



CITY OF SANTA FE SPRINGS
ADJOURNED MEETING OF THE PLANNING COMMISSION
MONDAY, AUGUST 18, 2025
AT 6:00 P.M.

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

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

Vince Velasco
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 JULY 14, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 14 – EL SUPER #16

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 14; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

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

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 19; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

4. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 76 – HARBOR DISTIRIBUTING

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 76; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88 – INSIGHT LOGISTICS

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 88; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

6. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 632-2 - TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR THE TEMPORARY STORAGE AND PARKING OF AUTOMOBILES ON A 31,600 SQ. FT. PROPERTY LOCATED AT 11584 PERKINS AVENUE, 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. 632 be subject to a compliance review in one (1) year, on or before August 18, 2026, 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.
7. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 480-7 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811 GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for CUP Case No. 480 (until August 18, 2026), subject to the conditions of approval (Attachment C); and
 - 2) Take such additional, related action that may be desirable
8. **A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO. 1005 AND MODIFICATION ("MOD") CASE NO. 1361 - TO CONSTRUCT A NEW 19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND REDUCE THE REQUIRED FRONT YARD SETBACK BY 2'-0" ALONG FREEMAN AVENUE AND TELEGRAPH ROAD, LOCATED AT 10320 FREEMAN AVENUE (APN: 8011-005-013), IN THE M-2, HEAVY MANUFACTURING, ZONE.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for DPA 1005 and MOD 1361 (until August 18, 2026), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable

PUBLIC HEARING

9. **PUBLIC HEARING – A REQUEST TO CONSIDER THE REVOCATION OF CONDITIONAL USE PERMIT (“CUP”) CASE NOS. 794, 591, 767, 655, 653, ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NOS. 25, 26, 44, 87, AND ENTERTAINMENT CONDITIONAL USE PERMIT (“ECUP”) CASE NO. 15 – BUSINESSES ARE NO LONGER IN OPERATION (CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)**

RECOMMENDATION: That the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral report, and any comments from the public regarding the revocation of Conditional Use Permit (“CUPs”) Case Nos. 794, 591, 767, 655, 653, Alcohol Sales Conditional Use Permit (“ASCUPs”) Case Nos. 25, 26, 44, 87, and Entertainment Conditional Use Permit (“ECUP”) Case No. 15, and thereafter, close the Public Hearing; and
 - 2) Find and determine that, pursuant to Section 15061 (b) (3) “Common Sense” of the CEQA guideline, the project is Categorically Exempt; and
 - 3) Find and determine that 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 support uses that have ceased operations for one year or more. Consequently, take action to revoke and nullify these Permits in accordance with the requirements and provisions outlined under Section Code 155.811(D) of the City of Santa Fe Springs Municipal Code.
 - 4) Adopt Resolution No’s. 291-2025, 292-2025, 293-2025, 294-2025, 295-2025, 296-2025, 297-2025, 298-2025, 299-2025, and 300-2025 which incorporates the Planning Commission’s findings and actions regarding this matter; and
 - 5) Take such additional, related actions that may be desirable.
10. **PUBLIC HEARING – REQUEST FOR TIME EXTENSIONS FOR DEVELOPMENT PLAN APPROVALS (DPA): DPA CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP (TPM) NO. 84116.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding the Time Extensions for Development Plan Approval (“DPA”) Case No. 1000 & 1001 and Tentative Parcel Map (“TPM”) No. 84116, and thereafter, close the Public Hearing; and
- 2) Find and determine that the time extension is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

- 3) Approve a one (1) year time extension for DPA Case Nos. 1000 & 1001 and TPM No. 84116, subject to the additional Conditions of Approval as contained within Resolution No. 301-2025; and
 - 4) Direct staff to monitor the applicant's compliance with the updated conditions and provide the Planning Commission with a quarterly update report.
 - 5) Adopt Resolution No. 301-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 6) Take such additional, related actions that may be desirable.
11. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.383 (DEFINITIONS), 155.384 (BILLBOARDS), AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 302-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

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 JULY 14, 2025 MEETING

DATE: August 18, 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:

- July 14, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the July 14, 2025 Planning Commission Meeting

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



APPROVED:

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

July 14, 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

Staff: Susie Altamirano, Assistant City Attorney
Vince Velasco, Assistant Director
Jimmy Wong, Associate Planner
Claudia Jimenez, Economic Development Specialist
Cynthia Alvarez, Administrative Intern
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

Chairperson Sarno commented on meeting the applicant for Item 7 on the agenda.

