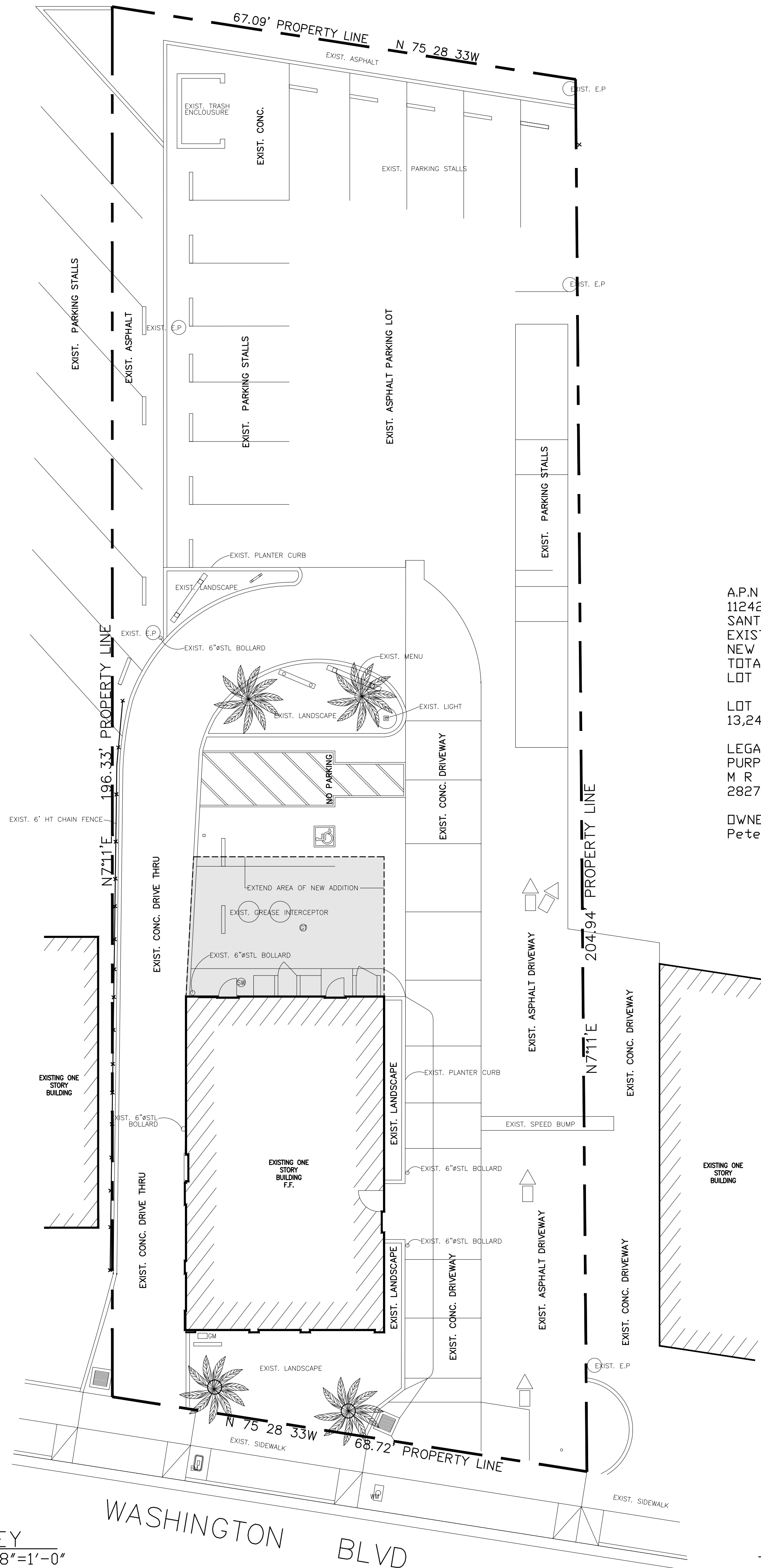
ALL INTERESTED PERSONS are invited to participate in the Public Hearing and provide input on the items listed above. Please note that if you challenge these items in court, you may be limited to issues raised during the Public Hearing or submitted in writing to the office of the Commission on or before 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

Attachment C
Construction Plans



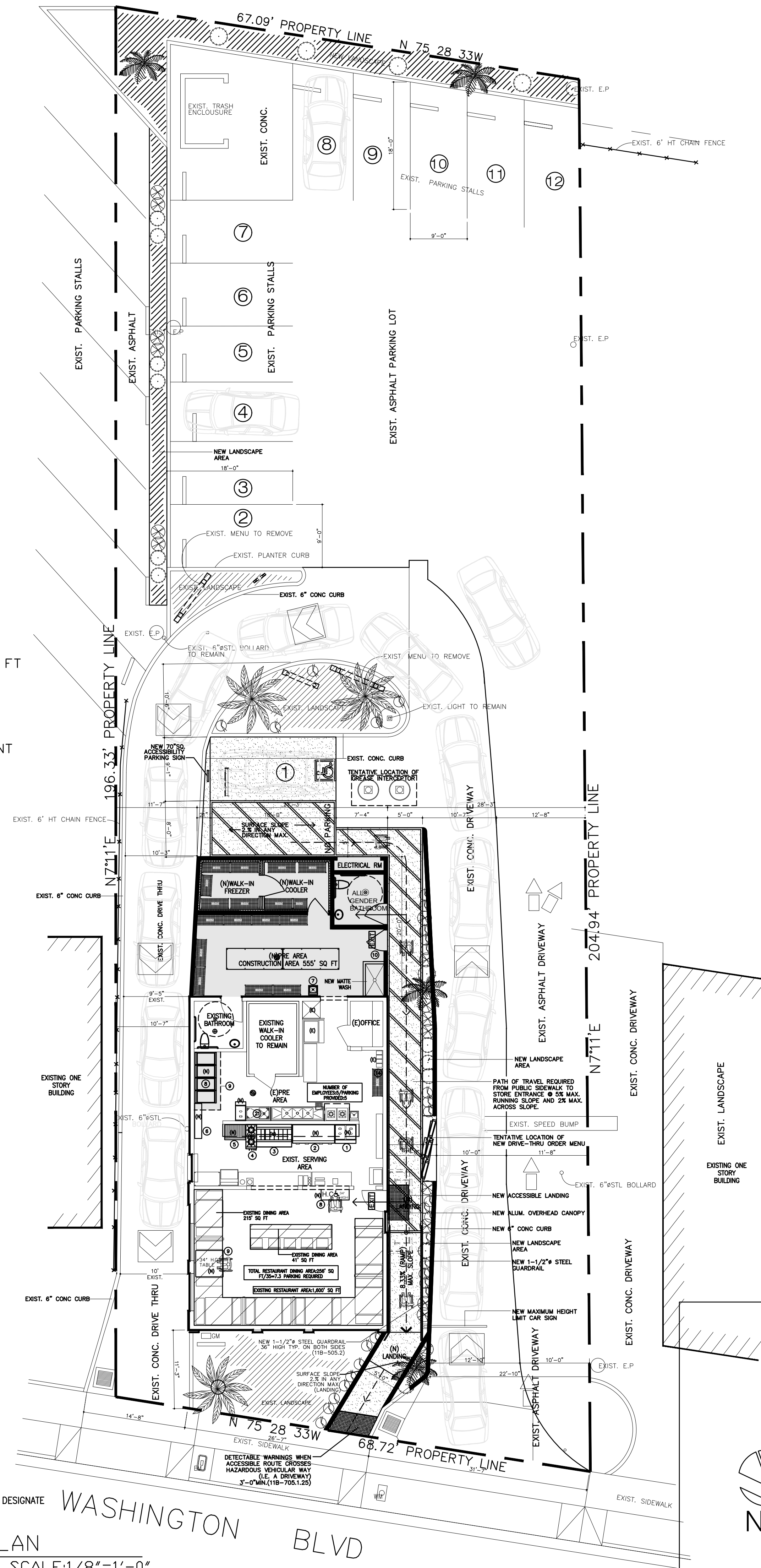
A.P.N 8178-001-059
11242 WASHINGTON BLVD
SANTA FE SPRINGS CA 90606-3114
EXIST. BUILDING SQ FT: 1,600
NEW ADDITION: 555'
TOTAL NEW BLDG. AREA: 2,155' SQ. FT
LOT COVERAGE 17%

LOT SIZE:
13,248

LEGAL DESCRIPTION (FOR ASSESSMENT
PURPOSES):
M R 32-18 LAND DESC. IN DDC
282702,030310 PDR OF TRACT NO 4

OWNER:
Pete Poulis

NOTE:
DARKENED LINES DESIGNATE
AREA OF WORK.



REVISIONS/ DATE	
△	
△	
△	
DRAWN BY	
REVIEWED BY	
DATE	
SCALE AS NOTED	
PROJECT NUMBER	
DRAWING NUMBER	

CALATRAVA
500
Whittier, CA 90601
Email: calatrava.alberto@yahoo.com
P: 626-421-1100

Property Information
EXISTING RESTAURANT WITH A NEW ADDITION
11242 Washington Blvd., Santa Fe Springs, CA 90670
Conditional Use Permit (CUP) Case No. 851

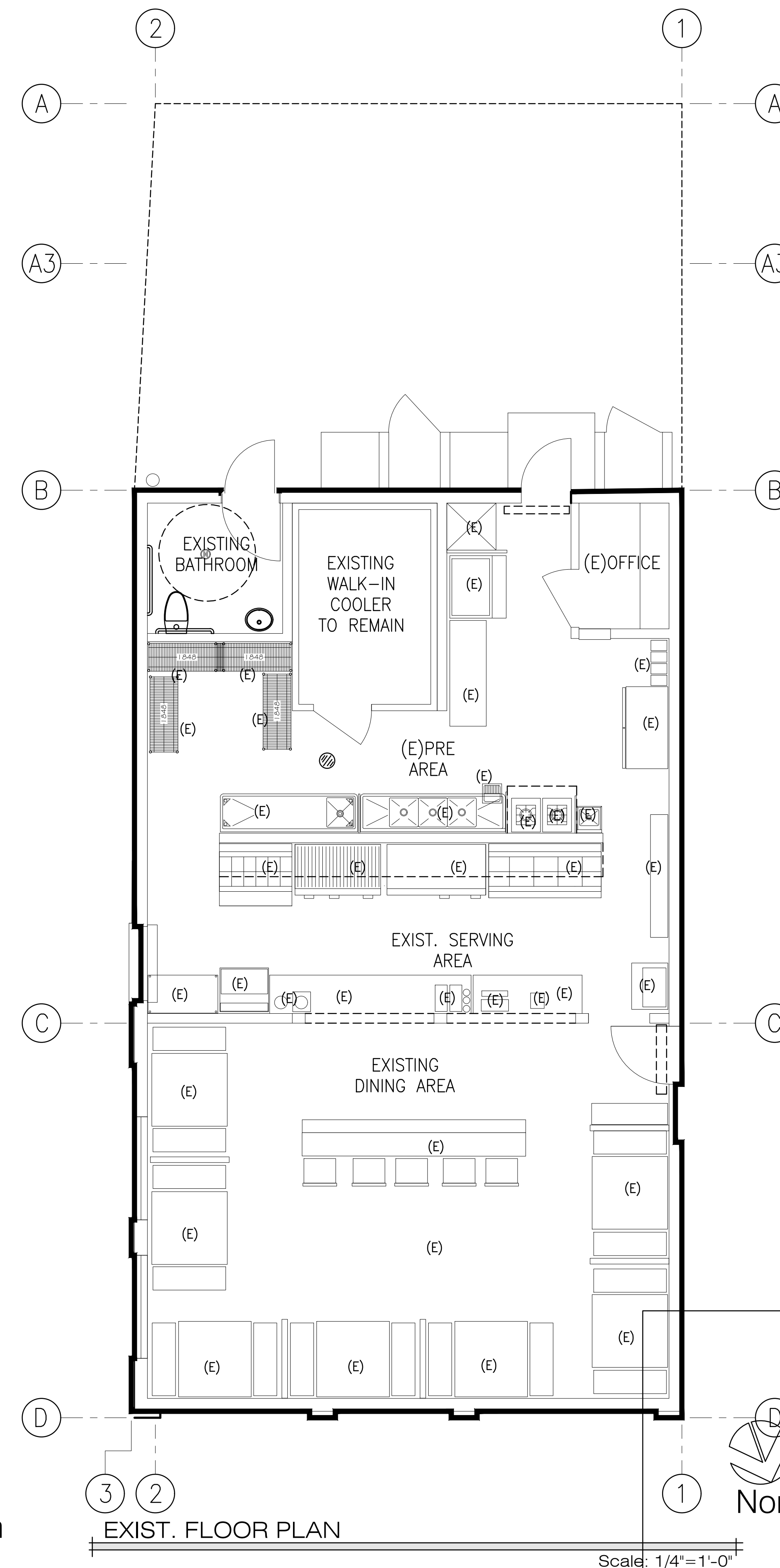
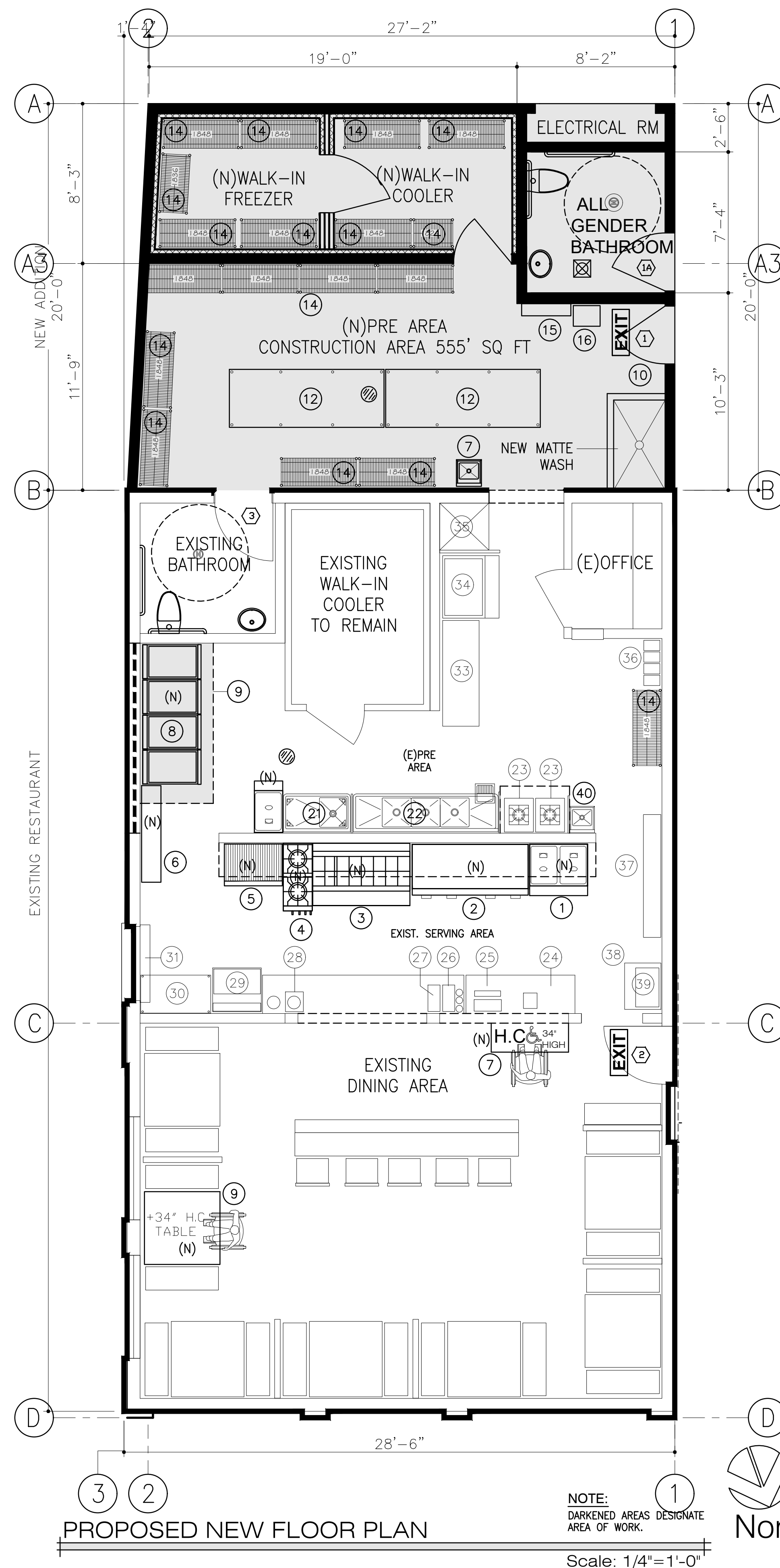
SHEET TITLE

SITE
PLAN

SHEET NO.

A1.0

CITY STAMP



REVISIONS/ DATE	
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DRAWN BY
REVIEWED BY
DATE
SCALE
AS NOTED
PROJECT NUMBER
DRAWING NUMBER

Property Information
EXISTING RESTAURANT WITH A NEW ADDITION
11242 Washington Blvd., Santa Fe Springs, CA 90670
Conditional Use Permit (CUP) Case No. 851

SHEET TITLE
EXIST. PROPOSED
AND
NEW FLOOR PLAN

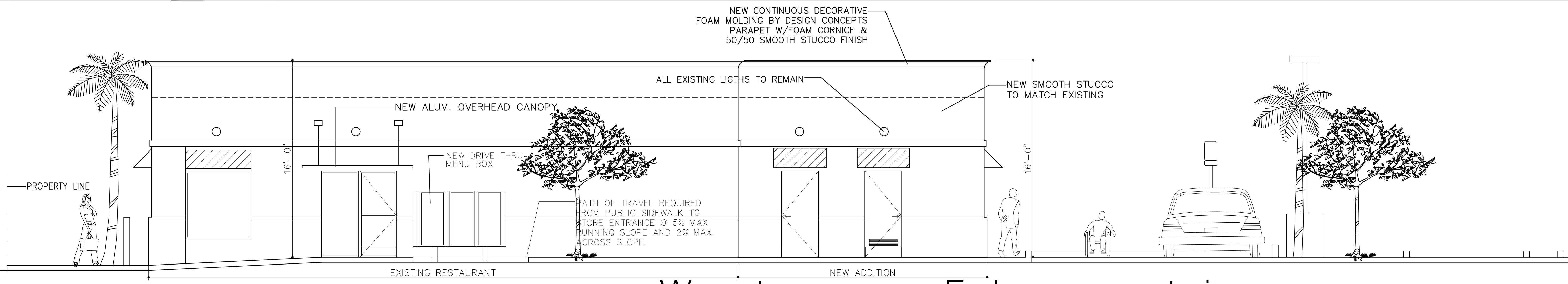
SHEET NO.
A1.1

CITY STAMP

ITY STAMP

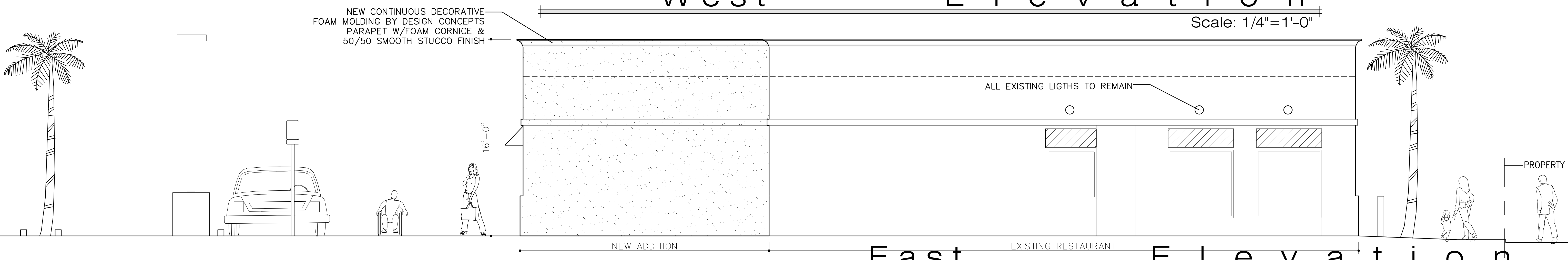


NOTE:
DARKENED AREAS DESIGNATE
AREA OF WORK.



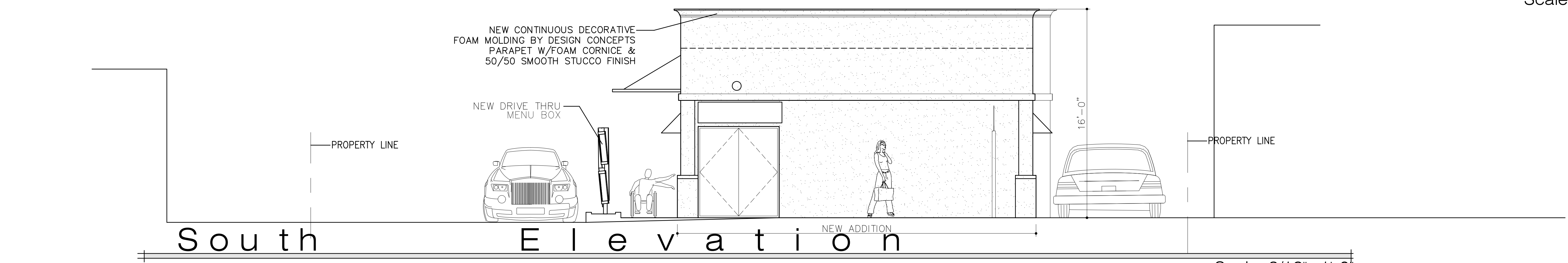
West Elevation

Scale: 1/4"=1'-0"



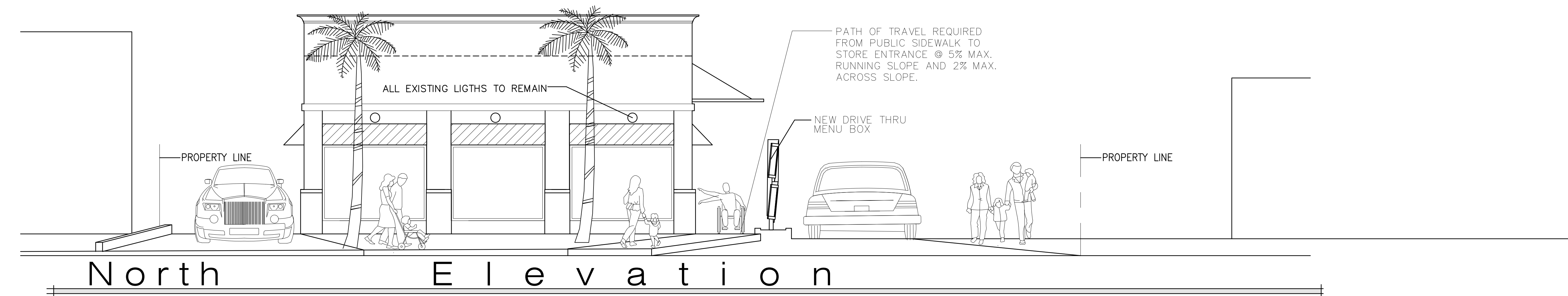
East Elevation

Scale: 1/4"=1'-0"



South Elevation

Scale: 3/16"=1'-0"



North Elevation

Scale: 1/4"=1'-0"

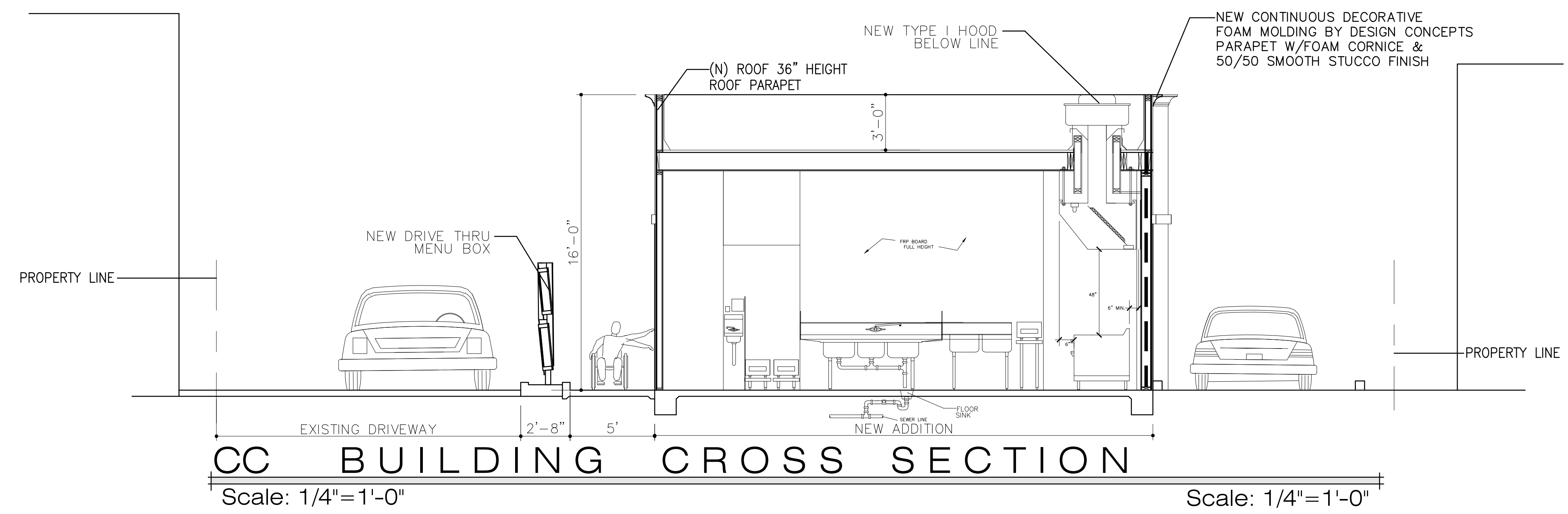
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DRAWN BY	
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DATE	
SCALE AS NOTED	
PROJECT NUMBER	
DRAWING NUMBER	

CALATRAVA
600 Avenue
Whittier, CA 90601
P: 626-421-1100
Email: calatrava.alberto@yahoo.com

Property Information
EXISTING RESTAURANT WITH A NEW ADDITION
11242 Washington Blvd., Santa Fe Springs, CA 90670
Conditional Use Permit (CUP) Case No. 851

SHEET TITLE
PROPOSED
EXTERIOR
ELEVATIONS
SHEET NO.
A2.1

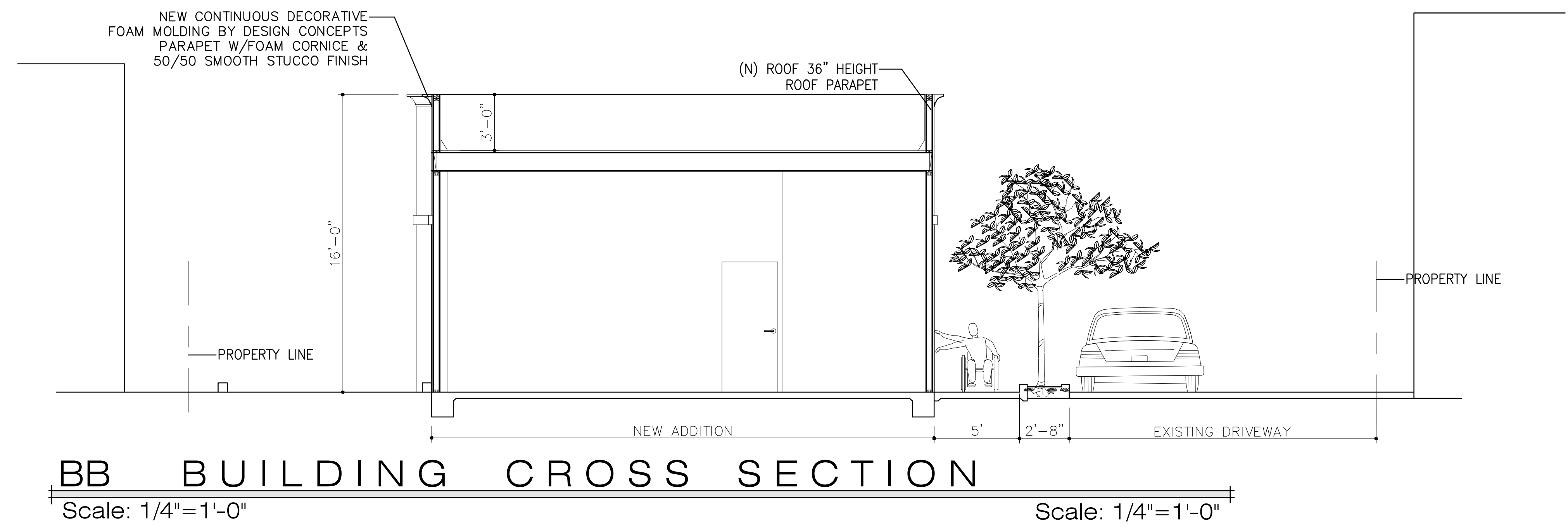
CITY STAMP



CC BUILDING CROSS SECTION

Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"



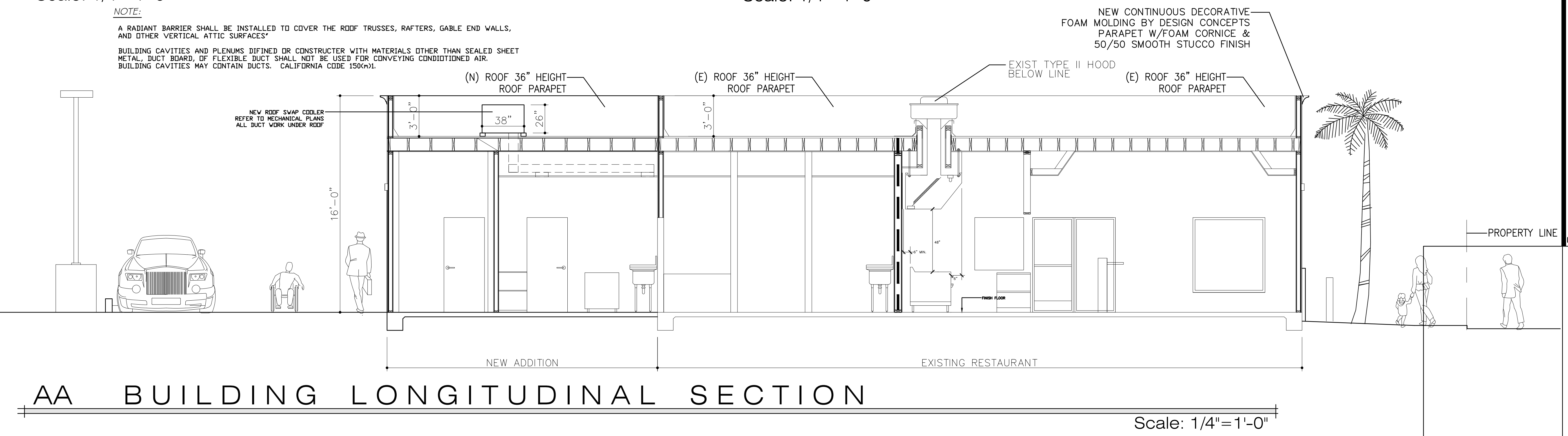
BB BUILDING CROSS SECTION

Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"

NOTE:

A RADIANT BARRIER SHALL BE INSTALLED TO COVER THE ROOF TRUSSES, RAFTERS, GABLE END WALLS, AND OTHER VERTICAL ATTIC SURFACES*
BUILDING CAVITIES AND PLENUMS DEFINED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL, DUCT BOARD, OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR.
BUILDING CAVITIES MAY CONTAIN DUCTS. CALIFORNIA CODE 1506(m)(1).



AA BUILDING LONGITUDINAL SECTION

Scale: 1/4"=1'-0"

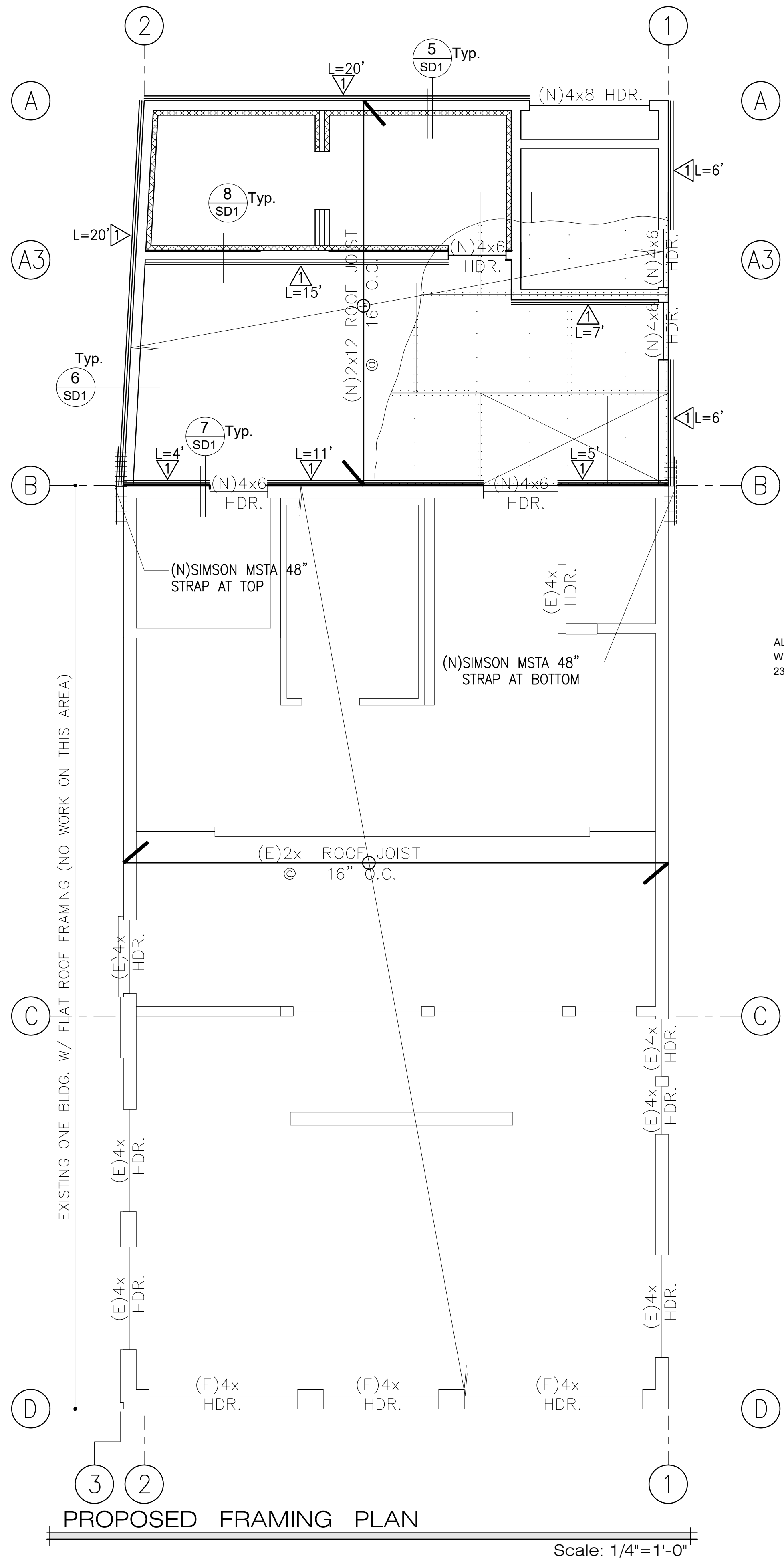
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REVIEWED BY	
DATE	
SCALE AS NOTED	
PROJECT NUMBER	
DRAWING NUMBER	

CALATRAVA
600 Wilshire Avenue
Whittier, CA 90601
P: 626-421-1100
Email: calatrava.alberto@yahoo.com

Property Information
EXISTING RESTAURANT WITH A NEW ADDITION
11242 Washington Blvd., Santa Fe Springs, CA 90670
Conditional Use Permit (CUP) Case No. 851

SHEET TITLE
BUILDING SECTIONS
SHEET NO.
A3.1

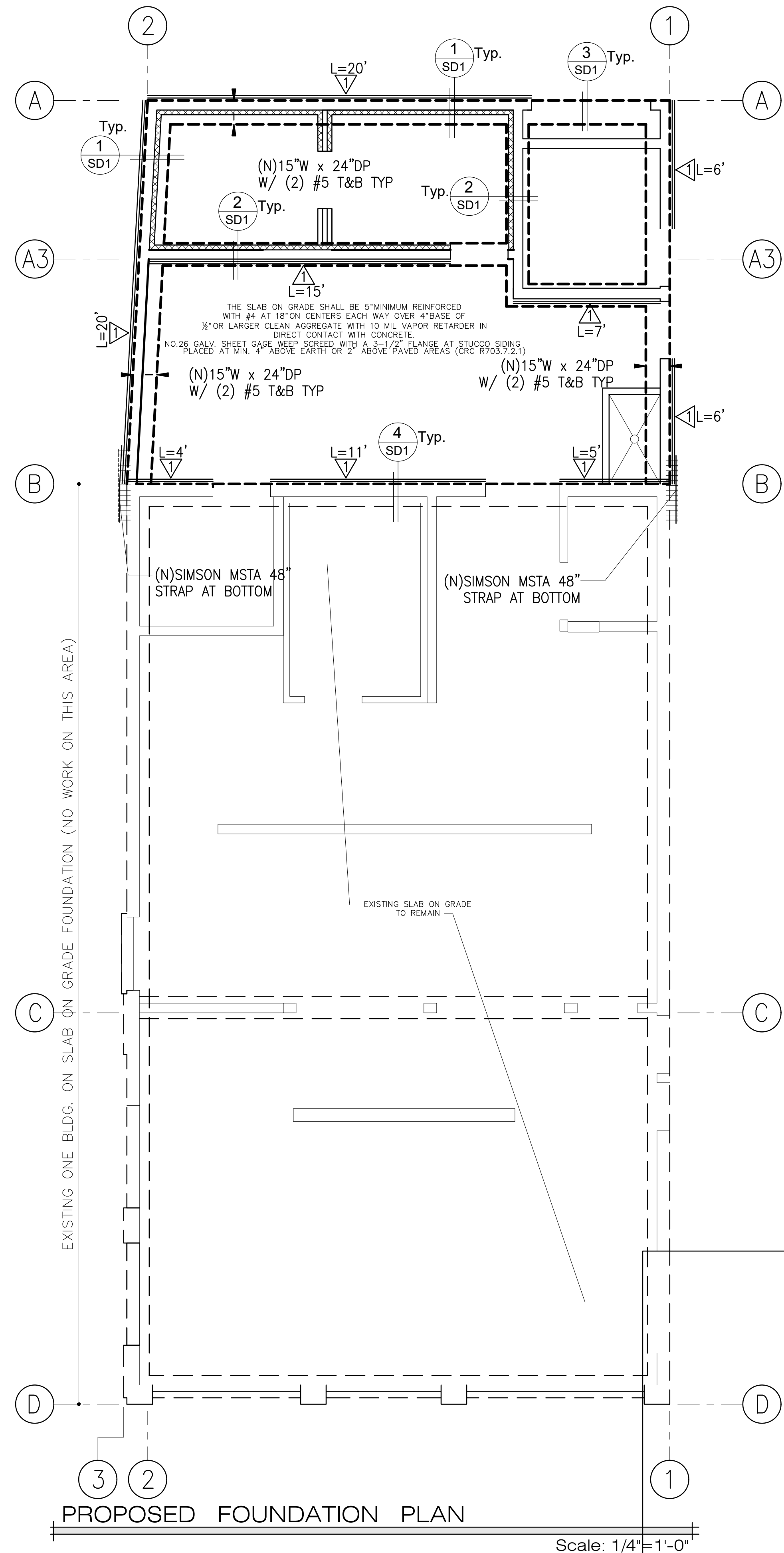
CITY STAMP



- FOUNDATION NOTES:
1. REFER TO SOILS REPORT
 - 2.ALLOWABLE SOILS BEARING PRESSURE=2,000 PSF
 - 3.ALL FOOTING TO BE FOUNDED A MINIMUM OF 18"/24" BELOW LOWEST ADJACENT
 - 4.SEE ARCHITECTURAL DRAWINGS FOR SLAB DRAINS, ELEVATIONS AND DIMENSIONS
 5. SATURATE THE SOIL TO A DEPTH OF 18" PRIOR TO CASTING OF CONCRETE.
 - 6.INDICATES TYPE OF SHEARWALL, SEE SHEAR WALL SCHEDULE ON SHEET S1.1 FOR ANCHOR BOLTS SIZE AND SPACING
 - 7.A MIN. OF 5/8"Ø A.B. EMBEDDED 7" INTO FOOTINGS AND SPACED 6'-0" O.C. MAX. TYP. U.N.O SEE SHEARWALL SCHEDULE ON SHEET S1.1
 - 8.MIN. TWO BOLTS PER PIECE OF SILL PLATE AND ON LOCATED WITHIN 12", AND NOT LESS THAN 7 BOLT DIAMETER OR 4-3/8" OF EACH END OF EACH SILL PLATE
 - 9.MIN. 3"x3"x1/4" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT.
 10. HOLDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRED APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED JUSR PRIOR TO COERING THE FRAMING
 11. USE 2x6 WOOD STUDS @ 16" O.C. AT ALL EXTERIOR WALLS.
- (A) ROOF COVERING: ROOF COVERINGS SHALL BE EITHER NONCOMBUSTIBLE OR SHALL BE FIRE RETARDANT MATERIAL NOT COMPOSED OF ORGANIC FIBER WITH A MINIMUM CLASS "A" RATING, AS DEFINED IN THE CALIFORNIA BUILDING CODE. THE TILE SHALL BE TIGHT-FITTING AND THE OPEN ENDS OF HIGH-PROFILE TILE SHALL BE CAPPED WITH NON-IGNITABLE MATERIAL TO PREVENT BIRDS' NESTS OR OTHER COMBUSTIBLE MATERIAL FROM ACCUMULATING. GUTTERS

ALL BOLTS, ANCHOR BOLTS, NUTS CONNECTORS AND OTHER CONNECTION HARDWARE THAT ARE IN CONTACT WITH PRESSURE TREATED WOOD TO BE HOT-DIPPED, ZINC-COATED GALVANIZED (CRC R317.3.1, CBC 2304.10.5.1).

NOTE:
DARKENED AREAS DESIGNATE
AREA OF WORK.



REVISIONS/ DATE	
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DRAWN BY	
REVIEWED BY	
DATE	
SCALE AS NOTED	
PROJECT NUMBER	
DRAWING NUMBER	

CALATRAVA
650 Whittier CA 90601
Email: calatrava.alberto@yahoo.com
P: 626-421-1100

Property Information
EXISTING RESTAURANT WITH A NEW ADDITION
11242 Washington Blvd., Santa Fe Springs, CA 90670
Conditional Use Permit (CUP) Case No. 851

SHEET TITLE
STRUCTURAL PLANS
SHEET NO.
S1

CITY STAMP

Attachment D

Resolution No. 287-2025

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 287-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING 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).

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 851) to allow an existing drive-through facility within the MU-TOD (Mixed-Use - Transit-Oriented Development) Zone; and

WHEREAS, the Project Site is located at 11242 Washington Boulevard, Santa Fe Springs, CA 90670, and an Assessor’s Parcel Number of 8178-001-059, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is SFS Washington, LLC, 2042 Business Center Dr. Suite 100, Irvine, CA 92612; and

WHEREAS, the project applicant is Pete Poulis obo SFS Washington, LLC, P.O. Box 5577, Hacienda Heights, CA 91745; and

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

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

WHEREAS, on May 29, 2025, the Community Development Department published a legal notice in the Los Cerritos Community Newspaper, a local paper of general circulation, indicating the date and time of the public hearing, and

WHEREAS, on May 30, 2025, the Community Development Department mailed the public hearing notice on to all property owners within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the application, the written and oral staff report, the General Plan and zoning of the subject property, as well as the testimony, written comments, and other materials presented at the Planning Commission Meeting on July 14, 2025, regarding CUP Case No. 851.

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

SECTION I. RECITALS

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

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed CUP qualifies as a project under the California Environmental Quality Act (CEQA) and is subject to the City's environmental review process. However, it is categorically exempt under Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). The project involves minor modifications, including a 555 square-foot addition, and the site's use will remain unchanged. As a result, no further environmental analysis is required to comply with CEQA. If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

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

The existing use, a fast-food restaurant with a drive-through, will not be detrimental to persons or property in immediate vicinity and will not adversely affect the city in general. The hours of operation and the functionality of the operations will remain unchanged. The proposed improvements, including ADA upgrades and enhanced landscaping, will further integrate the site into the

surrounding neighborhood and improve overall site functionality. The continued operation of the restaurant is compatible with adjacent commercial and mixed-use developments and is not expected to result in excessive noise, traffic, or other impacts.

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

Consideration has been given to the appearance of the existing structure and proposed building addition. The proposed 555 square-foot addition will match the existing building in architectural style, materials, and colors. The design is consistent with the character of the surrounding area and maintains a cohesive architectural style that complements nearby commercial developments. The proposed improvements, including updated façades, ADA accessibility features, and enhanced landscaping, contribute positively to the visual quality and overall welfare of the community.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 287-2025 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 851 to allow the establishment, operation, and maintenance of an existing drive-through facility at 11242 Washington Boulevard, subject to conditions attached hereto as Exhibit A.

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

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Attachments:

Exhibit A - Conditions of Approval

Exhibit A – Conditions of Approval
CUP Case No. 851

11242 Washington Blvd; APN: 8178-001-059

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562.868-0511 x7507)

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Kevin Yang 562.868-0511 x3811)

2. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):

(Contact: Eric Scott 562.868-0511 x3812)

3. 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.
4. 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.
5. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
6. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

7. That the applicant shall submit a closure application for the existing grease interceptor to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD).

DEPARTMENT OF POLICE SERVICES:

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

8. That the Applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Community Development Department. The photometric plan shall be designed to provide adequate lighting (minimum of 1-foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plan shall be submitted to the Community Development Department no later than sixty (60) days from the date of approval by the Planning Commission.
9. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
10. 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.
11. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
12. That the proposed and existing 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.

13. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
14. Property must be properly maintained at all times. Applicant shall ensure trash enclosure is secured, and trash containers lids are closed at all times. All trash must be disposed of in approved containers. Outdoor storage and/or activities are strictly prohibited at all times.
15. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
16. That the Applicant and/or his employees shall not allow persons to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police Services at all times.
17. That the Applicant shall paint "STOP" lettering at the end of the drive-through driveway. In addition, a "Stop" sign shall be installed at the end of the drive-through lane. Contact the Department of Police Services to assist in identifying the location.
18. The Applicant and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by SFSMC §155.424.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868-0511 x7342)

19. 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.
20. 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.

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

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Claudia L. Jimenez 562.868-0511 x7354)

22. This approval shall allow the applicant, SFS Washington, LLC to establish, operate, and maintain a drive-through facility within the 2,155-square-foot commercial building located at 11242 Washington Boulevard.
23. An attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area.
24. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.
25. 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.
26. 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.
27. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Washington Boulevard, as a staging area, or to back up onto the street from the subject property.
28. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License, and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

29. That the applicant shall submit a \$75.00 check made out to "LA County Register/Recorder/County Clerk:" to the Community Development Department to file a Categorical Exemption Quality Act prior to or within two (2) days of Planning Commission Approval.
30. 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.
31. Conditional Use Permit Case No. 851 shall be subject to a compliance review in one year, on or before June 9, 2026, to ensure the use has been continuously maintained in strict compliance with these conditions of approval.
32. 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.