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 JUNE 9, 2025 REGULAR MEETING

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.

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

It was moved by Vice Chair Jimenez and seconded by Commissioner Cervantes to approve Consent Item Nos 1 and 2 and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

7. 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:

Chair Sarno called upon Assistant Director Vince Velasco to give an update on this item.

Assistant Director Vince Velasco recommended to continue this item to the August Planning Commission Meeting.

Having no questions, Chair Sarno opened the Public Hearing at 6:05 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 Cervantes, seconded by Vice Chair Jimenez to continue this item to the August 2025 Planning Commission Meeting, which passed by the following roll call vote:

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

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

Recommendation:

Chair Sarno called upon Economic Development Specialist Claudia Jimenez to

present this item. She explained that there was a typo in her staff report and assured that a CUP had never been issues for the existing drive-through.

Chair Sarno opened the Public Hearing and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions and a discussion ensued.

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

It was moved by Commissioner Ayala, seconded by Commissioner Cervantes to approve requested CUP Case No. 851, and adopt Resolution No. 287-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

CONDITIONAL USE PERMIT 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 ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15303, CLASS 3 (SMALL STRUCTURES)

Recommendation:

Chair Sarno called upon Administrative Intern Cynthia Alvarez to present this item.

Chair Sarno opened the Public Hearing and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions for Staff and a discussion ensued.

Having no further questions, Chair Sarno opened the Public Hearing at 6:25 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 Cervantes, seconded by Vice Chair Jimenez to approve requested CUP Case No. 854 and adopt Resolution No. 288-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. NEW BUSINESS

MODIFICATION PERMIT 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:

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

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

The Commissioners had some questions for staff.

Chair Sarno inquired if anyone in the audience wished to comment on this item. Having no questions or comments, Chair Sarno requested a motion.

It was moved by Commissioner Ayala, seconded by Vice Chair Jimenez to approve MOD Case No. 1367 and adopt Resolution No. 289-2025, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

11. NEW BUSINESS

MODIFICATION PERMIT 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:

Chair Sarno called upon Assistant Director Vince Velasco to present this item.

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

The Commissioners had some questions for staff and the applicant. The Applicant went up and spoke to the Planning Commissioners.

Chair Sarno inquired if anyone in the audience wished to comment on this item. Having no questions or comments, Chair Sarno requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve MOD Case No. 1369 and adopt Resolution No. 290-2025, which incorporates

the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

12. ANNOUNCEMENTS

- Staff

Community Development Director Cuong Nguyen gave an update on the Department promotions and departures.

- Commissioners

The Commissioners congratulated the Community Development Staff on their promotions.

13. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:54 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 14 – EL SUPER #16**

DATE: August 18, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 14; and
2. Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

El Super #16 operates and maintains a retail store within the Gateway Plaza shopping center at 10531 Carmenita Road, in the City of Santa Fe Springs. El Super #16 provides customers with quality supermarket products at low prices.

In accordance with Section 155.628, Gigante USA, Inc. applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 14 by the Planning Commission and the City Council at their respective meetings on June 24, 2002, and June 27, 2002, to allow for the operation and maintenance of an alcoholic beverage sales use for off-site consumption. On August 23, 2008, Bodega Latina Corporation purchased Gigante USA, Inc. and renamed the store to El Super. Accordingly, ASCUP Case No. 14 was transferred to El Super #16.

El Super #16 maintains a Type 21 License (off-sale general) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 14 in five years, before August 18, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 18, 2030.

ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 14

EL SUPER #16

10531 Carmenita Road
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the sales of alcoholic beverages shall not be permitted between the hours of 2:00 a.m. and 6:00 a.m. each day of the week or as required by the Alcoholic Beverage Control.
2. That the Type 21 Alcoholic Beverage Control license allowing the sale of beer, wine and liquor shall be restricted to the sale for offsite consumption of alcoholic beverages only.
3. That the applicant shall require all other tenants and sub-tenants to obtain a valid Business Operation Tax Certificate (Business License) from the City of Santa Fe Springs.
4. That the rear exterior portion of the store shall be kept clean and orderly at all times. Outdoor storage of crates and pallets is not acceptable.
5. That truck deliveries shall be conducted at the rear of the store at all times.
6. That it shall be the responsibility of the ownership to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property.
7. That the applicant shall be responsible for maintaining control of litter on the subject property.
8. That the applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
9. That the applicant shall not sell, furnish or give alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
10. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
11. That the applicant shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.

12. That the applicant shall not permit any person under 21 years of age to sell alcoholic beverages.
13. That the applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
14. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises, and such phones shall not be capable of receiving incoming calls.
15. That the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
16. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
17. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease or sublease.
18. ***That ASCUP Case No. 14 shall be subject to a Compliance Review in five years, no later than August 18, 2030, to ensure the alcohol sales activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
19. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshal, and all other applicable regulations shall be strictly complied with.
20. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
21. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be subject to revocation.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

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

DATE: August 18, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 19; and
2. Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

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

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

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

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

DISCUSSION

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

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

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 19 in five years, before August 18, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 18, 2030.

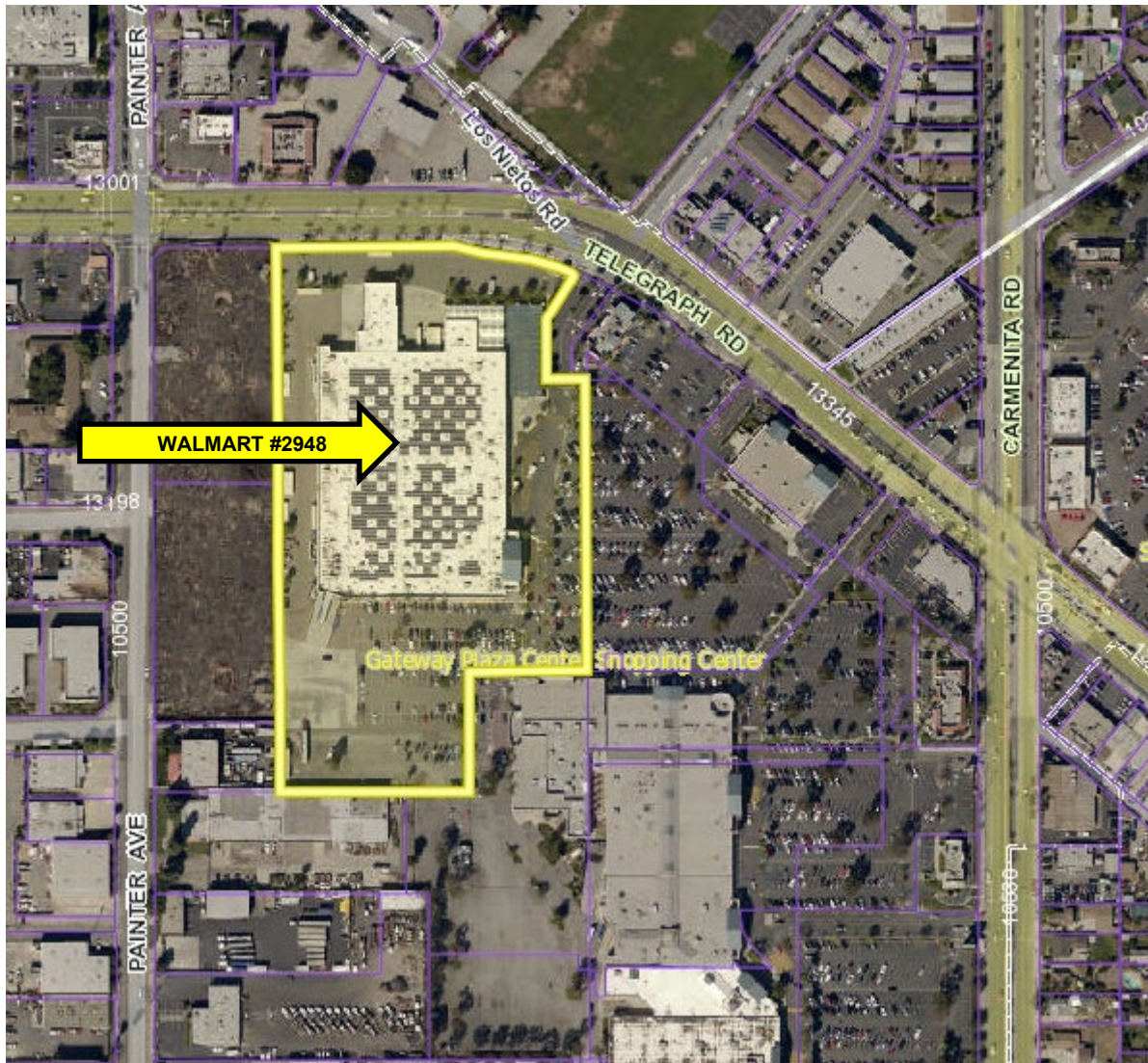
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 19