33. All other requirements of the City's Zoning Code, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cynthia Alvarez, Administrative Intern

SUBJECT: PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 854 – FOR APPROVAL TO CONSTRUCT, OPERATE, AND MAINTAIN AN UNMANNED 58’-HIGH MONOPINE WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT, AT 12545 FLORENCE AVENUE AND A ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15303, CLASS 3 (SMALL STRUCTURES)

DATE: July 14, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 854, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15303, Class 3 (Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Approve CUP Case No. 854, subject to the conditions of approval as contained within Resolution No. 288-2025; and
- 4) Adopt Resolution No. 288-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

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

BACKGROUND:

Project/Applicant Information

Project Site:	12545 Florence Avenue (APN: 8009-015-914)
Project Applicant:	Smartlink on behalf of Tarpon Towers
Property Owner:	Los Angeles County Greater Vector Control
Wireless Carrier:	Verizon
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Office

Business Plan

The applicant, Smartlink, on behalf of Tarpon Towers, is proposing to establish a 58-foot-high unmanned monopine wireless telecommunications facility and equipment shelter within a 911 square-foot leased area, located in the northwest corner of the Greater Los Angeles County Vector Control property. The facility will be enclosed by an 8-foot-6-inch concrete masonry unit (CMU) wall, providing secure containment of the equipment while offering effective visual screening and noise reduction.

ANALYSIS:

The Project Site, located at 12545 Florence Avenue (APN: 8009-015-914) on the west side of Bloomfield Avenue, encompasses approximately 2.25 acres and is privately owned and operated by the Los Angeles County Greater Vector Control District.

The monopine wireless telecommunication tower will be assigned a new address of 12545 Florence Avenue #UT.

This site was strategically selected due to ongoing wireless coverage deficiencies in the area. The installation is intended to relieve network congestion from nearby Verizon sites and improve overall service quality, particularly in-building coverage for surrounding businesses that have experienced frequent dropped calls and spotty reception. The proposed facility will enhance reliability for Verizon customers and address current and future connectivity demands in the area.

As part of the proposed new wireless telecommunications facility, the applicant will include the following scope of work:

- Installation of a new concrete masonry unit (CMU) wall enclosure for equipment and a concrete pad
- Installation of new 58-foot-high monopine
- Install a new fiber cabinet for future carrier
- Install a new dual electrical meter socket
- Install new utility service from the local POC to the lease area
- Install 4 new conduits 4" from Verizon equipment to the tower caisson
- Install new equipment cabinets and power/fiber utility cabinets
- Install 3 new raycaps, 12 new antennas, 9 radios
- Install new 4' microwave dish
- New conduits and 3 hybrid cables to the new tower
- Install new utility conduits from Verizon H frame to the equipment cabinet
- Install a new 30kw standby generator with 168-gallon fuel tank and new conduit to Verizon ILC electrical panel.

Elevation

The proposed facility includes a new 8-foot-6-inch CMU wall that will enclose and secure the 58-foot monopine, providing visual screening, noise buffering, and restricted access to equipment.

Zoning Requirement

In accordance with Section 157.04 of the City's Municipal Code, all wireless telecommunications facilities require a Conditional Use Permit and are subject to Planning Commission approval.

General Plan Consistency

<i>General Element</i>	<i>Plan Policy</i>	<i>Project Consistency</i>
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Conditional Use Permit Case No. 854

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Safety	Policy S-1.7: Infrastructure Resilience: Establish City plans and work with utility providers to ensure programs and systems are in place for continued functionality of water, sewer, electric power, natural gas, and communications infrastructure during and after a major earthquake.	This site was selected because Verizon's radio-frequency engineers identified a significant gap in coverage within the surrounding community. The project is intended to enhance service quality and reliability while also strengthening communication resilience during major earthquakes. This aligns with Policy S-1.7: Infrastructure Resilience, which emphasizes the need for plans and systems to maintain functionality of communications infrastructure during and after such events.
Safety	Policy S-5.3: Identify the top critical City building/facilities in need of protection against power outages and assess the need for power protection and back-up facilities	This tower is equipped with a standby generator to ensure continued operation during power outages. This will ensure that cellular communication is maintained even in emergency situations. This aligns with Policy S-5.3 because protection against power loss and ensuring suitable backup systems for important infrastructure
Safety	Policy S-6.5: Improve and maintain an adequate communications system through the creation of redundancies and enhanced use effectiveness.	The installation of this mono-pine cell tower enhances communication around the city by providing additional network coverage. In the event of an outage or network congestion, this added capacity helps maintain reliable communication. This supports Policy S-6.5, which emphasizes the importance of improving and maintaining an effective communications system through increased operational reliability.
Land Use	Policy LU-11.4: Visual Character: Encourage development that enhances the visual character, quality, and uniqueness of residential neighborhoods and commercial and industrial districts.	This site is set back from the street at least 200 feet from Bloomfield Avenue and more than 300 feet away from Florence Avenue, minimizing the visual impact on surrounding cities. Additionally, the design of the pole is meant to blend in with the already preexisting and newly planted flora around the property. This aligns with Policy LU-11.4: Visual Character, which encourages the visual quality, character, and uniqueness of surrounding districts, thereby contributing to the aesthetic charm of the city.
Economic Development	Policy ED-1.3 Strategic Infrastructure Investments: Invest in infrastructure that advances the desired development goals and consider	The installation of this cell tower represents a strategic infrastructure investment that supports the City's long-term development by strengthening telecommunications capabilities. Reliable wireless service is a key component of modern economic growth, supporting both

	using an assortment of funding sources to pay for investments.	businesses and residents. This aligns with Policy ED-1.3, which encourages infrastructure investments that facilitate desired development and promote the use of diverse funding sources to achieve these objectives.
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ENVIRONMENTAL:

Upon review, staff has made the preliminary determination that the proposed project qualifies for a categorical exemption under Section 15303, Class 3 (Small Structures) of the California Environmental Quality Act (CEQA). If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

DISCUSSION:

Authority of the Planning Commission

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

Criteria for Granting a CUP

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

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

Criteria for Granting a CUP for a Wireless Telecommunication Facility

Pursuant to Section 157.05 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in its review and determination of the subject CUP for a Wireless Telecommunication Facility.

- A. The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

Conditional Use Permit Case No. 854

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- B. The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.
- C. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.
- D. The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

Written findings for each of the aforementioned criteria are provided in Resolution No. 288-2025 (Attachment E).

SUMMARY:

Conditions of Approval

On May 20, 2025, the Community Development Department provided a project summary, and all application materials related to the CUP request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included in Exhibit A of Attachment E. The applicant has acknowledged and agreed to all conditions of approval prior to the Planning Commission meeting.

Public Notification

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

A legal notice of the Public Hearing for the proposed project was sent by first class mail on July 3, 2025, to all property owners within 500 feet of the exterior boundaries of the subject property, as listed in the latest County Assessor's Roll. Additionally, the legal notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on July 3, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Code.

To date, staff has received one (1) public inquiry regarding the CUP request and the proposed location.

Conditional Use Permit Case No. 854

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ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Full Set of Plans
- D. Photo Sims
- E. Resolution No. 288-2025
 - a) Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A
Aerial Photograph



12545 Florence Ave.
(APN: 8009-015-914)



Attachment B
Public Hearing Notice



NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 854

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.852: For approval to construct, operate, and maintain an unmanned 58'-high monopine wireless telecommunication facility and related equipment, at 12545 Florence Avenue, and adopt a Notice of Exemption under CEQA Guidelines Section 15303, Class 3 (Small Structures).

APPLICANT: Smartlink on behalf of Tarpon Towers.

ENVIRONMENTAL REVIEW: Staff is recommending that the Planning Commission find that the proposed project is considered to be categorically exempt, pursuant to Section 15303 (Class 3, small structures) of the California Environmental Quality Act (CEQA) because new construction of small structures is categorically exempt.

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

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

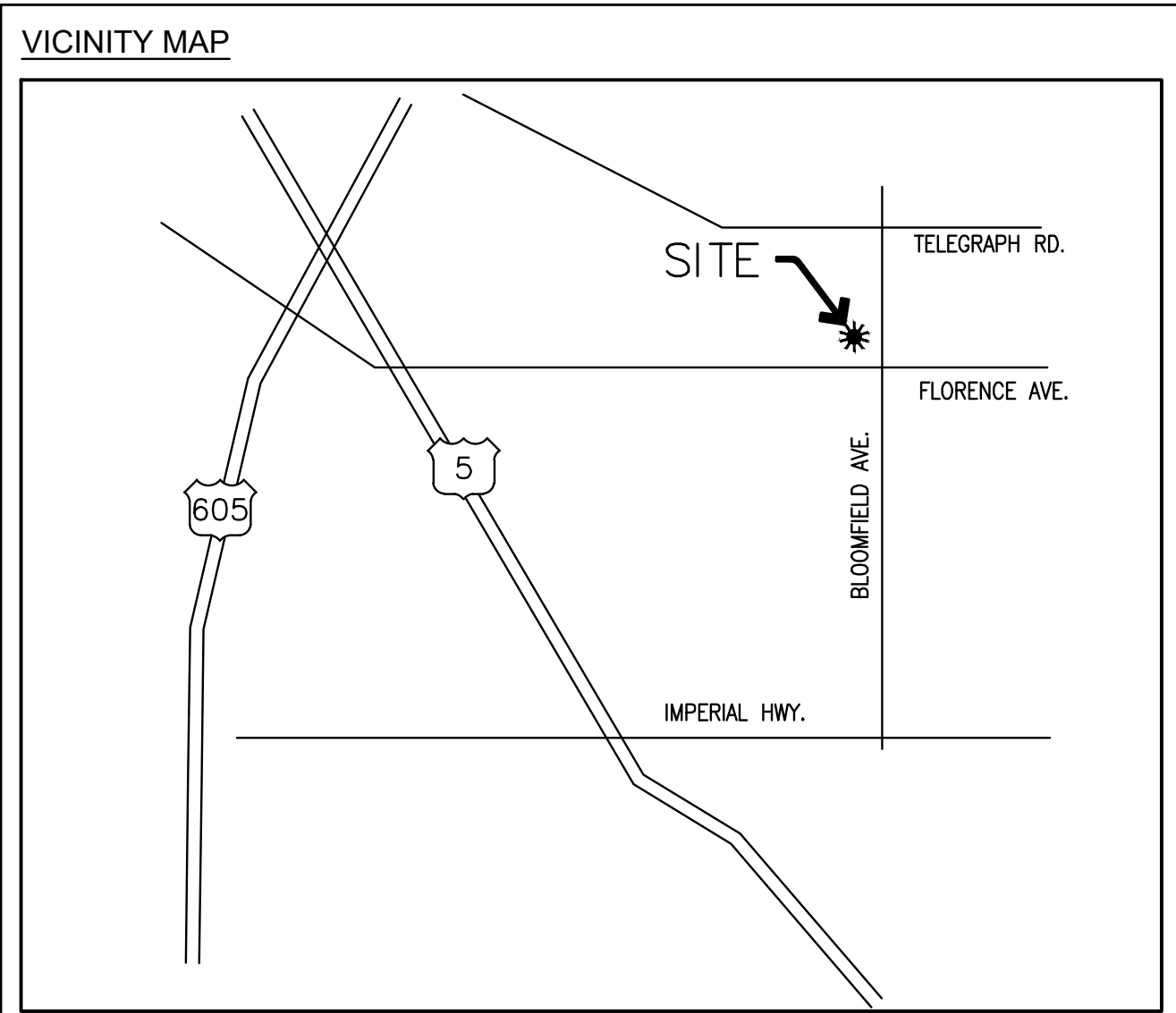
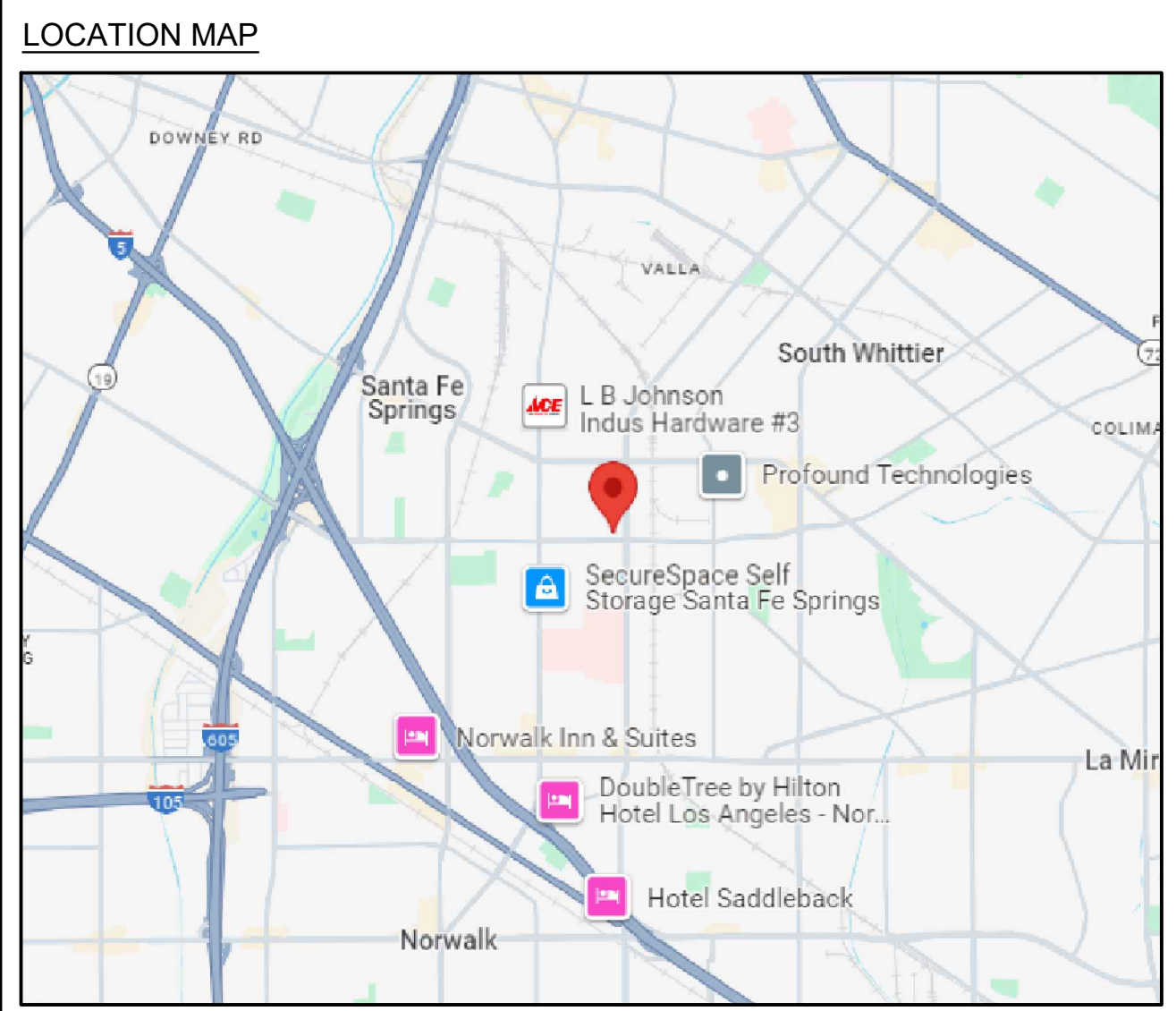
PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670, or otherwise e-mail your comment to the Planning Commission Secretary at esmeraldaelise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission hearing. You may also contact the Community Development Department at (562) 409-7550.

FURTHER INFORMATION on this item may be obtained from Cynthia Alvarez, Administrative Intern, via e-mail at: CynthiaAlvarez@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7519.

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

Attachment C

Full Set of Plans



DRIVING DIRECTIONS FROM VERIZON OFFICE:

- MERGE ONTO I-5 N
- TAKE EXIT 121 FOR IMPERIAL HWY
- TURN RIGHT ONTO NORWALK BLVD
- TURN RIGHT ONTO E FLORENCE AVE
- SITE IS ON THE LEFT AT THE INTERSECTION OF BLOOMFIELD AVE.

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQ. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		

VERIZON SITE NAME:

BLORENCE

VERIZON SITE #:

17422447

PROJECT DESCRIPTION:

TARPON TOWERS CA1098

RAWLAND NSB

PROPOSED MONOPINE TOWER

TOTAL TOWER HEIGHT INCLUDING THE APPURTENANCE - 58'-0" AGL

PROJECT SCOPE (CUP No. 854):

- VERIZON SCOPE:
- INSTALL NEW EQUIPMENT CABINET, BATTERY CABINET AND POWER / FIBER UTILITY CABINETS
 - INSTALL NEW RAYCAP (3), ANTENNAS (12) AND RADIOS (9)
 - INSTALL (1) NEW 4'Ø MICROWAVE DISH
 - INSTALL NEW HYBRID CABLES (3) TO NEW TOWER
 - INSTALL NEW UTILITY CONDUIT FROM NEW METER TO VERIZON 'ILC' PANEL
 - INSTALL NEW UTILITY CONDUITS FROM VERIZON H-FRAME TO EQUIPMENT CABINET
 - INSTALL NEW 30kW STANDBY GENERATOR W/ 168GA FUEL TANK AND NEW CONDUITS TO VERIZON ILC ELECTRICAL PANEL AND EQUIPMENT CABINET
- TARPON SCOPE:
- REMOVE (E) FENCE AT NEW PROPOSED LEASE AREA
 - INSTALL NEW CMU WALL EQUIPMENT ENCLOSURE AND CONC. PAD
 - INSTALL NEW 58'-0" TALL MONOPINE
 - INSTALL NEW FIBER CABINET FOR FUTURE CARRIER
 - INSTALL NEW DUAL ELECTRICAL METER SOCKET
 - INSTALL NEW UTILITY SERVICE FROM LOCAL P.O.C TO LEASE AREA
 - INSTALL (4) 4" CONDUITS FROM VZW EQUIPMENT TO TOWER CAISSON (CAP AT CABINET LOCATION)

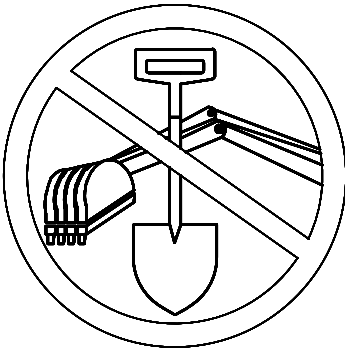
PREPARED FOR:



PREPARED BY:



10 CHURCH CIR.
ANNAPOLIS, MD 21401



STATE WIDE CALL: 811
CALL BEFORE YOU DIG

PROJECT INFORMATION

SITE ADDRESS: 12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA 90670

LATITUDE (NAD 83): N 33° 56' 11.42"
LONGITUDE (NAD 83): W 118° 03' 53.83"

LATITUDE (NAD DECIMAL): N 33.936506°
LONGITUDE (NAD DECIMAL): W 118.064953°

PARCEL ID: 8009-015-914

TARPON LEASE AREA: 911± SQ. FT. (EQUIP. / AERIAL)

VERIZON LEASE AREA: 278± SQ. FT. (EQUIP. INSIDE COMPOUND)

JURISDICTION: CITY OF SANTA FE SPRINGS

PROPERTY OWNER: LA COUNTY VECTOR CONTROL DIST.
12545 FLORENCE AVE.
SANTA FE SPRINGS, CA 90670
CONTACT: ALLISON COSTA
PHONE: (562) 777-5005
EMAIL: acosta@glamosquito.org

APPLICANT: TARPON TOWERS III, LLC
8916 77TH ST. EAST #103
LAKEWOOD RANCH, FL 34202
CONTACT: JOHN ARMOUR
PHONE: (412) 576-7671

ENGINEER: CONNELL DESIGN GROUP, LLC
22431 ANTONIO PKWY. SUITE B160-131
RANCHO SANTA MARGARITA, CA 92688
CONTACT: JOE CONNELL
PHONE: (949) 306-4650
EMAIL: jconnell@connelldesigngroup.com

APPLICANT REPRESENTATIVE: SMARTLINK
10 CHURCH CIR.
ANNAPOLIS, MD 21401
CONTACT: VERONICA ARVIZU
PHONE: (858) 602-6380
EMAIL: veronica.arvizu@smartlinkgroup.com

POWER: SCE

FIBER: T.B.D.

DRAWING INDEX

T-1 TITLE SHEET & PROJECT INFORMATION

LS-1 SITE SURVEY
LS-2 SURVEY DETAIL
LS-3 SURVEY DETAIL

C-1 OVERALL SITE PLAN
C-2 ENLARGED SITE PLAN, EQUIPMENT PLAN
C-2.1 ENLARGED SITE PLAN WITH AERIAL PHOTO
C-3 ANTENNA LAYOUT, SCHEDULE
C-4 ELEVATIONS
C-5 ELEVATIONS
L-1 PRELIMINARY LANDSCAPE PLAN

CODE COMPLIANCE

- 2022 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2022 CALIFORNIA BUILDING CODES
- 2022 CALIFORNIA ELECTRICAL CODES
- 2022 CALIFORNIA MECHANICAL CODES
- 2022 CALIFORNIA PLUMBING CODES
- 2022 CALIFORNIA FIRE CODES
- 2022 CALIFORNIA ENERGY CODES
- TIA-222-H STANDARD
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES



#	DATE	DESCRIPTION:	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
0	10/14/24	90% ZD'S FOR REVIEW	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
1	11/01/24	90% ZD'S FOR APPROVAL	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
2	12/05/24	90% ZD'S FOR APPROVAL	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
3	01/07/25	100% ZD'S FOR APPROVAL	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
4	01/28/25	100% ZD'S FOR APPROVAL	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
5	02/03/25	UPDATE WITH LANDSCAPE	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
6	04/22/25	PLANNING COMMENTS	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
7	05/12/25	PLANNING COMMENTS	JPC	JPC	JPC	JPC	JPC	JPC	JPC		

BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098

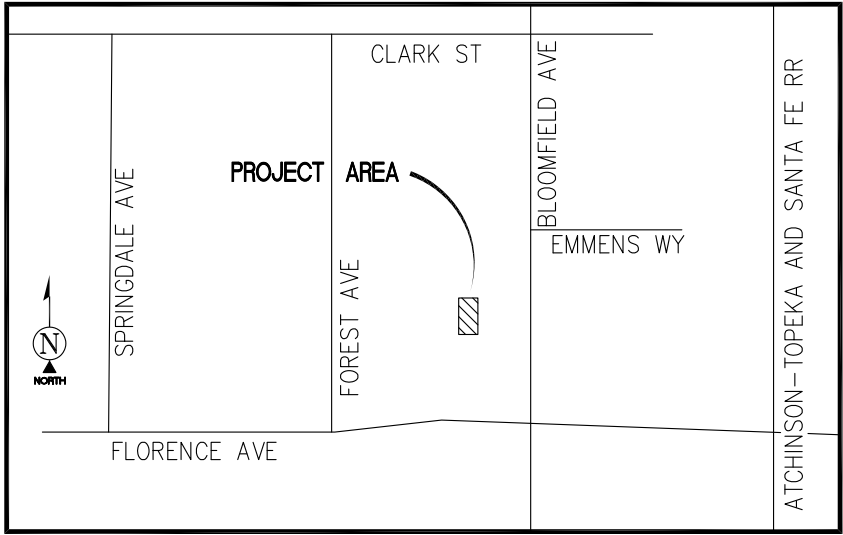
DESIGNED: JPC
DRAWN: JPC
CHECKED: DMC

SHEET TITLE:

TITLE SHEET &
PROJECT INFORMATION

SHEET NUMBER:

T-1



VICINITY MAP
N.T.S.

SURVEY DATE

06/20/2024

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002242

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1837F, DATED 09/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

ALL DATA SHOWN HEREON WAS OBTAINED BY FIELD MEASUREMENTS DURING A SITE VISIT.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

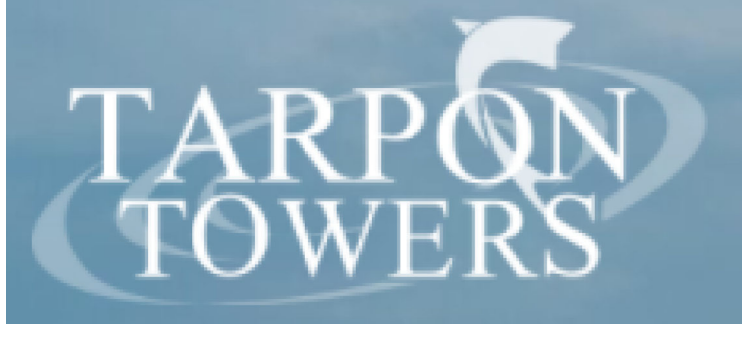
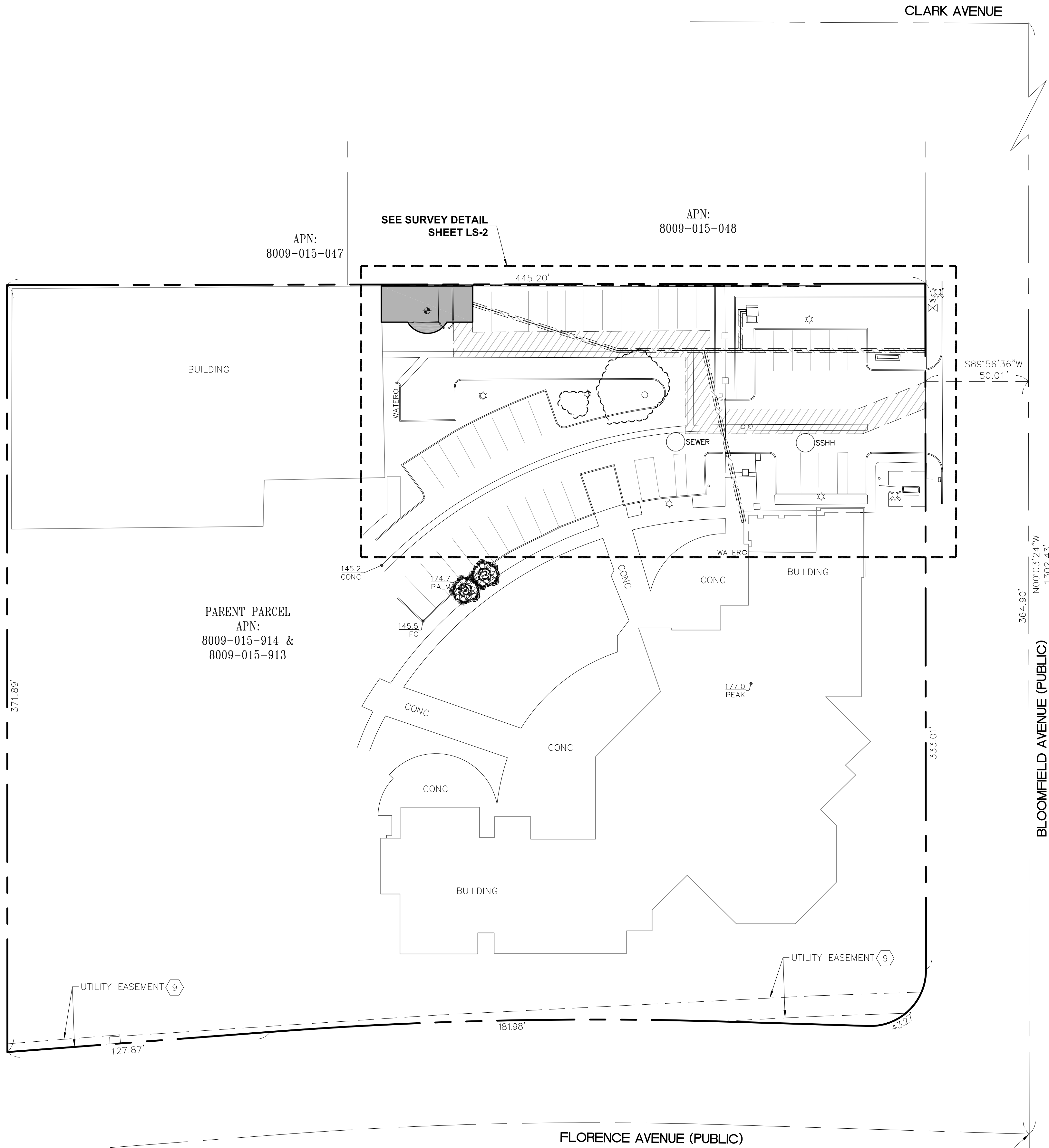
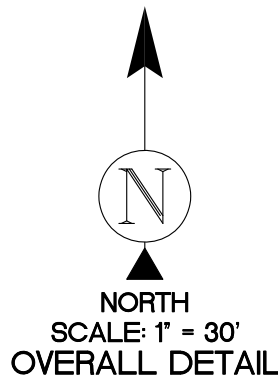
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND

- | | | | |
|------------|------------------------|-------|----------------------------------|
| AP | ASPHALT | ○xxxx | UTILITY MANHOLES |
| BLDG | TOP OF BUILDING | ○xxxx | UTILITY METER |
| CONC | CONCRETE | ⊗ | FIRE HYDRANT |
| FC | FACE OF CURB | ☆ | LIGHT POLE |
| LP | LIGHT POLE | ⊙ | POSITION OF GEODETIC COORDINATES |
| NG | NATURAL GRADE | ⊙ | SPOT ELEVATION |
| WALL | TOP OF WALL | ⊗ | WATER CONTROL VALVE |
| TREES | TREES | | |
| PALM TREES | PALM TREES | | |
| P.O.C. | POINT OF COMMENCEMENT | | |
| P.O.B. | POINT OF BEGINNING | | |
| P.O.T. | POINT OF TERMINUS | | |
| | CMU WALLS | | |
| | CHAIN LINK FENCE | | |
| | WROUGHT IRON FENCE | | |
| | TREE LINE | | |
| | CURBLINES | | |
| | EXISTING BUILDINGS | | |
| | PARKING STRIPES | | |
| | STREET CENTERLINES | | |
| | SUBJECT PROPERTY LINE | | |
| | ADJACENT PROPERTY LINE | | |
| | LEASE AREA LIMITS | | |
| | MAJOR CONTOUR INTERVAL | | |
| | MINOR CONTOUR INTERVAL | | |



PROJECT INFORMATION:

BLORENCE

12545 FLORENCE AVENUE
SANTA FE SPRINGS, CA, 90650
LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

06/28/24

REV.: DATE: DESCRIPTION: BY:

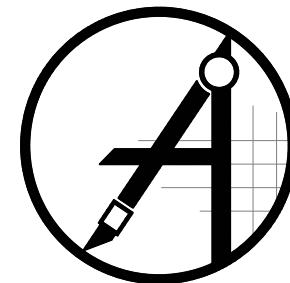
A	06/28/24	PRELIMINARY	RR
0	10/21/24	TITLE/DESIGN (C)	CK
1	12/10/24	DESIGN UPDATE	IJ

PLANS PREPARED BY:



18401 VON KARMAN AVENUE
SUITE 400
IRVINE, CA 92612
TEL: (949) 861-2201
FAX: (949) 387-1275

CONSULTANT:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY: CHK.: APV.:

RR	SB(0)	MF
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LICENSER:



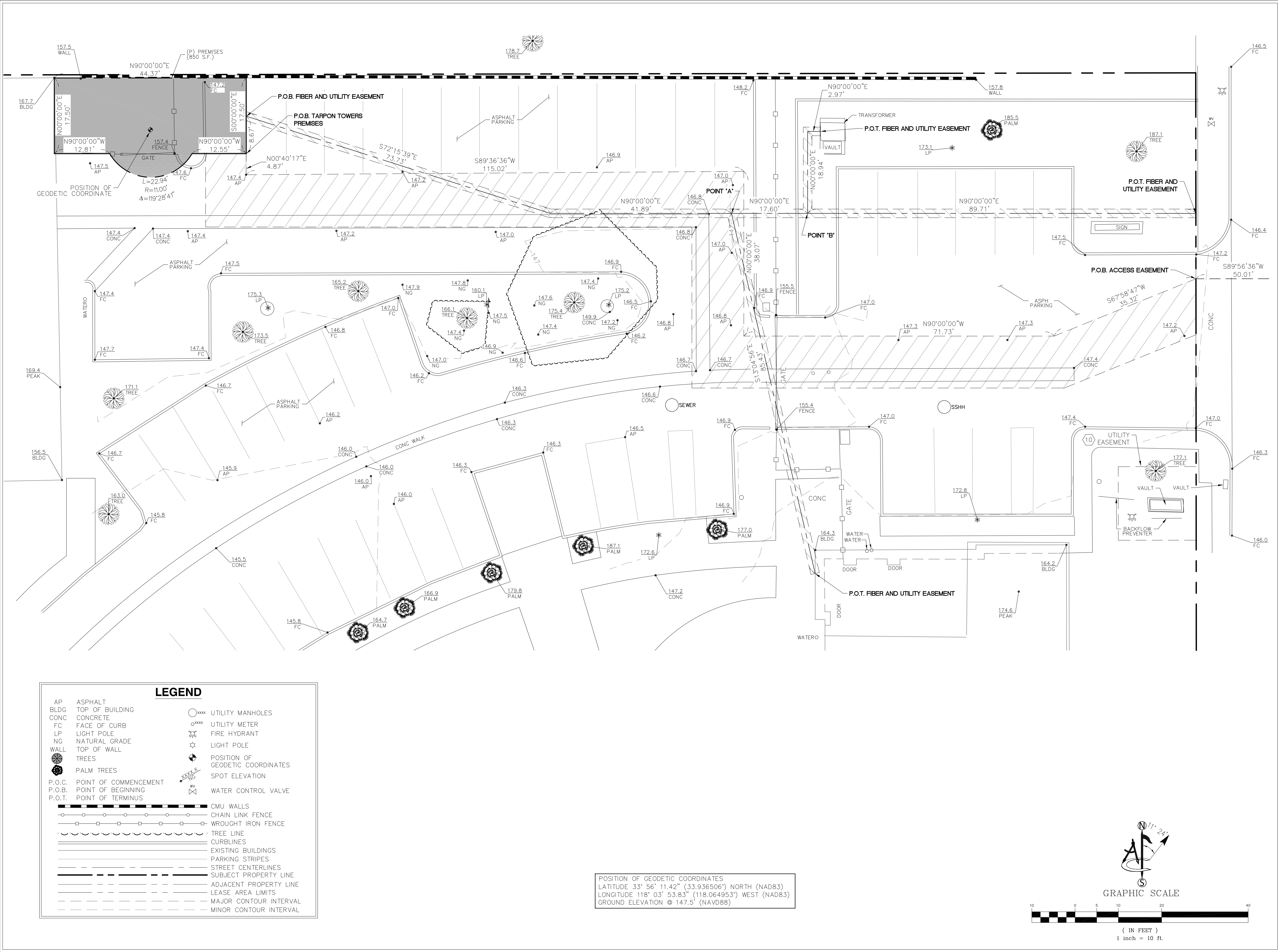
PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1





PROJECT INFORMATION:

BLORENCE
12545 FLORENCE AVENUE
SANTA FE SPRINGS, CA, 90650
LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

06/28/24

REV.: DATE: DESCRIPTION: BY:

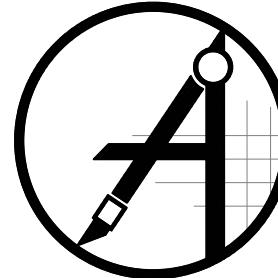
A	06/28/24	PRELIMINARY	RR
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PLANS PREPARED BY:



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ambit consulting

DRAWN BY: CHK.: APV.:

RR	SB(0)	MF
----	-------	----

LICENSER:



PATRICK B. DONOHOE
No. 9332
STATE OF CALIFORNIA
P.L.S. NO. 9332

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #C-TWR-172852-C, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED JULY 26, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I -REQUIREMENTS ARE MET. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

6. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS OR, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

(9) ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PARCEL MAP NO. 20434"DATED AUGUST 15, 1989 AND RECORDED AUGUST 15, 1989 IN (BOOK) 225 (PAGE) 16, (INSTRUMENT) NA IN LOS ANGELES COUNTY, CALIFORNIA. (A SHOWN ON SURVEY)

(10) EASEMENT DEED BETWEEN GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT, AND THE CITY OF SANTA FE SPRINGS, A MUNICIPAL CORPORATION, DATED JULY 30, 1996 AND RECORDED JANUARY 23, 1997 IN (BOOK) NA (PAGE) NA (INSTRUMENT) 97 119114, IN LOS ANGELES COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)

11. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE AGREEMENT BETWEEN MUNICIPAL FINANCE CORPORATION, A CORPORATION DULY ORGANIZED AND EXITING UNDER THE LAWS OF THE STATE OF CALIFORNIA AND GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT, A MOSQUITO ABATEMENT AND VECTOR CONTROL DISTRICT DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA, DATED NOVEMBER 1, 2023 AND RECORDED DECEMBER 12, 2023 IN (BOOK) NA (PAGE) NA (INSTRUMENT) 20230866618, IN LOS ANGELES COUNTY, CALIFORNIA. (BLANKET IN NATURE)

12. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) ASSIGNMENT AGREEMENT BETWEEN MUNICIPAL FINANCE CORPORATION AND WESTERN BANK, NATIONAL ASSOCIATION, DATED NOVEMBER 1, 2023 AND RECORDED DECEMBER 12, 2023 IN (BOOK) NA (PAGE) NA (INSTRUMENT) 20230866619, IN LOS ANGELES COUNTY, CALIFORNIA. (BLANKET IN NATURE)

13. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE AGREEMENT BETWEEN GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT AND MUNICIPAL FINANCE CORPORATION, DATED NOVEMBER 1, 2023 AND RECORDED DECEMBER 12, 2023 IN (BOOK) NA (PAGE) NA (INSTRUMENT) 20230866620, IN LOS ANGELES COUNTY, CALIFORNIA. (BLANKET IN NATURE)

14. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) SITE LEASE BETWEEN GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT, A MOSQUITO ABATEMENT AND VECTOR CONTROL DISTRICT DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA AND MUNICIPAL FINANCE CORPORATION, DATED NOVEMBER 1, 2023 AND RECORDED NOVEMBER 10, 2023 IN (INSTRUMENT) 1195206, IN LOS ANGELES COUNTY, CALIFORNIA. (BLANKET IN NATURE)

15. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 1, AS SHOWN ON PARCEL MAP NO. 20434 FILED IN BOOK 225, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

PARCEL ID: 8009-015-913 AND 8009-015-914

THIS BEING THE SAME PROPERTY CONVEYED TO SOUTHEAST MOSQUITO ABATEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, IN A DEED FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS, DATED 11/8/1994 AND RECORDED 11/17/1994 AS INSTRUMENT NO. 94 2077406. TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT A/K/A SOUTHEAST MOSQUITO ABATEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS AND RECORDED ON NOVEMBER 17, 1994 IN BOOK NA, PAGE NA.

TARPON TOWERS PREMISES AREA LEGAL DESCRIPTION

A PORTION OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 20434 FILED IN BOOK 225, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002242

COMMENCING AT THE CENTERLINE INTERSECTION OF FLORENCE AVENUE AND BLOOMFIELD AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF BLOOMFIELD AVENUE AND CLARK AVENUE BEARS NORTH 00°03'24" WEST, 1302.43 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°03'24" WEST ALONG THE CENTERLINE OF BLOOMFIELD AVENUE, 364.90 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°56'36" WEST, 50.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID BLOOMFIELD AVENUE; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 67°58'47" WEST, 35.32 FEET; THENCE NORTH 90°00'00" WEST, 71.73 FEET; THENCE NORTH 00°00'00" EAST, 38.07 FEET; THENCE SOUTH 89°36'36" WEST, 115.02 FEET; THENCE NORTH 00°40'17" EAST, 4.87 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 12.55 FEET TO A POINT OF NON-TANGENT CURVE THE CENTER POINT OF WHICH BEARS NORTH 59°44'21" WEST, 11.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 119°28'41" AN ARC DISTANCE OF 22.94 FEET (CHORD NORTH 90°00'00" WEST, 19.00 FEET); THENCE NORTH 90°00'00" WEST, 12.81 FEET; THENCE NORTH 00°00'00" EAST, 17.50 FEET; THENCE NORTH 90°00'00" EAST, 44.37 FEET; THENCE SOUTH 00°00'00" EAST, 17.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 850 SQUARE FEET (0.020 ACRES) OF LAND, MORE OR LESS.

LESSEE'S ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 20434 FILED IN BOOK 225, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, BEING A STRIP OF LAND 12.00 FEET WIDE LYING CONTIGUOUS TO AND 12.00 FEET SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED SIDE LINE:
NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002242

COMMENCING AT THE CENTERLINE INTERSECTION OF FLORENCE AVENUE AND BLOOMFIELD AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF BLOOMFIELD AVENUE AND CLARK AVENUE BEARS NORTH 00°03'24" WEST, 1302.43 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°03'24" WEST ALONG THE CENTERLINE OF BLOOMFIELD AVENUE, 364.90 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°56'36" WEST, 50.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID BLOOMFIELD AVENUE AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 67°58'47" WEST, 35.32 FEET; THENCE NORTH 90°00'00" WEST, 71.73 FEET; THENCE NORTH 00°00'00" EAST, 38.07 FEET; THENCE SOUTH 89°36'36" WEST, 115.02 FEET; THENCE NORTH 00°40'17" EAST, 4.87 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO CAUSE NO GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WEST LINE OF BLOOMFIELD AVENUE.

LESSEE'S FIBER & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 20434 FILED IN BOOK 225, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, BEING A STRIP OF LAND 2.00 FEET WIDE LYING 1.00 FEET ON BOOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINES:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002242

COMMENCING AT THE CENTERLINE INTERSECTION OF FLORENCE AVENUE AND BLOOMFIELD AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF BLOOMFIELD AVENUE AND CLARK AVENUE BEARS NORTH 00°03'24" WEST, 1302.43 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°03'24" WEST ALONG THE CENTERLINE OF BLOOMFIELD AVENUE, 364.90 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°56'36" WEST, 50.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID BLOOMFIELD AVENUE; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 67°58'47" WEST, 35.32 FEET; THENCE NORTH 90°00'00" WEST, 71.73 FEET; THENCE NORTH 00°00'00" EAST, 38.07 FEET; THENCE SOUTH 89°36'36" WEST, 115.02 FEET; THENCE NORTH 00°40'17" EAST, 4.87 FEET; THENCE NORTH 00°00'00" EAST, 8.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 72°15'39" EAST, 73.73 FEET; THENCE NORTH 90°00'00" EAST, 41.89 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUING NORTH 90°00'00" EAST, 17.60 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B"; THENCE CONTINUING NORTH 90°00'00" EAST, 89.71 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY OF BLOOMFIELD AVENUE, BEING A POINT OF TERMINUS;

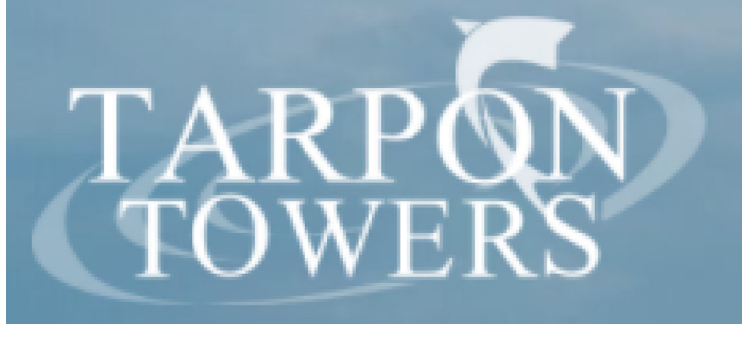
TOGETHER WITH:

BEGINNING AT AFOREMENTIONED POINT "A" THENCE SOUTH 13°04'56" EAST, 85.43 FEET TO A POINT OF TERMINUS;

TOGETHER WITH:

BEGINNING AT AFOREMENTIONED POINT "A" THENCE SOUTH 13°04'56" EAST, 85.43 FEET TO THE POINT OF TERMINUS;

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO CAUSE NO GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WEST LINE OF BLOOMFIELD AVENUE.



PROJECT INFORMATION:

BLORENCE
12545 FLORENCE AVENUE
SANTA FE SPRINGS, CA, 90650
LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

06/28/24

REV.:DATE:DESCRIPTION:BY:

A	06/28/24	PRELIMINARY	RR
0	10/21/24	TITLE/DESIGN (C)	CK
1	12/10/24	DESIGN UPDATE	IJ

PLANS PREPARED BY:

18401 VON KARMAN AVENUE
SUITE 400
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TEL: (949) 861-2201
FAX: (949) 387-1275

CONSULTANT:

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www.ambitconsulting.us

DRAWN BY:CHK.:APV.:

RR	SB(0)	MF
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LICENSER:

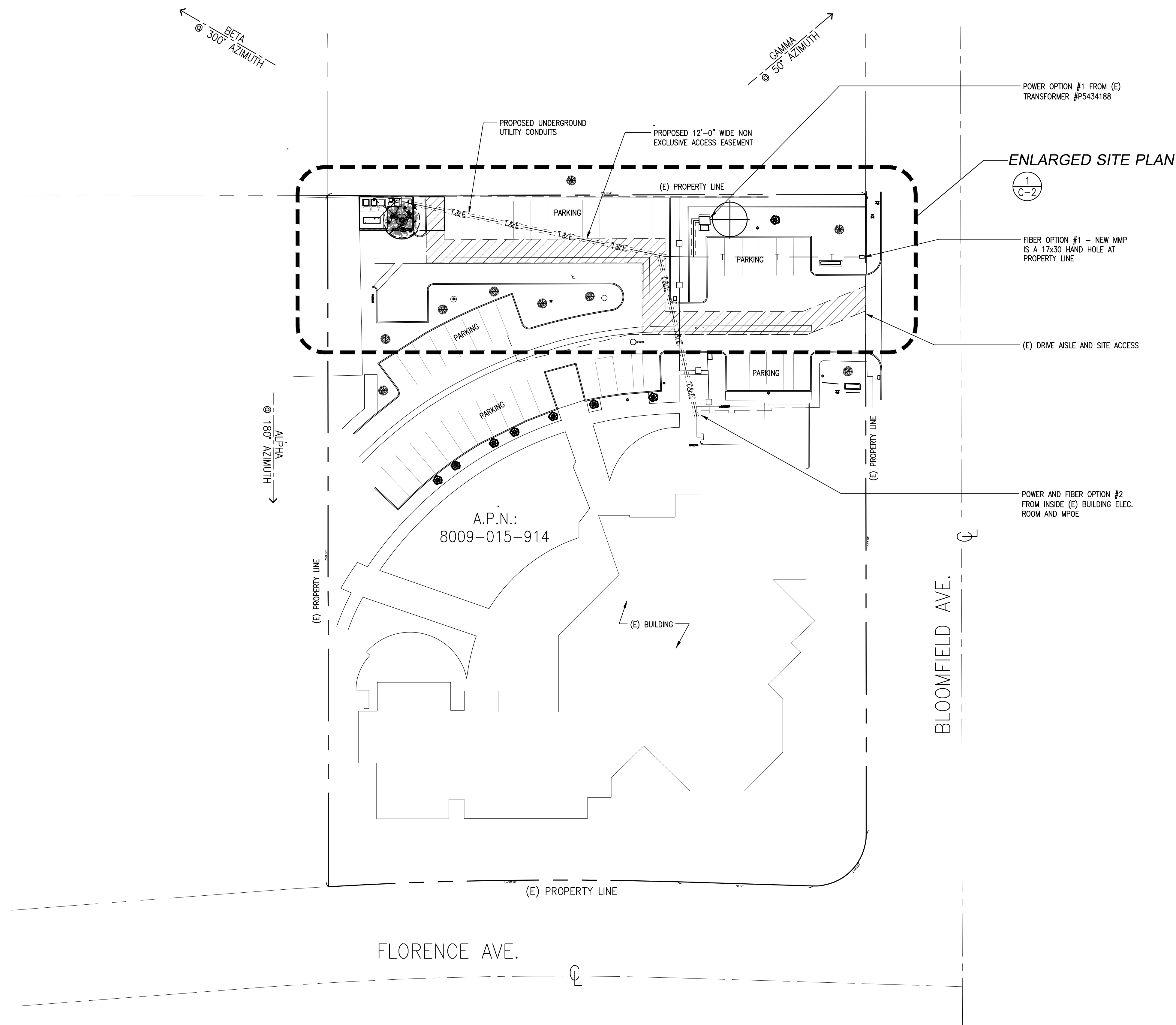
PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-3