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

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That any graffiti directly on the property located at 13310 Telegraph Road shall continue to be removed within 24-hours from when the graffiti is reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. That the Type 20 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.

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

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



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 76 – HARBOR DISTIRIBUTING**

DATE: August 18, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 76; and
2. Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Harbor Distributing, LLC operates and maintains a storage and distribution warehouse at 11204 Norwalk Blvd, in the City of Santa Fe Springs. Harbor Distributing, LLC is an importer and wholesaler of beer, wine, and distilled spirits.

In accordance with Section 155.628, Harbor Distributing, LLC applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 76 by the Planning Commission and the City Council at their respective meetings on November 19, 2018, and December 13, 2018, to allow for the operation and maintenance as an alcoholic beverage warehouse and distribution center.

Harbor Distributing, LLC maintains a Type 09 License (beer and wine importer), Type 12 License (distilled spirits importer), Type 17 License (beer and wine wholesaler), and Type

18 License (distilled spirits wholesaler) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 76 in five years, before August 18, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 18, 2030.

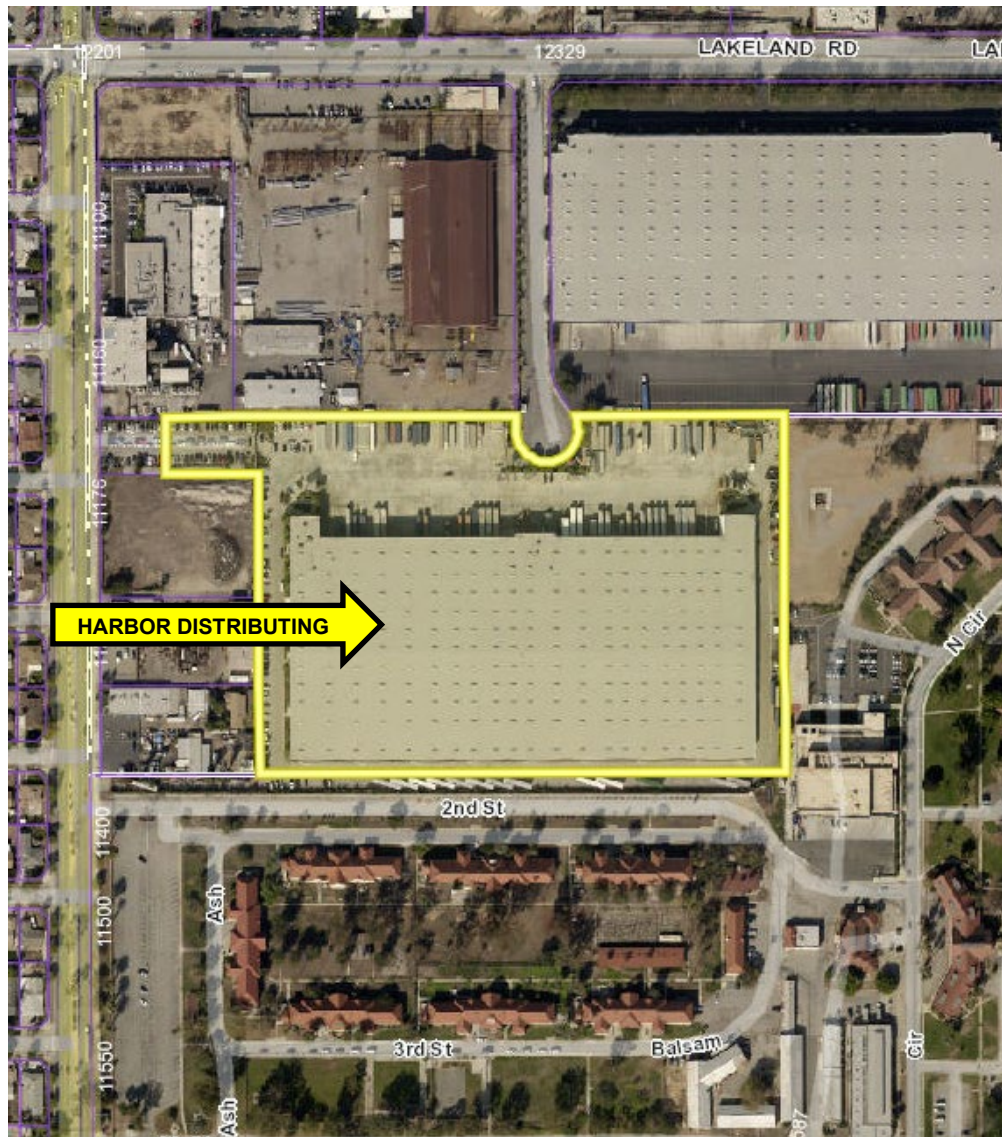
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 76

HARBOR DISTRIBUTING, LLC
11204 Norwalk Blvd.
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall continue to maintain signs not less than 17” wide by 22” long. The signs shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner’s expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall continue to be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material.
5. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
6. That upon the request of the Director of Police Services, the Applicant shall submit an updated security plan and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and the accessibility of alcoholic beverages as well as any surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

- (C) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his or her discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
- 7. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 - 8. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 - 9. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 10. ***That ASCUP Case No. 76 shall be subject to a Compliance Review in five years, no later than August 18, 2030, to ensure the alcoholic beverage storage activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
 - 11. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: Kristen Haining, Code Enforcement Supervisor

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 88 – INSIGHT LOGISTICS**

DATE: August 18, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 88; and
2. Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Insight Logistics operates and maintains a storage and distribution warehouse at 9719 Santa Fe Springs Road, in the City of Santa Fe Springs. Insight Logistics provides warehousing and shipping services to Korean businesses.

In accordance with Section 155.628, Insight Logistics applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 88 by the Planning Commission at their respective meeting on May 13, 2024, to allow for the operation and maintenance as an alcoholic beverage warehouse and distribution center.

Insight Logistics maintains a Type 14 License (public warehouse) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

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

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

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 88 in five years, before August 18, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before August 18, 2030.

ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 88

INSIGHT LOGISTICS
9719 Santa Fe Springs Road
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That Insight Logistics, while operating from 9719 Santa Fe Springs and if storing alcoholic beverages from the subject facility shall continuously maintain a valid License with the California Department of Alcoholic Beverage Control (ABC) in good standing at all times. Any suspension of the ABC License will cause the process for the revocation of Alcohol Sales Conditional Use Permit Case No. 88 to be initiated.
2. That proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence weather permitting. Likewise, all vehicles and equipment are to be maintained free of graffiti.
3. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public or in a retail type purchase from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 14 Public Warehouse.
6. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
7. That the Applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
8. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the Applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of crime prevention barriers in place at the subject premises,

including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

- (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications;
 - (D) The City's Director of Police Services may, at his or her discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
- 9. That the Applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 - 10. That the owner, corporate officers and managers shall cooperate fully with all law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 - 11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 12. ***That ASCUP Case No. 88 shall be subject to a Compliance Review in five years, no later than August 18, 2030, to ensure the alcoholic beverage storage activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
 - 13. That all other applicable requirements of the City Zoning Ordinance, Los Angeles County Building Code, California Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 8, and all other applicable regulations shall be strictly complied with.
 - 14. That Alcohol Sales Conditional Use Permit Case No. 88 shall not be valid until approved by the Planning Commission and shall be subject to any other conditions the Planning Commission may deem necessary to impose.

15. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Economic Development Specialist

SUBJECT: **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 632-2 - TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR THE TEMPORARY STORAGE AND PARKING OF AUTOMOBILES ON A 31,600 SQ. FT. PROPERTY LOCATED AT 11584 PERKINS AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.**

DATE: August 18, 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. 632 be subject to a compliance review in one (1) year, on or before August 18, 2026, 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.

Conditional Use Permit Case No. 632

Page 2 of 12

FISCAL IMPACT:

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

BACKGROUND/DISCUSSION:

In 2001, the Planning Commission approved Conditional Use Permit (CUP) No. 632 for the operation and maintenance of an open storage yard for temporary automobile storage and parking at 11584 Perkins Avenue, subject to conditions intended to minimize impacts on surrounding properties. Following approval, staff inspections found the required improvements had not been completed, leading to multiple extensions and the threat of revocation. The applicant later demonstrated good faith by working with staff and completing the necessary property improvements, resulting in additional extensions being granted. In 2011, the Commission reconsidered the CUP to evaluate compliance and required additional improvements, including enhanced screening of outdoor activities from nearby residences and new landscaping within the front yard setback. These site improvements were completed, and a one-year extension was granted.

In September 2023, the City Council adopted changes to the Zoning Map, modifying the zoning of the Project Site from M-2 (Heavy Manufacturing) to M-1 (Light Manufacturing). These changes were part of a Targeted Zoning Code Update to ensure consistency with the City's General Plan, adopted in February 2022. As a result, the open storage yard became nonconforming as open storage yards are prohibited in the M-1 Zone. In August 2024, the City Council adopted changes to the nonconforming provisions of the Zoning Code. Specifically implementing Section 155.393 (A), which states that a nonconforming use may be maintained, repaired, improved, altered, internally remodeled and continued, provided there is no material expansion of the floor area occupied by or devoted to the nonconforming use. Therefore, the existing open storage yard is permitted to continue its operations.

Project/Applicant Information

Project Site:	11584 Perkins Avenue
Project Applicant:	Siavash Garestani
Property Owner:	Siavash Garestani on behalf of ARA Transport
General Plan Designation:	Industrial
Zoning Designation:	M-1, Light Manufacturing
Existing Use on Project Site:	Open storage yard use, involving temporary automobile storage and parking of automobiles

Conditional Use Permit Case No. 632

Page 3 of 12

Code Section:	Conditional Uses:
§155.243	The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (J)(18) Open Storage Yards except those otherwise listed as a principle or a conditional use.

ANALYSIS:

In August 2024, the Department of Police Services received an anonymous complaint regarding individuals residing in vehicles in front of the subject property and obstructing driveway access. On October 21, 2024, a joint inspection by Police Services, Community Development, and Building Division staff identified multiple violations, including: ARA Transport operating without a valid business license; an individual residing in a motorhome on the property; abandoned and inoperative vehicles stored on-site; outdoor storage unrelated to the approved use; and removal of the fence separating the adjoining parcel, resulting in unlawful occupation of an area not covered by the CUP.

Subsequent review confirmed the property operates under an active Conditional Use Permit with specific conditions of approval. A second joint inspection in January 2025 demonstrated that the applicant had made good efforts to work with City staff toward compliance. Corrective actions included the removal of the motor home, obtaining a valid business license, clearing abandoned and inoperative vehicles, eliminating unrelated outdoor storage, and addressing access concerns by removing vehicles obstructing the driveways. On July 24, 2025, Police Services and Community Development staff conducted a follow-up inspection, which verified that the applicant had reinstalled a four-foot wrought iron fence to properly separate the two parcels, both under the same ownership. The fence installation was the final item required to bring the site into full compliance.