3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660



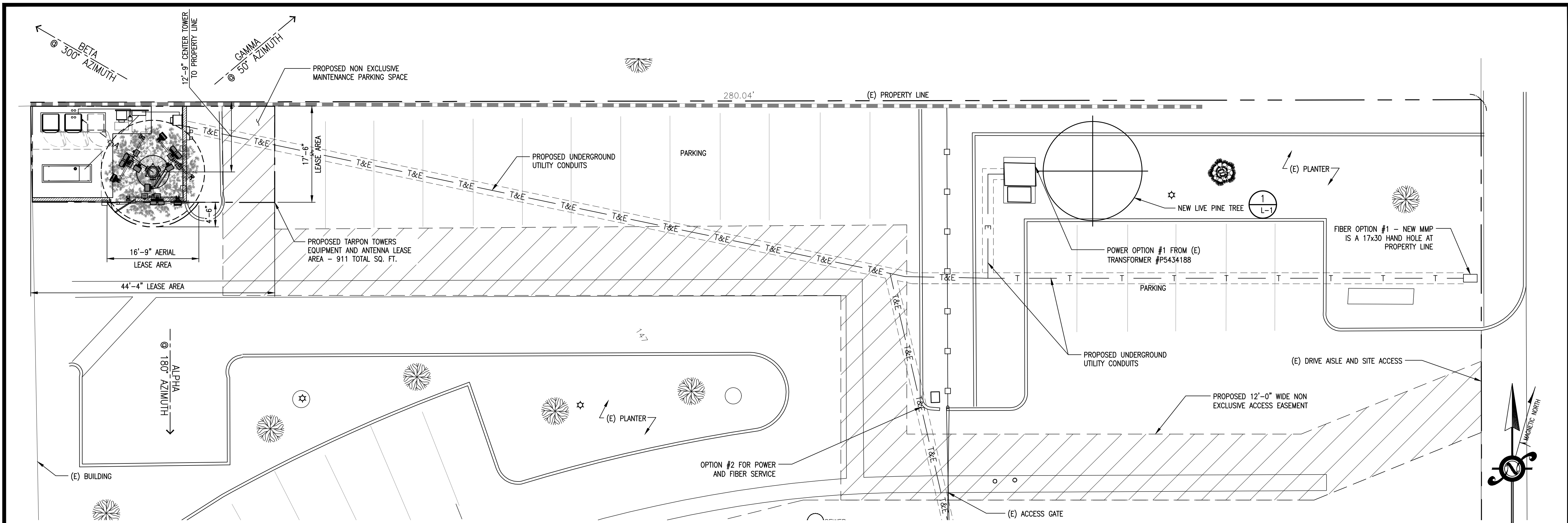
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1	11/01/24	90% ZD'S FOR APPROVAL	JPC
2	12/05/24	90% ZD'S FOR APPROVAL	JPC
3	01/07/25	100% ZD'S FOR APPROVAL	JPC
4	01/28/25	100% ZD'S FOR APPROVAL	JPC
5	02/03/25	UPDATE WITH LANDSCAPE	JPC
6	04/22/25	PLANNING COMMENTS	JPC
7	05/12/25	PLANNING COMMENTS	JPC

BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098
DESIGNED: JPC
DRAWN: JPC
CHECKED: DMC

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

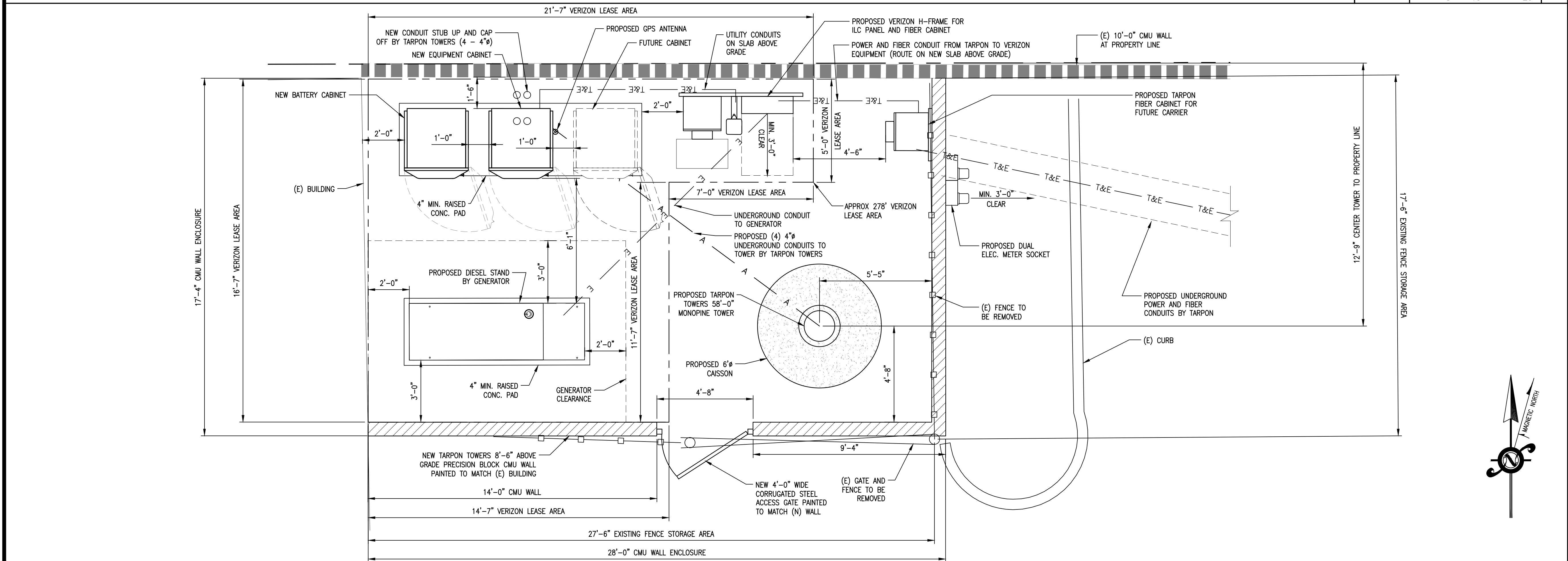


ENLARGED SITE PLAN

SCALE
1"=10'-0"

0 5' 10' 20'

1



EQUIPMENT PLAN

SCALE
3/8"=1'-0"

0 1' 2' 4'

2


3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660



DESCRIPTION:		JPC	90% ZD'S FOR REVIEW	JPC	90% ZD'S FOR APPROVAL	JPC	90% ZD'S FOR APPROVAL	JPC	100% ZD'S FOR APPROVAL	JPC	100% ZD'S FOR APPROVAL	JPC	UPDATE WITH LANDSCAPE	JPC	PLANNING COMMENTS	JPC	PLANNING COMMENTS
#	DATE	0	10/14/24	1	11/01/24	2	12/05/24	3	01/07/25	4	01/28/25	5	02/03/25	6	04/22/25	7	05/12/25

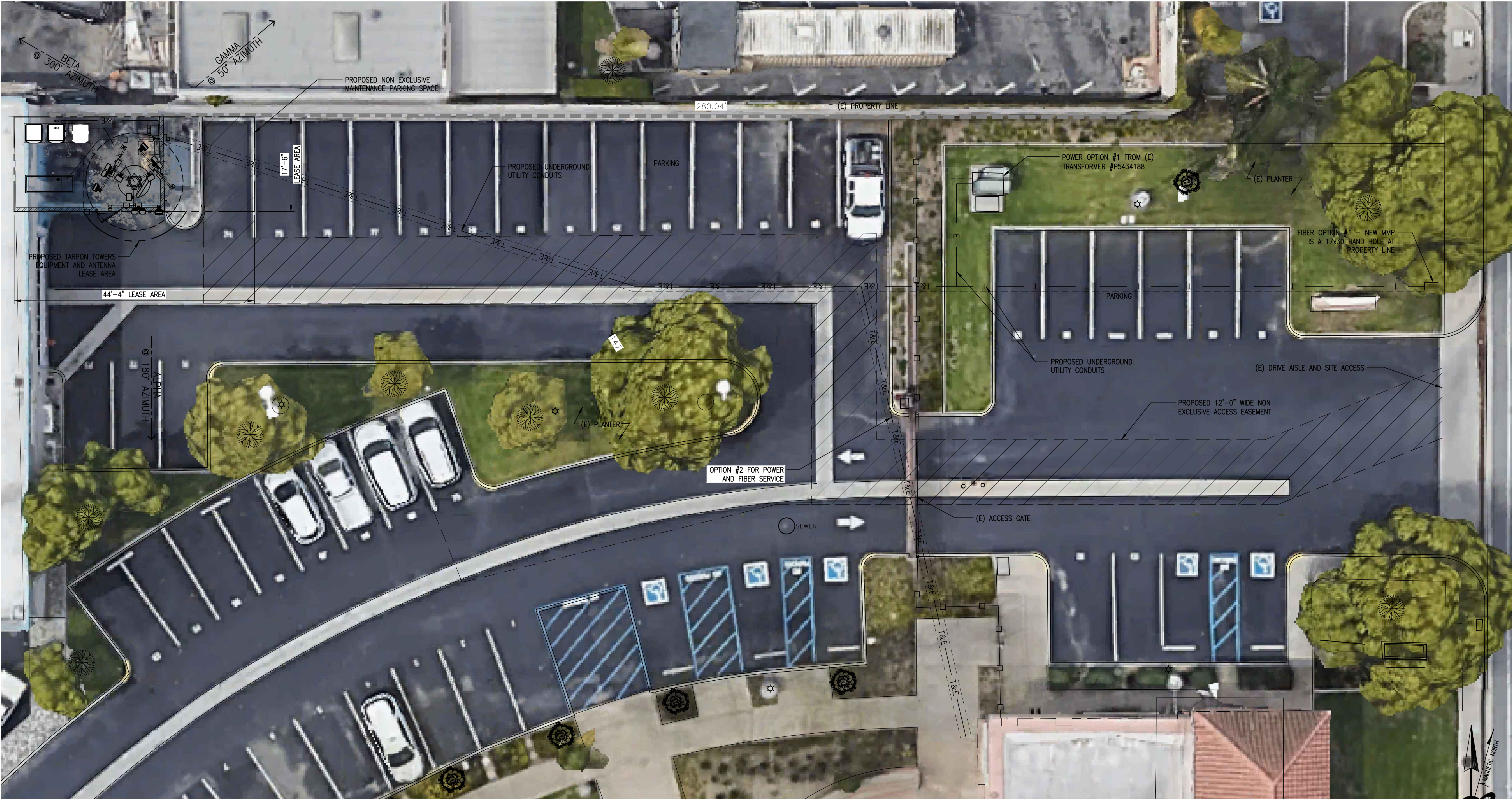
BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098

DESIGNED: JPC
DRAWN: JPC
CHECKED: DMC

SHEET TITLE:
ENLARGED SITE PLAN
EQUIPMENT PLAN

SHEET NUMBER:
C-2



#	DATE	DESCRIPTION:	JPC
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1	11/01/24	90% ZD'S FOR APPROVAL	JPC
2	12/05/24	90% ZD'S FOR APPROVAL	JPC
3	01/07/25	100% ZD'S FOR APPROVAL	JPC
4	01/28/25	100% ZD'S FOR APPROVAL	JPC
5	02/03/25	UPDATE WITH LANDSCAPE	JPC
6	04/22/25	PLANNING COMMENTS	JPC
7	05/12/25	PLANNING COMMENTS	JPC

BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098

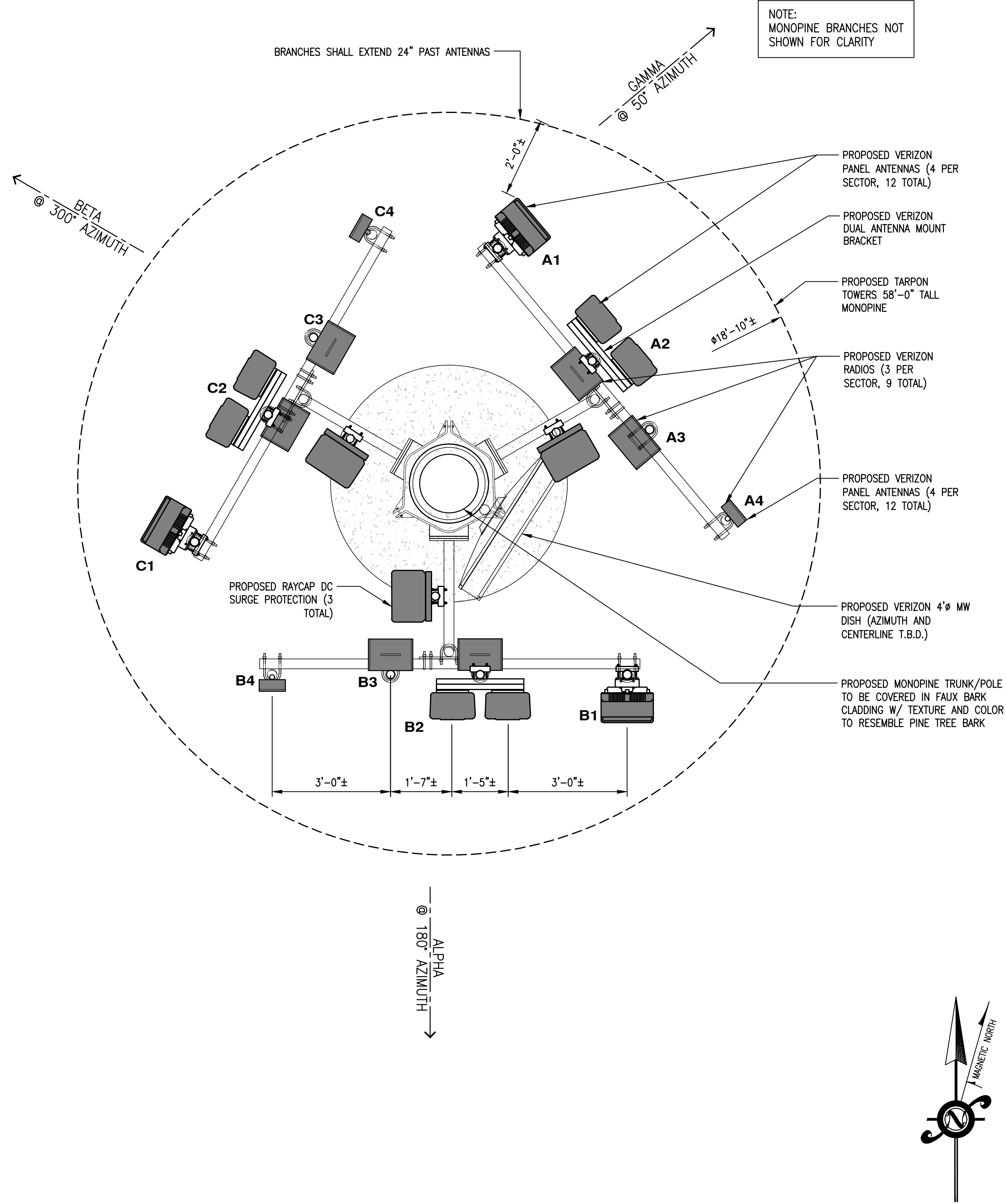
DESIGNED: JPC
DRAWN: JPC
CHECKED: DMC

SHEET TITLE:
ENLARGED SITE PLAN
W/ AERIAL PHOTO

SHEET NUMBER:

C-2.1

- NOTES:
- NEW ANTENNAS SHALL BE PAINTED TO MATCH PINE NEEDLES OR APPLY A 3M FILM PER MANUFACTURER SPECIFICATIONS (COLOR TO MATCH MONOPINE)
 - A MIN. 4 BRANCH PER FOOT DENSITY COVERAGE SHALL APPLY TO THE MONOPINE BRANCH LAYOUT
 - FAUX BARK CLADDING TO RESEMBLE LIVE PINE TREE BARK SHALL BE APPLIED TO THE NEW TOWER POLE
 - THERE SHALL BE NO GAPS IN BRANCH COVERAGE AND BLEND DOWN THE TREE WITH NO ABRUPT TRANSITIONS.
 - ALL BRANCHES AT ANTENNA LEVEL SHALL EXTEND 24" MIN. BEYOND THE ENTIRE VERTICAL LENGTH OF ANTENNAS.
 - BRANCHES SHALL EXTEND BETWEEN EACH ANTENNA.



ANTENNA SCHEDULE

SECTOR		ANTENNA		ANTENNA AZIMUTH	RAD CENTER	RAYCAP / RADIO	CABLE TYPE	CABLE LENGTH
		MODEL	SIZE					
SECTOR "A"	A1	LSUB6 W/ INTEGRATED RADIO	31.3"	180°	48'-0"	RAYCAP	(3) 6x12 HYBRID	75'
	A2	(2) RFS NHH-65C (DUAL MOUNT)	95.9"	180°	48'-0"	"BLACK BOX" RADIO		
	A3	-	-	-	-	"BLACK BOX" RADIO		
	A4	CBRS KRE105281/1 W/ ATTACHED RADIO	8.4"	180°	48'-0"	-		
SECTOR "B"	B1	LSUB6 W/ INTEGRATED RADIO	31.3"	300°	48'-0"	RAYCAP		
	B2	(2) RFS NHH-65C (DUAL MOUNT)	95.9"	300°	48'-0"	"BLACK BOX" RADIO		
	B3	-	-	-	-	"BLACK BOX" RADIO		
	B4	CBRS KRE105281/1 W/ ATTACHED RADIO	8.4"	300°	48'-0"	-		
SECTOR "C"	C1	LSUB6 W/ INTEGRATED RADIO	31.3"	50°	48'-0"	RAYCAP		
	C2	(2) RFS NHH-65C (DUAL MOUNT)	95.9"	50°	48'-0"	"BLACK BOX" RADIO		
	C3	-	-	-	-	"BLACK BOX" RADIO		
	C4	CBRS KRE105281/1 W/ ATTACHED RADIO	8.4"	50°	48'-0"	-		



#	DATE	DESCRIPTION:	JPC	JPC	JPC	JPC	JPC	JPC	JPC	JPC	JPC	JPC	JPC
			90% ZD'S FOR REVIEW	90% ZD'S FOR APPROVAL	90% ZD'S FOR APPROVAL	100% ZD'S FOR APPROVAL	100% ZD'S FOR APPROVAL	UPDATE WITH LANDSCAPE	PLANNING COMMENTS	PLANNING COMMENTS			
0	10/14/24												
1	11/01/24												
2	12/05/24												
3	01/07/25												
4	01/28/25												
5	02/03/25												
6	04/22/25												
7	05/12/25												

BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098

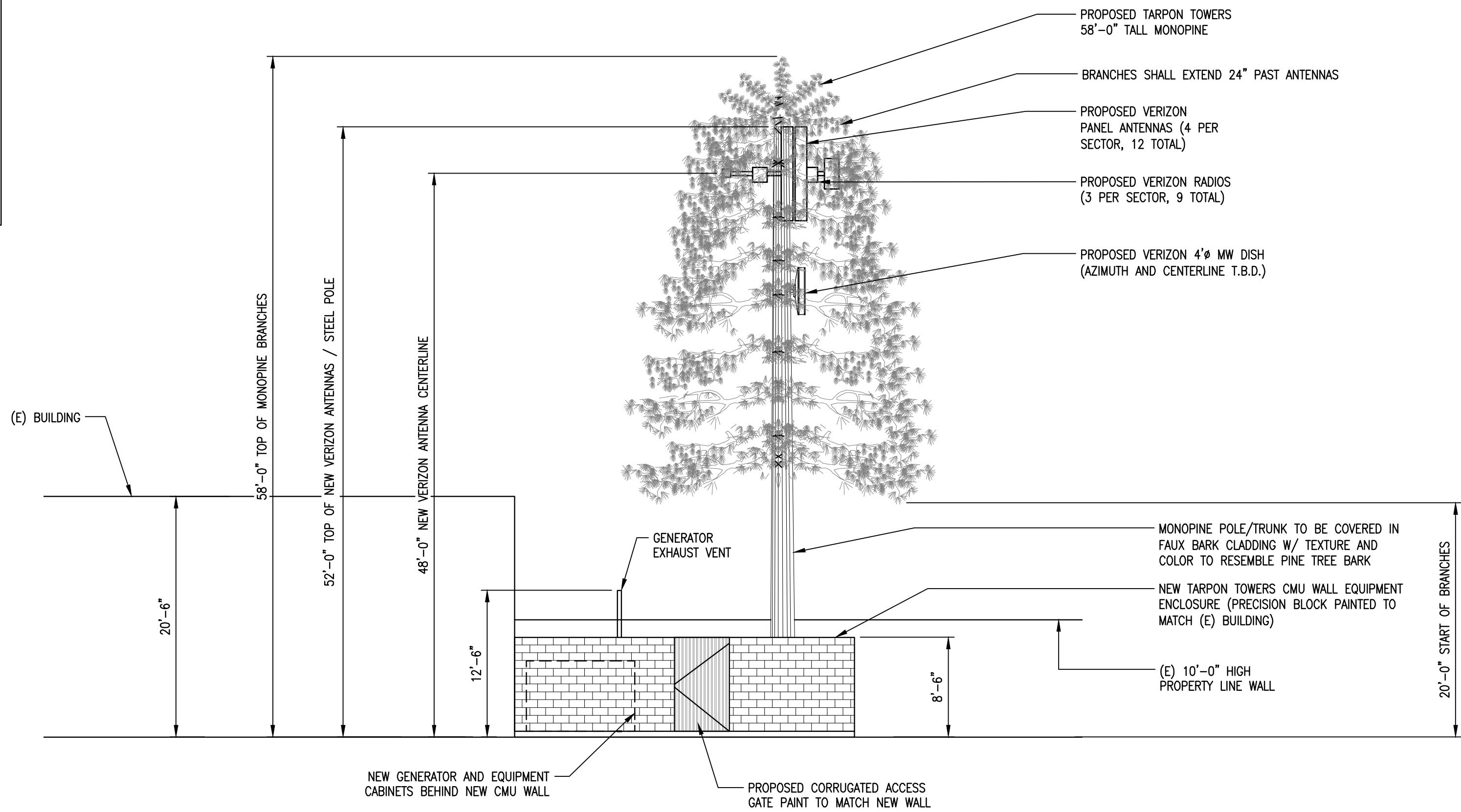
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DRAWN: JPC
CHECKED: DMC

SHEET TITLE:
ANTENNA LAYOUT
ANTENNA SCHEDULE

SHEET NUMBER:

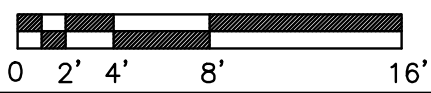
C-3

- NOTES:
- NEW ANTENNAS SHALL BE PAINTED TO MATCH PINE NEEDLES OR APPLY A 3M FILM PER MANUFACTURER SPECIFICATIONS (COLOR TO MATCH MONOPINE)
 - A MIN. 4 BRANCH PER FOOT DENSITY COVERAGE SHALL APPLY TO THE MONOPINE BRANCH LAYOUT
 - FAUX BARK CLADDING TO RESEMBLE LIVE PINE TREE BARK SHALL BE APPLIED TO THE NEW TOWER POLE
 - THERE SHALL BE NO GAPS IN BRANCH COVERAGE AND BLEND DOWN THE TREE WITH NO ABRUPT TRANSITIONS.
 - ALL BRANCHES AT ANTENNA LEVEL SHALL EXTEND 24" MIN. BEYOND THE ENTIRE VERTICAL LENGTH OF ANTENNAS.
 - BRANCHES SHALL EXTEND BETWEEN EACH ANTENNA.

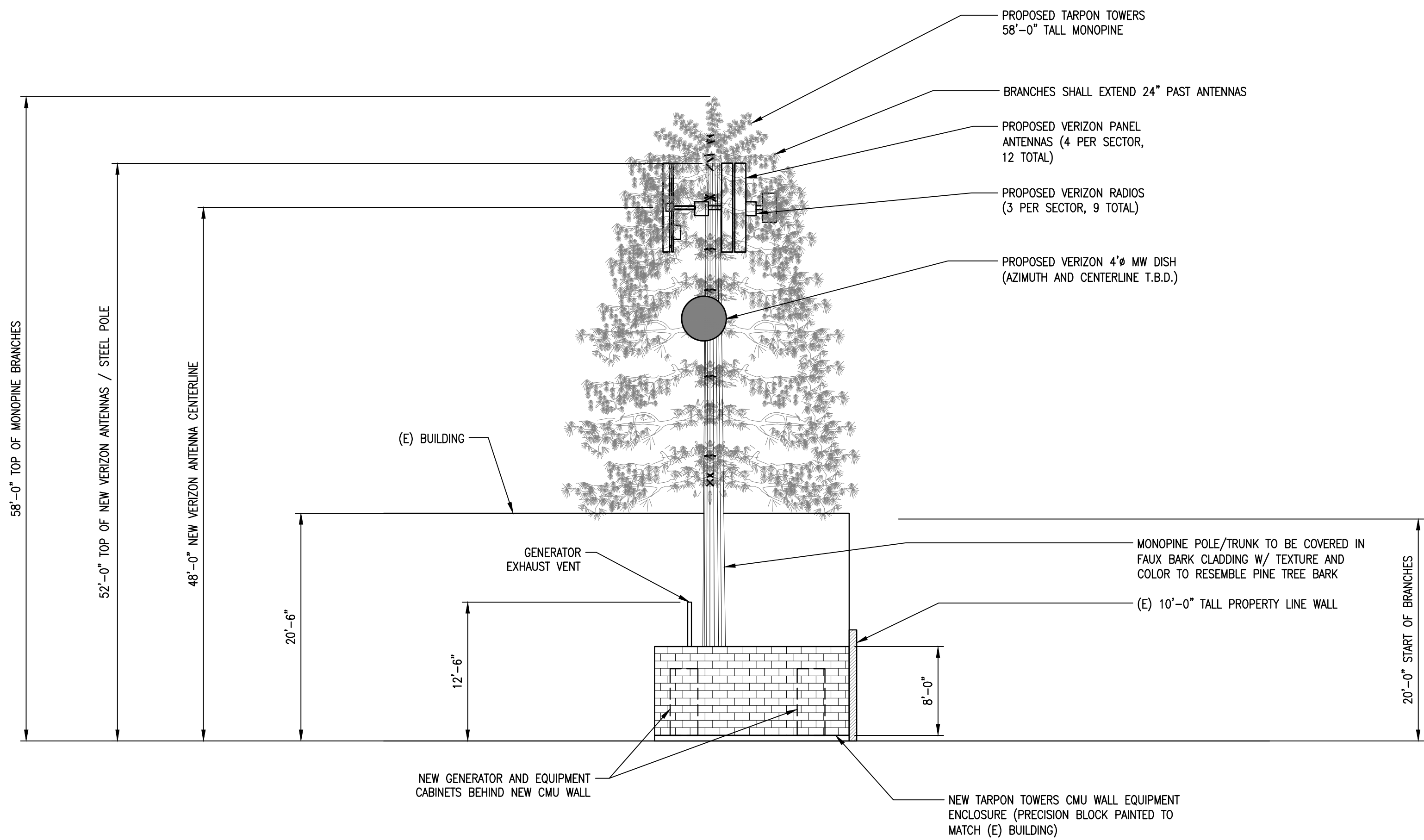


SOUTH ELEVATION

SCALE
1/8"=1'-0"



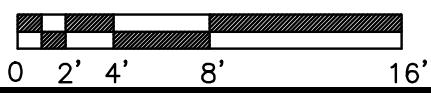
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- NOTES:
- NEW ANTENNAS SHALL BE PAINTED TO MATCH PINE NEEDLES OR APPLY A 3M FILM PER MANUFACTURER SPECIFICATIONS (COLOR TO MATCH MONOPINE)
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 - BRANCHES SHALL EXTEND BETWEEN EACH ANTENNA.

EAST ELEVATION

SCALE
1/8"=1'-0"



2



DESCRIPTION:		JPC	JPC	JPC	JPC	JPC	JPC	JPC	
DATE		90% ZD'S FOR REVIEW	90% ZD'S FOR APPROVAL	90% ZD'S FOR APPROVAL	100% ZD'S FOR APPROVAL	100% ZD'S FOR APPROVAL	UPDATE WITH LANDSCAPE	PLANNING COMMENTS	PLANNING COMMENTS
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11/01/24									
12/05/24									
01/07/25									
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04/22/25									
05/12/25									

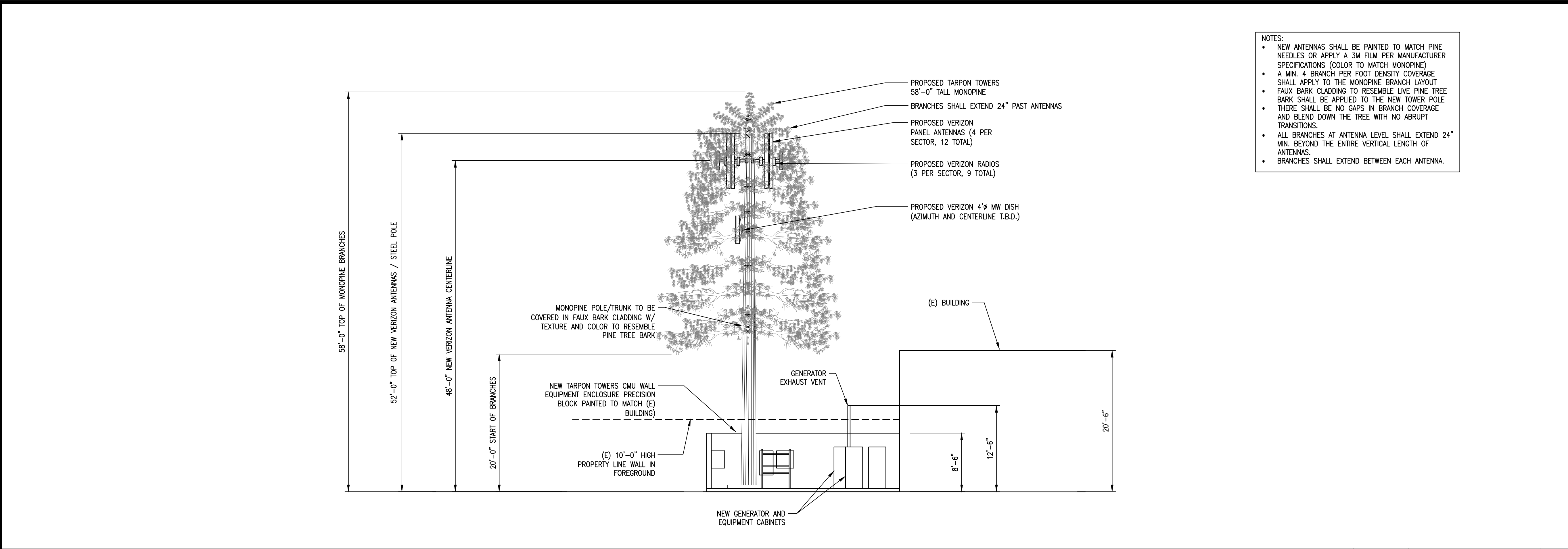
BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098

DESIGNED: JPC
DRAWN: JPC
CHECKED: DMC

SHEET TITLE:
ELEVATIONS

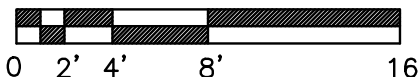
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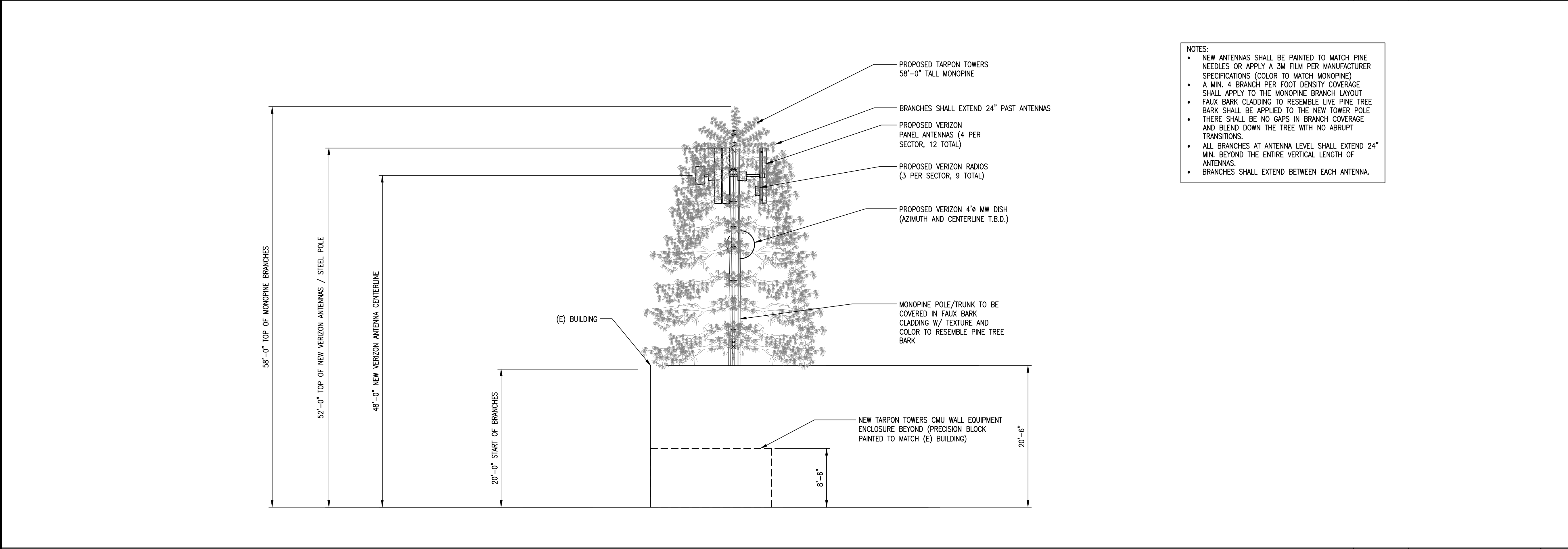
- NOTES:
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 - BRANCHES SHALL EXTEND BETWEEN EACH ANTENNA.

NORTH ELEVATION

SCALE
1/8"=1'-0"



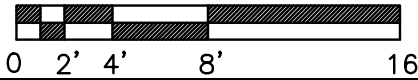
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 - BRANCHES SHALL EXTEND BETWEEN EACH ANTENNA.

WEST ELEVATION

SCALE
1/8"=1'-0"



2



DESCRIPTION:		JPC	JPC	JPC	JPC	JPC	JPC	JPC	JPC		
DATE		90% ZD'S FOR REVIEW	90% ZD'S FOR APPROVAL	90% ZD'S FOR APPROVAL	100% ZD'S FOR APPROVAL	100% ZD'S FOR APPROVAL	UPDATE WITH LANDSCAPE	PLANNING COMMENTS	PLANNING COMMENTS		
#		0	1	2	3	4	5	6	7		
10/14/24											
11/01/24											
12/05/24											
01/07/25											
01/28/25											
02/03/25											
04/22/25											
05/12/25											

BLORENCE - 17422447
12545 FLORENCE AVE. #UT
AKA 12545 FLORENCE AVE.
SANTA FE SPRINGS, CA
90670
CUP CASE #854

FUZE ID: 17422447
TARPON ID: CA1098

DESIGNED: JPC
DRAWN: JPC
CHECKED: DMC

SHEET TITLE:
ELEVATIONS

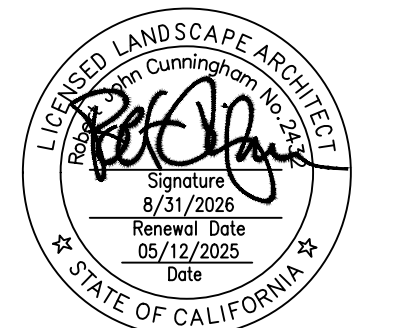
SHEET NUMBER:
C-5



3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660



Landscape Architects
11 Villamoura
Laguna Niguel, CA 92677
RJCLA1969@gmail.com
949-201-8074
CA. REG. L.A. #2432

[illegible]

BLORENCE-17422447
12545 FLORENCE AVE.
#UT AKA 12545
FLORENCE AVE. SANTA
FE SPRINGS, CA 90670

FUZE ID: 17422447
TARPON ID: CA1098

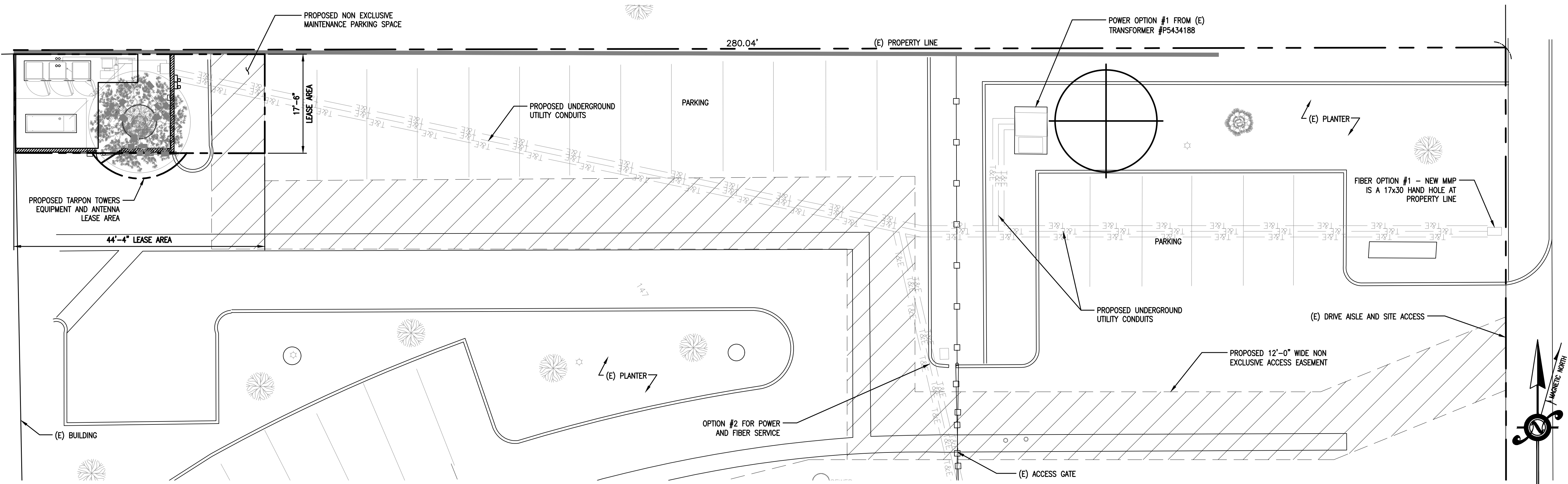
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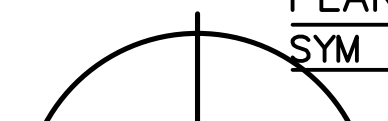
SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:

L-1





PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
REGION 3						
TREES						
	CINNAMOMUM CAMPHOR	CAMPHOR TREE	36" BOX	1	STANDARD	LOW

PLANTING NOTE:

1. MULCH AROUND PROJECT AREA THAT HAS BEEN IMPACTED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK LAYER OF SHREDDED RECYCLED MULCH.
2. PRELIMINARY AGRONOMIC SOIL ANALYSIS AND RECOMMENDATIONS REPORT TO BE OBTAINED EARLY IN THE DESIGN PHASE AND SHALL BE INCLUDED ON CONSTRUCTION PLANS. ALL RELATED NOTES, DETAILS AND SPECIFICATIONS SHALL BE REVIEWED AND REVISED TO REFER TO SOIL RECOMMENDATIONS REPORT.
3. ALL LANDSCAPED AREAS DEPICTED ON THIS PLAN SHALL BE MAINTAINED BY THE OWNER.

IRRIGATION SYSTEM DESIGN STATEMENT:

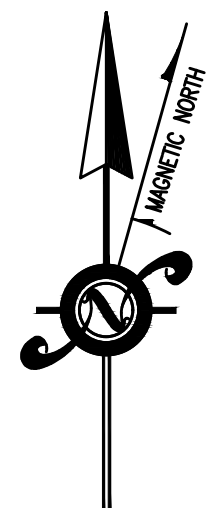
IRRIGATION SYSTEM FOR PROPOSED TREES SHALL CONNECT INTO EXISTING TREE IRRIGATION SYSTEM AND COMPLY WITH ALL CITY REQUIREMENTS AND SPECIFICATIONS.

TREE IRRIGATION SYSTEM WILL CONNECT TO EXISTING SYSTEM AND COMPLY WITH CITY AND LOCAL WATER AGENCY WATER USE EFFICIENCY REQUIREMENTS AND LANDSCAPE STANDARDS.

PROJECT SHALL COMPLY WITH REQUIREMENTS AND STANDARDS OF THE WATER EFFICIENT/CONSERVATION LANDSCAPE STANDARDS FOR COMMERCIAL DESIGN STANDARDS AND GUIDELINES, AND ALL APPLICABLE SECTIONS OF THE CITY MUNICIPAL CODE AND THE CITY'S CURRENT POLICIES.

ENLARGED LANDSCAPE PLAN

SCALE		1
1"=10'-0"	0 5' 10' 20'	



Attachment D

Photo Sims



EXISTING



PROPOSED LOOKING WEST FROM BLOOMFIELD AVENUE



PROPOSED LOOKING SOUTHEAST FROM FOREST STREET



EXISTING



PROPOSED LOOKING NORTHEAST FROM FLORENCE AVENUE

Attachment E

Resolution 288-2025

Exhibit A - Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 288-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT (“CUP”) CASE NO. 854 – A REQUEST TO ALLOW APPROVAL TO CONSTRUCT, OPERATE, AND MAINTAIN AN UNMANNED 58’-HIGH MONOPINE WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT AT 12545 FLORENCE AVENUE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15303, CLASS 3 (SMALL STRUCTURES)

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 854) to allow an unmanned 58’-high monopine wireless telecommunication site and related equipment within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the Project Site is located on the northwestern portion of 12545 Florence Ave, Santa Fe Springs, CA 90670, with Assessor’s Parcel Number of 8009-015-914, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the unmanned 58’-high monopine wireless telecommunication facility will be assigned an address and hereby be known as 12545 Florence Ave. #UT, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is Los Angeles County Greater Vector Control District, 12545 Florence Avenue, Santa Fe Springs, CA, 90670; and

WHEREAS, the wireless telecommunications facility owner is Tarpon Towers III, LLC, 8916 77th Terrace East, Suite 103, Lakewood Ranch, FL, 34202; and

WHEREAS, the carrier for the existing telecommunications facility is Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618; and

WHEREAS, the proposed project, which includes the discretionary review of CUP Case No. 854, 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 reports, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15303-Class 3 (Small Structures); and

WHEREAS, the City of Santa Fe Springs Community Development Department on June 30, 2025, published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 30, 2025, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, on July 14, 2025, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning CUP Case No. 854; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject site, the testimony, written comments, or other materials presented at the Planning Commission meeting on July 14, 2025, concerning CUP Case No. 854.

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

SECTION 1. RECITALS

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

SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15303, Class 3 (Small Structures) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves a new installation of a cellular tower with the respective equipment which is comparable in scope to single family units or multi-residential structure. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

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

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

The proposed telecommunications facility is unmanned and does not adversely affect the health, peace, comfort, or welfare of persons working or residing in the surrounding area. In addition, the wireless telecommunications facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The applicant has proposed a concrete masonry wall to mitigate any noise that the backup generator may cause when activated. If the carrier

(Verizon Wireless) operates in strict compliance with the conditions of approval, the subject wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Lastly, the radio frequency (RF) emissions produced by the wireless telecommunications facility fall within the Federal Communications Commission (FCC) limits.

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

The CUP request will allow for the construction, operation, and maintenance of a monopine wireless telecommunications facility. All conditions have been provided to the applicant to ensure full compliance is not only met at the time of approval, but also for the lifespan of the facility. Therefore, the Planning Commission finds that the proposed 58'-high monopine wireless telecommunications facility will maintain the general appearance and welfare of the community.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- (A) The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

The existing wireless telecommunications facility operates passively and does not contribute to ambient noise levels, generate offensive odors or solid waste, nor does it result in significant vehicular traffic. Its location within an industrial area, surrounded by warehouse uses, further minimizes any potential impacts on nearby sensitive uses.

Given these conditions, and provided that the facility continues to operate in full compliance with all applicable conditions of approval, it is not anticipated to be detrimental to the health, safety, or welfare of persons or property in the surrounding vicinity.

- (B) The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.

The proposed wireless telecommunications facility has been designed to achieve compatibility with the community. To minimize visual disturbance and better integrate the facility into the surrounding environment, the carrier has elected to construct the tower as a monopine. This stealth design allows the structure to blend with the existing mature vegetation and landscaping in the vicinity, rather than appearing as a traditional, visually intrusive tower.

The wireless telecommunications facility's location within an industrial area, along with its monopine design and limited operational impact, ensures that it remains unobtrusive and in harmony with the character of the surrounding community.

- (C) *The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.*

The location of the wireless telecommunications facility will remain unchanged, as alternative sites were evaluated and determined to be either less compatible with the community or not reasonably feasible. Although alternative locations were considered, including the Santa Fe Springs Municipal Services Yard, this option was ultimately dismissed due to concerns about interfering with the egress and operations of the adjacent police station and municipal yard.

The applicant determined that the Project Site, would be the most appropriate location. This site successfully addresses a significant coverage gap in Verizon's network and is situated within an industrial area, minimizing potential impacts on residential or sensitive uses.

Therefore, the Project Site represents the most compatible and feasible option available, achieving both community compatibility and operational effectiveness.

- (D) *The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.*

The proposed new 58'-high monopine wireless telecommunications facility will close a significant coverage gap by improving service quality, increasing network capacity, and expanding data coverage in the surrounding area. This design represents the least intrusive solution available, as the mono-pine stealth structure minimizes visual impact and helps preserve the aesthetic character of the major arterial roadway.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 288-2025 to find and determine that the proposed project is Categorical Exempt, pursuant to the CEQA Guidelines, Section 15303-Class 3 (Small Structures); and approve CUP Case No. 854 to allow the construction, operation, and maintenance of an unmanned 58'-high monopine and related equipment located at 12545 Florence Avenue within the M-2 Zone (Heavy Manufacturing), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of July 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
CONDITIONAL USE PERMIT CASE NO. 854

COMPLETE LIST OF STANDARDIZED CONDITIONS SEPARATED BY DEPARTMENTS

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

1. 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.
2. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

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

3. The tower telecommunication facility, including any lighting, fences, walls, cabinets, and poles, shall be maintained in good repair and free from any trash, debris, litter, graffiti and any other forms of vandalism. Any damage sustained shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
4. That the Applicant shall test the tower telecommunication system to make sure that it does not interfere with the Police, Fire, and City communication systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any interference occur, the Applicant shall modify their system to eliminate any such interference.
5. That the Applicant shall submit an Emergency Contact/Notification Information Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Cynthia Alvarez 562-868-0511 x7519)

6. This approval shall allow the applicant to construct, operate, and maintain a new 58-foot-high unmanned monopine wireless telecommunications facility and equipment shelter within a 911 square-foot leased area in the northwest corner of the Project Site located at 12545 Florence Avenue (APN: 8009-015-914).
7. 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.
8. If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Community Development Department, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum font size of 20 points.
9. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Community Development Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require ongoing monitoring shall be reported to the City every six (6) months.*
10. The damaged asphalt and swale (ribbon gutter) shall be repaired, and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
11. The proposed 8'-6" CMU wall for the wireless facility shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Community Development.
12. 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.*

13. Construction drawings shall not be accepted for Plan Check without referencing Conditional Use Permit No. 854.
14. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License, and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at <https://santafesprings.hdlgov.com>.
15. 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.
16. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Community Development Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
17. Any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), shall require Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.
18. The proposed telecommunication facility should be designed to accommodate one additional wireless telecommunication carrier. To ensure that the design is not compromised, the design and size of the facility shall easily conform to the sizing and placement requirements of an additional carrier without the need for significant alterations to the stealth Monopine design.
19. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fences, equipment cabinet or enclosure.
20. The proposed telecommunication facility shall be designed to resemble a pine tree. The base pole of the proposed mono-pine shall be dip galvanized and the bark for the

proposed base pole shall be made from custom formulated polyurethane, approximately one and one half to two pounds per square foot. The faux bark shall extend to the full height of the tree. The molds used to form the bark shall be pulled from actual tree bark to achieve maximum realism. The natural curves, cracks, growth lines and texture of true bark shall be recreated true to life. To further the naturalistic look, the bark shall be finished with appropriate painting and lighting.