These actions reflect the applicant's cooperation with City staff in resolving outstanding issues and achieving compliance with applicable requirements. Since the completion of these corrective measures, the Department of Police Services has confirmed that no additional complaints have been received.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

Conditional Use Permit Case No. 632

Page 4 of 12

SUMMARY/NEXT STEPS:

Staff finds that if the 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 632 be scheduled for a compliance review in one (1) year to verify ongoing adherence 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 (Before and After)
3. Attachment C – Compliance Letter Request
4. Attachment D – Conditions of Approval

ATTACHMENT A –
AERIAL PHOTOGRAPH



Conditional Use Permit No. 632-2
11584 Perkins Avenue



ATTACHMENT B –
SITE PICTURES – CONTINUED.

October 2024 – Site Photos

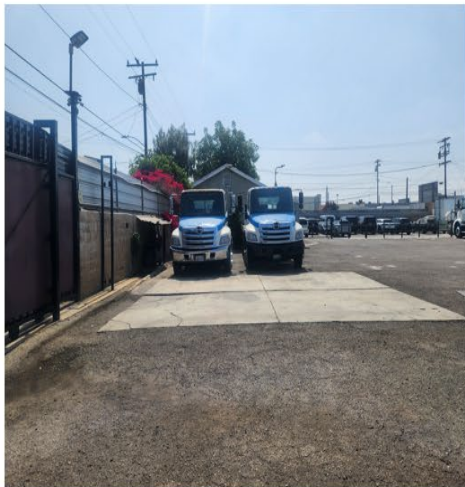


January 2025 – Site Photos



ATTACHMENT B –
SITE PICTURES – CONTINUED.

July 24, 2025 – Site Photos



ATTACHMENT C –
COMPLIANCE REQUEST LETTER

ARA TRANSPORT

June 05, 2025

11584 PERKINS AVE

Santa Fe Springs, CA 90606

Re: Conditional Use Permit Case No. 632 Review for Compliance Request

I would like to request a review of the compliance of our permit 632 for the facility located at 11584 Perkins Ave, Santa Fe Springs Ca 90606.

We can confirm that there have been no significant changes or alterations to our use of the facility since last review of our permit.

Thank you for your attention to this matter. If you have any questions or require further information, please do not hesitate to contact me at (818)926-8656.

Best Regards,

A handwritten signature in black ink, appearing to read 'Siavash Garestani', with a stylized, flowing script.

Siavash Garestani

Ara Transport

ATTACHMENT D –
CONDITIONS OF APPROVAL

1. That the applicant shall not use the outdoor storage yard for parking or storing vehicles or other equipment not associated with the approved use. **(Ongoing)**
2. That the applicant shall not allow the storage of any vehicles that are unregistered, unlicensed, inoperative, or which are in wrecked condition. **(Ongoing)**
3. That the applicant or his employees shall not perform any automotive repair work or body work on the premises. **(Ongoing)**
4. That the applicant shall not wash or allow the washing of vehicles unless an approved water containment system is in place to prevent water from flowing into the storm drain, adjacent properties or to the street. **(Ongoing)**
5. That the applicant shall not install or erect canopies, tents or other similar shade structures at any time. **(Ongoing)**
6. That the applicant shall not use the outdoor storage yard for parking or storing impounded vehicles recovered by repossession. **(Ongoing)**
7. That the area used for the storage or parking of vehicles shall be fully paved with approved material. **(Satisfied)**
8. That the applicant shall submit to the Director of Community Development a landscape and automatic sprinkler plan for the on-site and parkway landscaped areas located along Perkins Avenue; said plan shall be prepared pursuant to the Landscape Guidelines of the City. Said Landscape Plan shall indicate the location and type of all plant materials to be used and shall be designed to include three-foot high undulating berms, 24" box trees, and an automatic sprinkler system to provide full coverage for all landscape areas. Said, landscaping and irrigation systems shall be completely installed to the satisfaction of the Director of Community Development not later than six (6) months after the effective date of this approval. The applicant shall contact Kristen Haining at 562.868.0511 x 3302, for final landscaping inspection within those six months. **(Satisfied)**