21. The antenna array shall be located within the length of the branches, shall not project beyond the full length of the branches, and shall be designed to be camouflaged within the branches.
22. To ensure the realism of the base pole, branches and needles, the applicant, upon selection of the company that will fabricate the base pole, branches and needles shall promptly notify Staff of the name of the company and contact person and the contact phone number. Staff may direct the applicant to choose a different company if it is determined that the manufacturer does not produce a quality antenna that provides the desired realism.
23. The applicant shall be responsible for maintaining the wireless telecommunication facility and associated equipment) in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux branch attachments, pine needles and/or trunk bark, among others, fade in color due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Community Development Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
24. That the proposed mono-pine/tree antenna shall not exceed the height (58 feet to top of tree) specified in the plans submitted by the applicant and on file with the case.
25. That the mono-pine/tree shall resemble the shape and color of an actual 58' tall pine tree; a tree-shape that is a symmetrical pyramid of a soft-looking foliage, including needles that taper towards the top to give a natural look, and antennas covered with the pine needle socks to match the pine needle density and color of the mono-pine. The constructed mono-pine/tree antenna shall appear healthy, full and vigorous. The maximum number of branches per foot shall be 4.
26. Upon completion of the construction of the wireless telecommunication facility, if the facility is not designed as specified in condition #25 above, the Director of Community Development shall reserve the right to withhold the finalization of the Building Permit and the energizing of the facility until such time that the facility is modified to comply with condition #25.

27. The telecommunication facility should be continually operated in accordance with all applicable Federal regulations governing such operations.
28. The installation of emergency generators shall require prior approval from the Department of Community Development and Development and the Department of Fire-Rescue. Permit(s) are also required from the Building Division.
29. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Community Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
30. The applicant shall ensure that any FCC licensed telecommunication carrier that is buying, leasing or is considering a transfer of ownership of the approved telecommunication facility shall first submit a letter of notification of intent to the Director of Community Development.
31. The applicant and the owner of the premises upon which the telecommunication facility is located shall promptly notify the Director of Community Development, in writing, in the event that the use of the telecommunication facility is discontinued or abandoned. The applicant and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at the applicant and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned and shall be performed in accordance with all applicable health and safety code requirements.
32. The communication facility and appurtenant improvements shall otherwise be substantially in accordance with the site plan, antenna layout plan, antenna and mounting detail and elevations submitted by the applicant and on file with the case.
33. Applicant shall promptly notify the Director of Community Development, in writing, in the event that their use of the telecommunication facility is discontinued or abandoned. Additionally, Applicant shall promptly remove their antennas and related equipment from the facility, repair any damage to the premises caused by such removal, and restore the premises to its previous condition. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned and shall be performed in accordance with all applicable health and safety code requirements.
34. If emergency generator(s) are required, the generators shall be located within the leased area and only be operated during power outages and for testing and maintenance purposes only. The installation of emergency generator(s) shall require

prior approval from the Director of Community Development, the Department of Fire-Rescue, and the Building Division of the City of Santa Fe Springs.

35. That the proposed telecommunication facility (Mono-pine/tree antenna) shall otherwise be substantially in accordance with the site plan, antenna layout plan, and elevations submitted by the applicant and on file with the case.
36. That the signals generated by the proposed telecommunication facility (mono-pine/tree) shall not interfere with the signals of any adjacent telecommunications facilities located in the vicinity.
37. That all cabling shall be routed inside the base pole of the mono-pine/tree antenna, structural design and related improvements including the installation of additional antennas (receivers, transmitters. Cabinets, grid, microwave dish, whips, dishes, etc.) shall require an amendment of CUP 854 by the Planning Commission. If said improvements are made by a carrier other than the applicant (co-location), the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City.
38. The facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
39. The applicant and the owner of the premises upon which the subject telecommunication facility is located shall promptly notify the Director of Community Development and Development, in writing, in the event that the use of the subject telecommunication facility is discontinued or abandoned.
40. The applicant and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at the applicant's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned and shall be performed in accordance with all applicable health and safety code requirements.
41. The maintenance vehicle(s) associated with the subject telecommunication facility shall park in the designated parking stall as shown in the approved site plan on file with the case. Off-site parking is not permitted and may result in the restriction or revocation of

privileges granted under this Permit. In addition, any vehicles associated with the subject telecommunication facility shall not obstruct or impede any traffic.

42. Applicant shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity, the applicant, shall submit a copy of the initial report by Federal Communications Commission requirements, to the Department of Community Development prior to the subject telecommunication facility being energized by Southern California Edison.
43. That insofar as is feasible, the applicant shall cooperate with any subsequent applicants for wireless communications facilities with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time.
44. Any wireless communications facilities that co-locate on the facility be required to submit written verification and shall include the cumulative radiation and emission of the existing facility.
45. One live tree shall be planted near the proposed faux monopine and shall be provided with a permanent irrigation source.
46. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 854 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 854 if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
47. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
48. Upon any transfer or lease of the telecommunication facility during the term of Conditional Use Permit Case No. 854, the applicant and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Community Development shall also be notified in writing of any such transfer or lease.
49. CUP Case No. 854 shall be subject to a compliance review in 10 years, until July 14, 2035. Approximately three (3) months before July 14, 2035, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

50. 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.
51. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.



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: **NEW BUSINESS - MODIFICATION PERMIT (“MOD”) CASE NO. 1367 TO TEMPORARILY RESERVE AND NOT PROVIDE 21 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

DATE: July 14, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Find that the applicant’s MOD request meets the criteria set forth in §155.697 of the City’s Zoning Code, for granting of a Temporary Modification Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case No. 1367, subject to the conditions of approval as contained within Resolution No. 289-2025; and
- 5) Adopt Resolution No. 289-2025, 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 fees collected for the subject project, there is no ongoing fiscal impact.

BACKGROUND:

Project/Applicant Information

Project Site:	13211 E. Florence Ave, Santa Fe Springs, CA 90670
Project Applicant:	Yunpeng Fang on behalf of Panda USA Inc. (DBA: Square Cabinetry)
Property Owner:	Renee E. Pratto Trust and Susan M. Pratto Trust – P.O. Box 4259, Laguna Beach, CA 92652
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property	Wholesale and Distribution of kitchen cabinets and countertops

Project Site

The Project Site consists of one parcel (APN: 8011-012-061), measuring approximately 51,836 square feet (1.19 acres), and is located at 13211 E. Florence Avenue. The site is situated on the northeast corner of Painter Avenue and Florence Avenue, within the M-2 (Heavy Manufacturing) Zone. Surrounding properties to the north, east, south, and west are also zoned Heavy Manufacturing. The existing building, constructed in 1978, encompasses approximately 22,538 square feet.

Business Background

The applicant, Panda USA Inc. (DBA: Square Cabinetry) has operated at the subject property since 2024. The business is a wholesale distributor specializing in bathroom and kitchen cabinets and carries a limited selection of countertops. Due to the large size, weight, and fragility of the countertops, indoor storage is impractical. Therefore, the applicant proposes to use a portion of the parking area for limited outdoor storage of these materials.

ANALYSIS:

Temporary Modification Request

On March 5, 2025, the applicant submitted a request for Temporary Modification Permit (MOD) Case No. 1367 to temporarily reduce the number of on-site parking spaces required from 44 to 23. The request is intended to accommodate a secured outdoor storage area within the required parking area.

The applicant proposes to enclose the outdoor storage area with a 6-foot-high chain-link fence with privacy slats to ensure screening from public view. This area will be used to store countertops that are supplementary to the primary operations and not feasible to store indoors.

Parking requirements

According to the City's Zoning Code, parking requirements for industrial uses are based on the square footage of the building:

Use	Calculation	Required
Industrial	First 20,000 sq. ft./500	40 stalls
	20,001 sq. ft. – 100,000 sq. ft./750	4 stalls
	TOTAL	44 STALLS

The applicant is proposing to provide 23 on-site parking stalls (22 standard and 1 accessible), resulting in a shortfall of 21 stalls. Therefore, the applicant is seeking approval of a Temporary MOD to temporarily reserve, and not provide, 21 of the 44 required on-site parking spaces.

As part of the submittal, the applicant also provided an alternative site plan identifying where all 44 required parking stalls could be located if needed due to a future increase in parking demand or to bring the site into full compliance should the applicant vacate the premises.

Justification for Parking Reduction

Staffing:

The facility operates a single daily shift from 7:00 AM to 7:00 PM, with a maximum of 5 employees during peak hours.

Parking Availability:

Even if each employee drives a personal vehicle, there will be 18 surplus stalls available during maximum staffing.

Operational Efficiency:

The temporary outdoor storage area is essential to the applicant's operations. While the business primarily distributes kitchen and bathroom cabinets, it also carries a limited number of countertops. Due to their large size, weight, and fragility, storing countertops indoors is inefficient and poses safety concerns. Outdoor storage offers a more practical and secure solution for handling these materials.

No Impact On Surrounding Property:

With no reliance on off-site parking and the storage area screened from public view, the proposal is not expected to negatively impact surrounding properties.

ENVIRONMENTAL

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that the proposed project only involves minor changes to reserve and not provide 21 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

DISCUSSION:

Authority of the Planning Commission

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

Criteria for Granting a Temporary Modification Permit

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

- A. That there are hardships involved with immediate compliance with certain property development standards.

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

SUMMARY:

Conditions of Approval

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

Notification

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 5 notices were mailed out to said property owners on July 3, 2025. To date, staff has not received correspondence from the surrounding property owners that received the notice.

ATTACHMENT(S)

1. Attachment A – Aerial Photograph
2. Attachment B – Proposed Parking
3. Attachment C – Parking Plan B (Reserve and Not Provide)
4. Attachment D – Notice to Adjacent Property
5. Attachment E – Resolution 289-2025
 - a. Exhibit A - Conditions of Approval

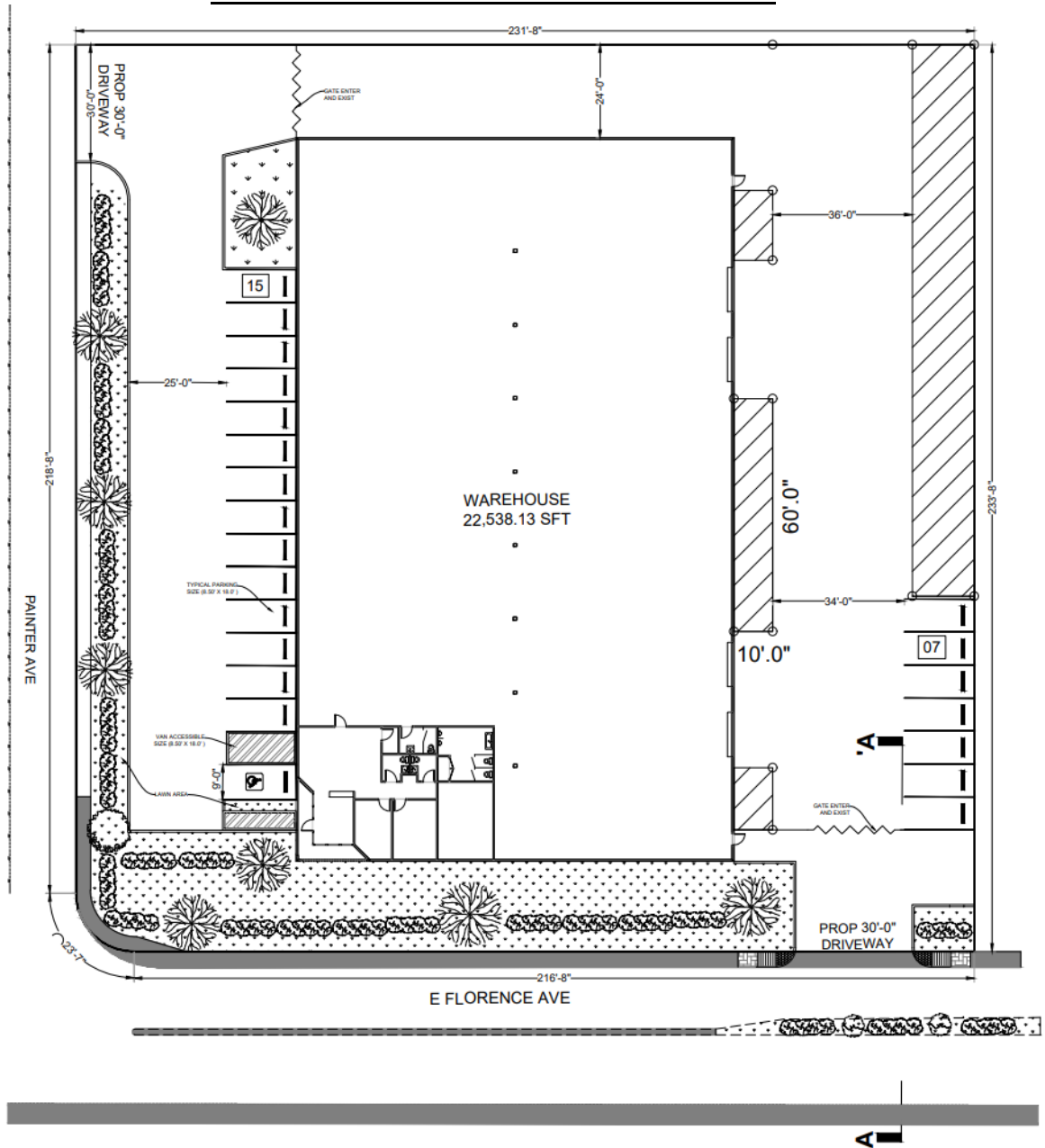
<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



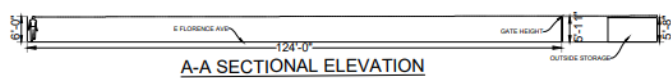
Modification Permit (MOD) 1367
13211 E. Florence Avenue
Panda USA Inc.

ATTACHMENT B – PROPOSED PARKING

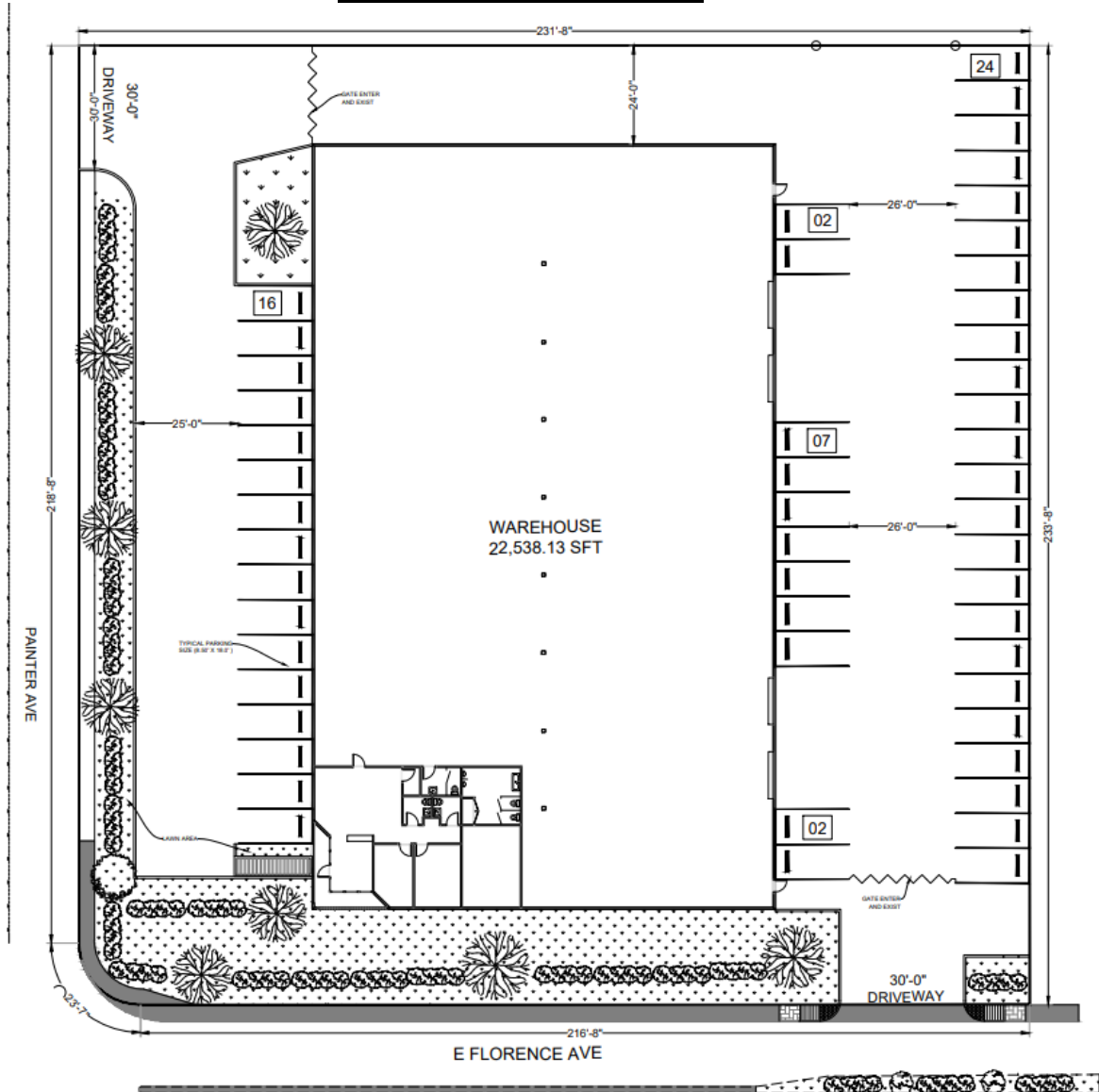


LEGEND:

- | | | | |
|--|---------------|--|-------|
| | PROPERTY LINE | | TREE |
| | LAWN | | SHRUB |
| | PARKING | | GATE |



ATTACHMENT C - PARKING PLAN B
(Reserve and Not Provide)



LEGEND:

	PROPERTY LINE		TREE
	LAWN		SHRUB
	PARKING		GATE

ATTACHMENT D- NOTICE TO ADJACENT PROPERTY



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**CITY OF SANTA FE SPRINGS
NOTICE OF HEARING
MODIFICATION PERMIT CASE NO. 1367**

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

MODIFICATION PERMIT CASE NO. 1367 – A request to temporarily reserve and not provide 21 required on-site parking stalls for open outdoor storage at the Project Site.

PROJECT SITE/APPLICANT: 13211 E. Florence Ave (APNs: 8011-012-061) / Panda USA Inc; Attention: Yunpeng Fang

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

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

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

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

FURTHER INFORMATION on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: Jimmywong@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7451.

ATTACHMENT E – RESOLUTION 289-2025

Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION No. 289-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS, APPROVING MODIFICATION PERMIT (“MOD”)
CASE NO. 1367 TO TEMPORARILY RESERVE AND NOT PROVIDE 21
OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW
OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION
UNDER CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES)**

WHEREAS, a request was filed for Modification Permit Case No. 1367 to temporarily reserve and not provide 21 of the required on-site parking stalls to allow outdoor storage at the Project Site; and

WHEREAS, the Project Site is located at 13211 E. Florence Ave, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8011-012-061, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Renee E. Pratto Trust and Susan M. Pratto Trust – with a mailing address of P.O. Box 4259, Laguna Beach, CA 92652; and

WHEREAS, the applicant is Yunpeng Fang on behalf of Panda USA Inc (DBA: Square Cabinetry) – with a mailing address of 13211 E. Florence Ave, Santa Fe Springs, CA 90670

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Community Development Department on July 3, 2025 mailed a public hearing notice to each property owner located adjacent to the Project Site; 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 July 14, 2025 concerning Modification Permit Case No. 1367.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that the proposed project only involves minor changes to reserve but not provide 21 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed.. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

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

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

The hardship arises because the City's Zoning Code calculates parking requirements based on the building's square footage rather than the specific operational needs of the business. Pursuant to Section 155.481(D)(4), the Project Site is required to provide 44 parking stalls, which leaves no available area for the applicant's necessary outdoor storage.

Panda USA Inc., a wholesale distributor of bathroom and kitchen cabinets with a limited selection of countertops, has operated at the site since 2024 and employs a maximum of five employees. Due to the large size, weight, and fragility of the countertops, indoor storage is impractical. To address this need while continuing operations, the applicant is requesting a Temporary Modification Permit to reduce the required on-site parking from 44 to 23 stalls, allowing a portion of the lot to be used for secured outdoor storage essential to their business operations.

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

As previously noted, the wholesale distributor employs a total of five (5) employees. With 23 on-site parking stalls provided, the site will maintain a surplus of 18 stalls. This surplus ensures that adequate parking remains available for visitors or short-term increases in demand.

Additionally, the applicant has submitted an alternative site plan, referred to as "Parking Plan B," which demonstrates how the full 44 parking stalls required by the Zoning Code could be accommodated on-site in the future, if needed. This plan

identifies areas designated as “reserved but not immediately provided,” which could be restriped to create additional parking in the event of increased demand or a change in tenancy.

Furthermore, the proposed outdoor storage area will be screened from public view by a chain-link fence with privacy slats, ensuring it is not visible from the public right-of-way. As such, the proposed modification is not anticipated to result in any adverse impacts to the public welfare or adjacent properties.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 289-2025, determining that the proposed Temporary Modification Permit is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities), and approving Modification Permit Case No. 1367 to allow the temporary reserve and not provide 21 of the required on-site parking stalls for the property located at 13122 E. Florence Avenue, subject to the Conditions of Approval attached hereto as Exhibit A..

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

Jay Sarno, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Exhibit A
Modification Permit Case No. 1367
Panda USA Inc. (DBA: Square Cabinetry)
13211 E. Florence Avenue; APN: 8011-012-061

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

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

POLICE SERVICES DEPARTMENT:

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

4. The tower telecommunication facility, including any lighting, fences, walls, cabinets, and poles, shall be maintained in good repair and free from any trash, debris, litter, graffiti and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
5. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
6. 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.

7. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
8. That all structures, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
9. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
10. All parking stalls and/or designated parking areas shall be continuously available to all employees, customers, and visitors during normal business hours. Do not allow outdoor storage or staging of merchandise on any required parking stalls. All storage must be properly screened and out of public view at all times.
11. Property must be properly maintained at all times. Applicant shall submit plans and obtain approval to build a trash enclosure onsite. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.
12. That the Applicant is required to operate according to their approved outdoor uses site plan. The Applicant shall remove all temporary storage structures that are not shown on proposed plan. The Applicant shall not deviate from the approved plan without approval from the Community Development Department.
13. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
14. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.

15. That the Applicant shall test the tower telecommunication system to make sure that it does not interfere with the Police, Fire, and City communication systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any interference occur, the Applicant shall modify their system to eliminate any such interference.
16. That the Applicant shall submit an Emergency Contact/Notification Information Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

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

17. The applicant, Panda USA Inc, understands and agrees that the privileges granted under Modification Permit Case No. 1367 is for the sole use by Panda USA Inc. (DBA: Square Cabinetry) on the Project Site located at 13211 E. Florence Avenue.
18. The required off-street parking on the Project Site shall be restored to full compliance should the applicant no longer operate the Project Site.
19. The applicant shall install a physical barrier around the parking area located adjacent to the outdoor storage area to delineate and protect designated parking spaces.
20. The applicant shall ensure that the on-site parking layout remains consistent with Parking Plan A, as attached to the staff report. Any modifications to the parking layout shall require review and approval by the Community Development Department
21. The applicant shall install and maintain the existing 6-high screening fence and gate to fully screen the proposed outdoor storage activities from view. If additional screening is required in the future, the applicant shall obtain the necessary Building Permits and related approvals prior to installation of said screen.
22. The designated remaining parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
23. The property owner shall not sublet, lease, or rent the Project Site without prior approval from the Director of Community Development.
24. The subject property shall continuously provide a minimum of 23 on-site parking spaces. Said parking spaces shall not be further compromised or otherwise used for outdoor storage.
25. In the event the need for the additional on-site parking spaces is required, as determined by the Director of Community Development, the applicant shall work with staff to come up with a solution to immediately mitigate the parking issues. It

should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Code.

26. All vehicles associated with the subject business shall continue to park on the Project Site at all times. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
27. The applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality management District's Rules and Regulations and all other applicable codes and regulations.
28. That the applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the subject Modification Permit whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
29. It is hereby declared to be the intent that if any provision of this Modification Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the subject Modification Permit shall be void and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Vince Velasco, Senior Planner

SUBJECT: **NEW BUSINESS - MODIFICATION PERMIT (“MOD”) CASE NO. 1369 TO TEMPORARILY RESERVE AND NOT IMMEDIATELY PROVIDE 116 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

DATE: July 14, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Find that the applicant’s MOD request meets the criteria set forth in §155.697 of the City’s Zoning Code, for granting of a Temporary Modification Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case No. 1369, subject to the conditions of approval as contained within Resolution No. 290-2025; and
- 5) Adopt Resolution No. 290-2025, 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 fees collected for the subject project, there is no ongoing fiscal impact.

BACKGROUND:

Project/Applicant Information

Project Site:	11401 Greenstone Ave., Santa Fe Springs, CA 90670
Project Applicant:	BrandSafway
Property Owner:	Greenstone SFS, LLC 1820 San Vicente Blvd., Santa Monica, CA 90402
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Vacant Industrial Building

Project Site

The Project Site consists of one parcel (APN: 8026-018-023), measuring approximately 6.64 acres, and is located at 11401 Greenstone Avenue. The site is situated on the west side of Greenstone Avenue, within the M-2 (Heavy Manufacturing) Zone. Surrounding properties on all four sides are also zoned M-2.

In 2021, the property owner secured entitlement approvals to construct a new 144,434 square-foot concrete tilt-up industrial building and appurtenant improvements (Development Plan Approval Case No. 980). The entitlement approvals and construction drawings anticipated a parking demand for multiple tenants. As such, the Project Site is currently stripped with 205 parking stalls. The construction of the existing building was completed in 2024 and has been available for lease. If MOD 1369 is approved, the applicant, BrandSafway, will solidify their lease agreement.

Business Background

BrandSafway delivers access and scaffolding systems, forming and shoring, industrial services, and related solutions to more than 29,000 customers worldwide. The company's origins date back to 1936 with the establishment of Safway Steel Products. In 2017, the two companies of Brand and Safway combined, creating a world-class integrated industrial and commercial services business, known as BrandSafway. In totality, BrandSafway has over 40,000 employees in 25 countries, with its global corporate

headquarters located in Atlanta, Georgia.

The applicant is proposing to lease the Project Site for their Southern California operations. The property would be used as a regional distribution center to store materials and equipment for industrial services, which include scaffolding, shoring, industrial elevators, insulation, and coatings for three branches of its business – BrandSafway, Spider, and Safway Atlantic.

BrandSafway supplies comprehensive access and industrial solutions—scaffolding, forming/shoring, coatings, insulation, fireproofing, mechanical services, corrosion management, and more—for sectors like energy, infrastructure, commercial, and industrial construction. Spider is a flagship division leading in engineered suspended access solutions, traction and drum hoists, swing-stage platforms, work baskets, rigging, and safety equipment for elevated/project-height work. Safway Atlantic is a regional BrandSafway affiliate that specializes in urban-access solutions across the New York, New Jersey, and Chicago metro areas. Together, this ecosystem allows BrandSafway to offer end-to-end solutions from product innovation and manufacturing to regional service delivery for complex infrastructure, industrial, and commercial projects.

ANALYSIS:

Temporary Modification Request

On June 9, 2025, the applicant submitted a request for Modification Permit (MOD) Case No. 1369 to temporarily reduce the number of on-site parking spaces required from 191 to 75. The request is intended to provide a secure outdoor storage area within a portion of the required parking area. The storage of materials will be stacked up to 16 feet high. However, the materials will be setback from the existing 14-foot-high concrete tilt-up screen wall and gate, thus minimizing the visibility concerns. The proposed operations, including interior storage, will be classified as a permitted use under Section 155.181 (U) of the City's Zoning Code for Warehousing. The operations will also consist of incidental office activities to hire, train, and perform associated administrative duties. The list of materials stored inside and outside is described below.

Interior Storage:

- Modular Scaffolding – stored in stackable racks
- Frame and Brace Scaffolding – banded and stacked
- Industrial Elevator equipment – banded and stacked
- Power Scaffolding systems – banded and stacked
- Insulation materials – new materials sealed in boxes
- Logistical equipment – forklifts

Modification Permit Case No. 1369

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Exterior Storage:

- Shoring Material – stored in stackable racks
- Wood materials.
- Coating material – stored in a flammable-proof metal container.
- Self-contained wash station – used to clean elevator equipment.
- Self-contained paint booth – used for touch-up, water-soluble painting for elevator equipment.
- State-bed trucks – delivery trucks (an average of 25 trucks per day).
- Logistical equipment – forklifts, small cranes, painting equipment, and golf carts.
- 1000-gallon aboveground diesel tank

Parking requirements

According to the City's Zoning Code, parking requirements for industrial uses are based on the square footage of the building for a single tenant:

Use	Calculation	Required
Industrial	First 20,000 sq. ft./500	40 stalls
	20,001 sq. ft. – 100,000 sq. ft./750	106.67 stalls
	Remaining 44,433 sq. ft./1,000	44.43 stalls
	TOTAL	191 STALLS

The applicant is proposing to provide 75 on-site parking stalls (69 standard and 6 accessible), resulting in a shortfall of 116 stalls. Therefore, the applicant is seeking approval of a MOD to temporarily reserve, and not immediately provide, 116 of the 191 required on-site parking spaces.

As part of the submittal, the applicant also provided an alternative site plan identifying where all 191 required parking stalls and potential surplus could be located if needed due to a future increase in parking demand or to bring the site into full compliance should the applicant vacate the premises. The alternative parking plan is attached to this report as Attachment B.

Justification for Parking Reduction

Staffing:

The facility operates a single daily shift from 7:30 AM to 5:00 PM, with a maximum of 69 employees, including 19 managers, 10 sales, 10 clerks, 15 warehouse staff, and 15 truck drivers. The actual number of employees occupying the building will fluctuate with the business demand. However, not to exceed the maximum of 69 employees at any given time.

Modification Permit Case No. 1369

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Parking Availability:

Even if each employee drives a personal vehicle, there will be 6 surplus stalls available during maximum staffing. The surplus parking stalls are anticipated for potential site visitors.

Operational Efficiency:

The temporary outdoor storage area is essential to the applicant's operations. The parent company, Brand Scaffold Services, Inc., will consolidate three branches of its business, BrandSafway, Spider, and Safway Atlantic, to the Project Site. Storage activities will occur inside the existing building in addition to the exterior storage. Lastly, outdoor storage can simplify access and logistics, facilitating quicker deployment and maintenance of scaffolding equipment as needed.

No Impact on Surrounding Property:

With no reliance on off-site parking and the storage area screened from public view, the proposal is not expected to negatively impact surrounding properties.

ENVIRONMENTAL

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that the proposed project only involves minor changes to reserve and not immediately provide 116 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

DISCUSSION:

Authority of the Planning Commission

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

Modification Permit Case No. 1369

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Criteria for Granting a Temporary Modification Permit

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

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

SUMMARY:

Conditions of Approval

On July 1, 2025, the Community Development Department distributed a project summary and all application materials related to the MOD request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment E. It should be noted that the applicant has reviewed, acknowledged, and agreed to all conditions of approval prior to the Planning Commission meeting.

Notification

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 4 notices were mailed out to said property owners on July 3, 2025. To date, staff have not received correspondence from the surrounding property owners who received the notice.

Modification Permit Case No. 1369

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ATTACHMENT(S)

1. Attachment A – Aerial Photograph
2. Attachment B – Proposed Parking
3. Attachment C – Parking Plan B (Reserve and Not Provide)
4. Attachment D – Notice to Adjacent Property
5. Attachment E – Resolution 290-2025
 - a. Exhibit A - Conditions of Approval

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

ATTACHMENT A – AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

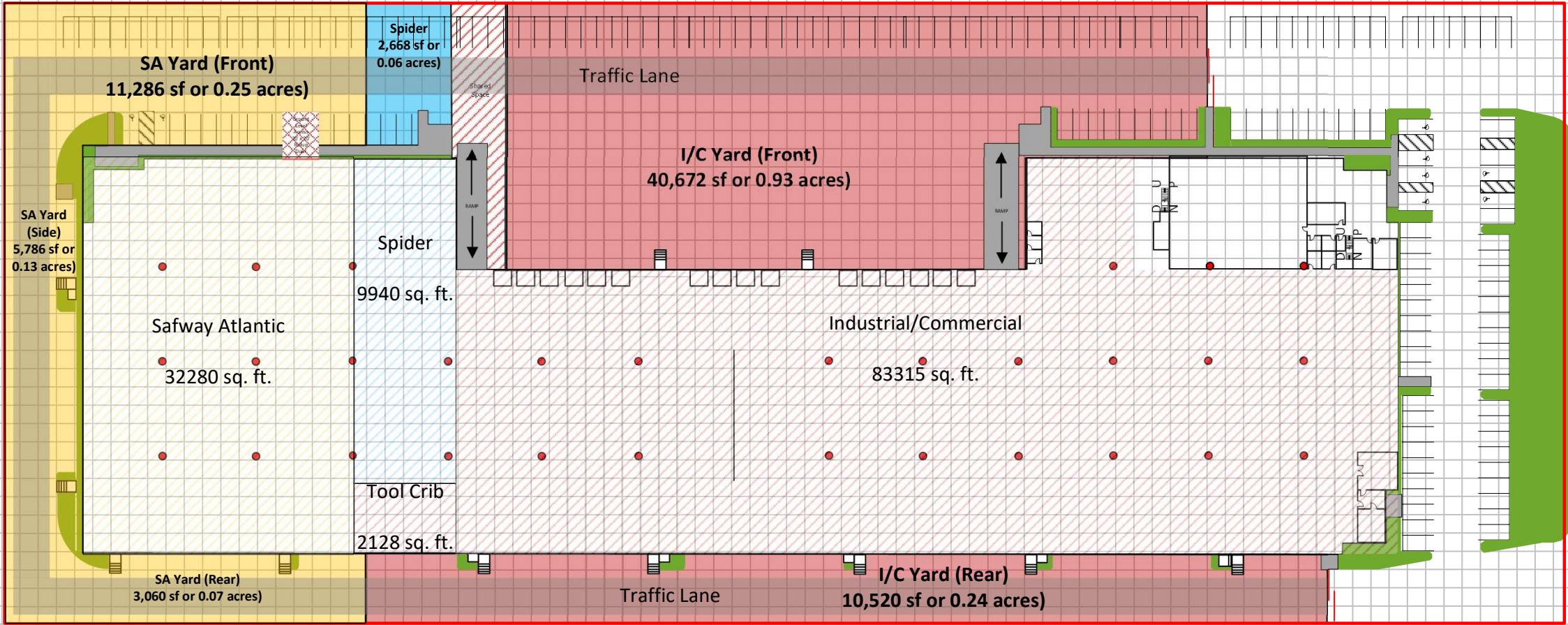
MODIFICATION PERMIT CASE NO. 1369



NORTH

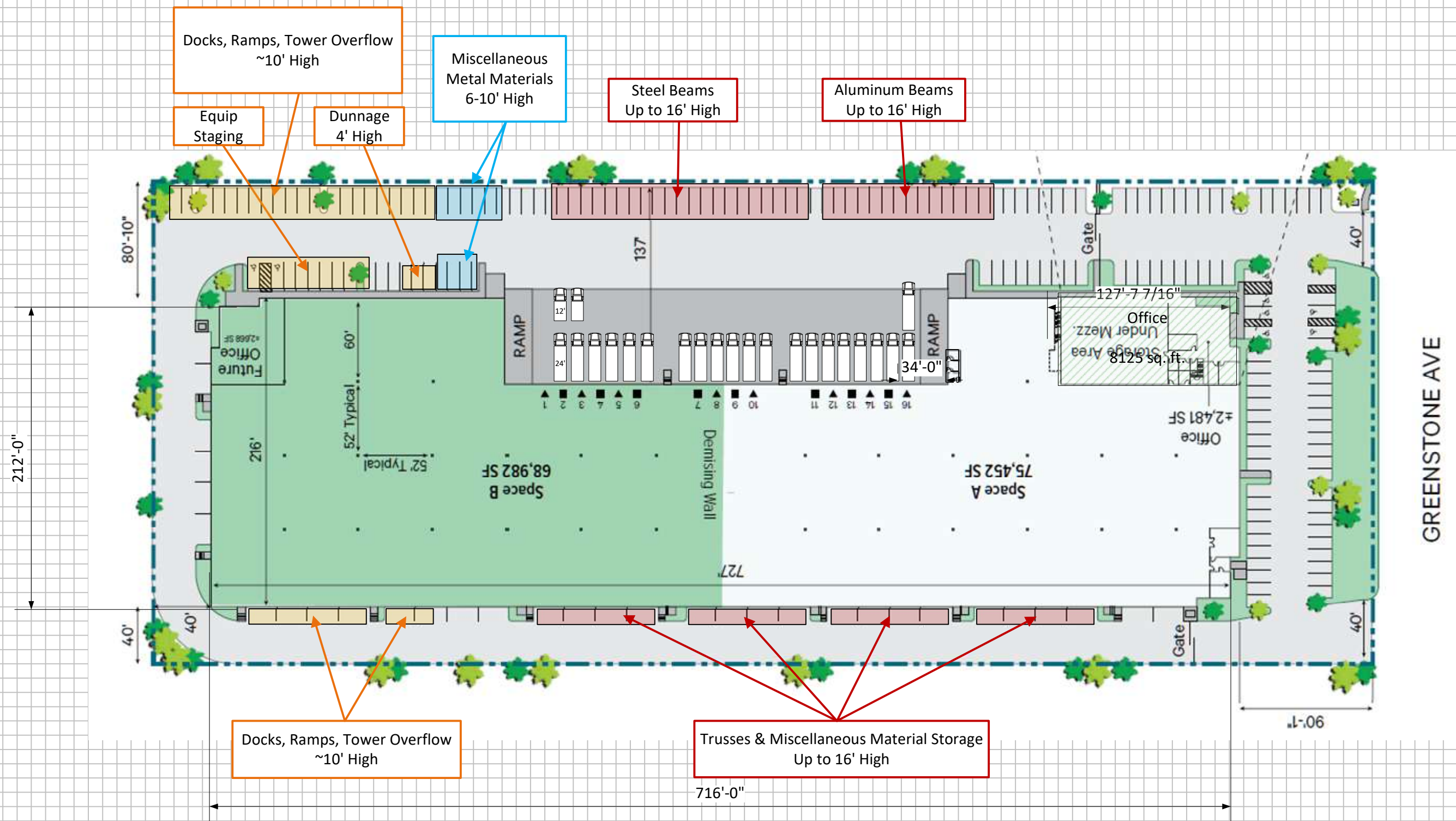
11401 GREENSTONE AVENUE
(APPLICANT: BRANDSAFWAY)

ATTACHMENT B – PROPOSED PARKING



Scale: 1" = 70'
Grid: Each square is 10'x10'

11401 Greenstone Ave, Santa Fe Springs, CA
BrandSafway – Outside Storage overlaid on flyer for variance submission - **SUBMISSION**



Scale: 1" = 70'
Grid: Each square is 10'x10'

ATTACHMENT C - PARKING PLAN B
(Reserve and Not Immediately Provided)



1	PLAN CHECK CORRECTION	8.26.21
2	PLAN CHECK CORRECTION	10.5.21

SITE PLAN
 SCALE: INDICATED PROJECT NO. A-20-011

A100

GREENSTONE AVENUE INDUSTRIAL

NOTE:
FOR COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF OPEN
SPACE FOR BUILDING AREA INCREASE
SEE SHEET A210

FIRE SPRINKLER SYSTEM TYPE [CBC 903, CFC 903]: ESFR SYSTEM
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING
CALCULATION:
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE III-B
FIRE FLOW BASED ON THE TOTAL FLOOR AREA OF ALL FLOOR
LEVELS WITHIN THE EXTERIOR WALLS
AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF
THE BUILDING: **5,250 GPM**
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 2,625 GPM
TOTAL FIRE FLOW REQUIRED: 2,625 GPM



VICINITY MAP

ATTACHMENT D- NOTICE TO ADJACENT PROPERTY



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**CITY OF SANTA FE SPRINGS
NOTICE OF HEARING
MODIFICATION PERMIT CASE NO. 1369**

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

MODIFICATION PERMIT CASE NO. 1369 – A request to temporarily reserve and not immediately provide 116 required on-site parking stalls for open outdoor storage at the Project Site.

PROJECT SITE/APPLICANT: 11401 Greenstone Ave (APN: 8026-018-023) / Brand Safway

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

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

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

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

FURTHER INFORMATION on this item may be obtained from Vince Velasco, Senior Planner, via e-mail at: vincevelasco@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7353.

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 E – RESOLUTION 290-2025

- a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION No. 290-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS, APPROVING MODIFICATION PERMIT (“MOD”)
CASE NO. 1369 TO TEMPORARILY RESERVE AND NOT
IMMEDIATELY PROVIDE 116 OF THE REQUIRED ON-SITE PARKING
STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE
OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15301
(EXISTING FACILITIES)**

WHEREAS, a request was filed for Modification Permit Case No. 1369 to temporarily reserve and not immediately provide 116 of the required on-site parking stalls to allow outdoor storage at the Project Site; and

WHEREAS, the Project Site is located at 11401 Greenstone Avenue, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8026-018-023, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Greenstone SFS, LLC, 1820 San Vicente Blvd., Santa Monica, CA 90402; and

WHEREAS, the applicant is BrandSafway with a mailing address of 600 Galleria Parkway SE, Suite 1100, Atlanta, GA 30339; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Community Development Department on July 3, 2025 mailed a public hearing notice to each property owner located adjacent to the Project Site; 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 July 14, 2025 concerning Modification Permit Case No. 1369.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that the proposed project only involves minor changes to reserve but not immediately provide 116 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed.. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

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

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

The hardship arises because the City's Zoning Code calculates parking requirements based on the building's square footage rather than the specific operational needs of the business. Pursuant to Section 155.481(B)(4), the Project Site is required to provide 191 parking stalls for a single tenant, which leaves a limited area for the applicant's necessary outdoor storage.

BrandSafway supplies comprehensive access and industrial solutions, including scaffolding, forming/shoring, coatings, insulation, fireproofing, mechanical services, corrosion management, and more for sectors like energy, infrastructure, commercial, and industrial construction. The operations at the Project Site will consist of warehousing materials, both in the interior and the exterior, and for administrative office purposes. The facility operates a single daily shift from 7:30 AM to 5:00 PM, with a maximum of 69 employees, including 19 managers, 10 sales, 10 clerks, 15 warehouse staff, and 15 truck drivers. An additional 6 parking stalls are provided for visitors.

As a result, the Planning Commission finds that the Project Site does experience hardship, which restricts the immediate compliance with the development standards.

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

As previously noted, the applicant employs a maximum of 69 employees in a single shift. With 75 on-site parking stalls provided, the site will maintain a surplus of 6 stalls during peak staffing. This surplus ensures sufficient parking remains available for

visitors or any short-term increase in parking demand.

In addition, the applicant has submitted an alternative site plan—referred to as “Parking Plan B”, which demonstrates how the full 191 parking stalls required by the Zoning Code for a single tenant could be accommodated on-site in the future, if necessary. As part of Exhibit A of this Resolution, Condition of Approval No. 14 states that if the need arises for additional on-site parking stalls, the applicant shall immediately mitigate the parking issues. This plan identifies areas designated as “reserved but not immediately provided,” which could be stripped if demand increases or upon a change in tenancy. Since the existing building was constructed with the anticipation of multiple tenants, the alternative parking plan identifies an additional surplus of 14 parking stalls, totaling 205 parking stalls.

The proposed exterior storage of scaffolding materials will be fully screened from public view by an existing 14-foot-high concrete tilt-up screen wall and gate that encloses the site. The materials will be stored within the secured yard area, set back a minimum of 68 feet from the northerly screen wall and 65 feet from the southerly screen wall. These substantial setbacks, in combination with the height and opacity of the screen wall, will effectively shield the stored materials from visibility along adjacent public rights-of-way and neighboring properties, ensuring the storage area remains visually unobtrusive. Lastly, the required fire lane within the yard will be maintained in compliance with applicable codes and always kept clear of any obstructions.

As such, the proposed modification is not expected to result in adverse impacts on public welfare or neighboring properties.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 290-2025, determining that the proposed Temporary Modification Permit is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities), and approving Modification Permit Case No. 1369 to allow the temporary reserve and not immediately provide 116 of the required on-site parking stalls for the property located at 11401 Greenstone Avenue, subject to the Conditions of Approval attached hereto as Exhibit A..

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

Jay Sarno, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

ATTACHMENT:

Exhibit A – Conditions of Approval

Exhibit A - Conditions of Approval
Modification Permit Case No. 1369
11401 Greenstone Avenue, Santa Fe Springs, CA 90670

FIRE (PREVENTION):

(Contact: Kevin Yang 562.868.0511 x 3818)

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

FIRE (ENVIROMENTAL):

(Contact: Eric Scott 562.868.0511 x 3812)

4. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
5. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
6. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

PUBLIC WORKS (BUILDING):

(Contact: Teresa Cavallo 562.868.0511 x 7309)

7. Plans prepared in compliance with the current Building Code shall be submitted to the City's Building Division for review and approval prior to permit issuance.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

8. The property owner, Greenstone SFS, LLC, understands and agrees that the privileges granted under Modification Permit Case No. 1369 is for the sole use by Brand Safway on the Project Site located at 11401 Greenstone Avenue.
9. The required off-street parking on the Project Site shall be restored to full compliance should the subject property owner replace their tenant.
10. The applicant shall install and maintain the existing 14-high concrete tilt-up screen wall and gate to fully screen the proposed outdoor storage activities from view. If additional screening is required in the future, the applicant shall obtain the necessary Building Permits and related approvals prior to installation of said screen.
11. The designated remaining parking and access areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
12. The property owner shall not sublet, lease, or rent the Project Site without prior approval from the Director of Community Development.
13. The subject property shall continuously provide a minimum of 75 on-site parking spaces. Said parking spaces shall not be further compromised or otherwise used for outdoor storage.
14. In the event the need for the additional on-site parking spaces is required, as determined by the Director of Community Development, the applicant shall work with staff to come up with a solution to immediately mitigate the parking issues. It should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Code.
15. All vehicles associated with the subject business shall continue to park on the Project Site at all times. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
16. The applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency

(CUPA) programs, the Air Quality management District's Rules and Regulations and all other applicable codes and regulations.

17. That the applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the subject Modification Permit whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
18. It is hereby declared to be the intent that if any provision of this Modification Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the subject Modification Permit shall be void and the privileges granted hereunder shall lapse.