9. That all fences, walls, gates, signage, and similar improvements provided for the proposed use shall be subject to the prior written approval of the Director of Community Development. **(Satisfied)**
10. That a plot plan for the proposed use, existing structures and all other appurtenant improvements shall be submitted to the Director of Community Development for his review and approval. **(Satisfied)**
11. That the site shall be maintained in a neat and orderly fashion, free of trash, junk and debris. The owner shall be responsible for maintaining control of litter, dirt and debris on the subject property and along the public street serving the subject property. **(Ongoing)**
12. That the subject property shall not be used for vehicle maintenance or repair, body and fender work or engine repair of any type. **(Ongoing)**
13. That vending machine, water machines, pay telephones, newspaper racks, and other similar equipment shall be placed outdoors where visible from the street or adjacent properties. The location of the said items shall be subject to the review and approval of the Director of Community Development. **(Ongoing)**
14. That the applicant shall construct a ten-foot-high masonry screen wall along the entire street-facing twenty – foot setback line, except for driveways. The exterior portion of the wall facing Perkins Avenue shall be treated with a graffiti – proof finish. The design of the masonry walls shall be subject to prior approval of the Director of Community Development. **(Satisfied)**
15. That the parking lot serving the proposed use shall be equipped with sufficient power (minimum 2-foot candle power) to illuminate and make easily discernable the appearance of individuals within parking lot. Additionally, the position of said lighting fixtures shall be designated so that only the intended area is illuminated, and off-site glare is fully controlled. The Director of Police Services shall approve the location, type and wattage of said fixtures. **(Satisfied)**
16. That a video camera surveillance system shall be installed and maintained throughout the outdoor storage yard. The video camera system is capable of recording day and night. **(Satisfied)**

17. That a motion detection alarm system shall be installed throughout the property and shall be able to contact an alarm company in case of trespassing after business hours. Contact the Director of Police Services for additional information. Contact Kristen Haining at 562.868.0511 x 3302. **(Satisfied)**
18. That a security guard or security personnel shall be on the premise after business hours to patrol the outdoor storage yard and to monitor the camera system. **(Ongoing)**
19. That signs shall be posted on the exterior of the building advising that trespassers is prohibited and will be prosecuted to the extent of the law. The signs shall be also notified that the premises is under surveillance by cameras and motion detection systems. The said sign shall be submitted to the Director of Police Services for review and approval. **(Satisfied)**
20. That adequate “on-site” parking shall b provided per City requirements, and the street shall be posted “No Stopping Any Time”. The owner shall pay the cost of sign installation. The applicant shall contact Tom Lopez at 562.868.0511, in the Department of Public Works to establish a work and payment schedule within three months of the approval of this permit. **(Satisfied)**
21. 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 be a turning radius of not less than 52 feet. The final location and design of the 26 feet clearance shall be subject to the approval of the City’s Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle widths less than 26 feet shall be considered upon the installation / provision of mitigation improvements approved by the City’s Fire Chief. **(Ongoing)**
22. The Knox boxes are required for all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power- activated gates. **(Satisfied)**
23. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(Ongoing)**
24. That approved suite number/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12” minimum. **(Satisfied)**

25. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable relations shall be complied with. **(Ongoing)**
26. That this permit shall be valid for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all conditions of the Permit. **(Ongoing)**
27. It is hereby declared to be the intent that if any provisions of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit is subject to procedures for revocation 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: Vince Velasco, Assistant Director of Community Development

SUBJECT: **CONSENT CALENDAR – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 480-7 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811 GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE.**

DATE: August 18, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Approve a one (1) year time extension for CUP Case No. 480 (until August 18, 2026), subject to the conditions of approval (Attachment C); and
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fee collected from the application, there is no on-going fiscal impact related to the associated time extension request.

BACKGROUND:

Project/Applicant Information

Project Site: 11811 Greenstone Avenue

Project Applicant: Lee & Associates

Conditional Use Permit Case No. 480-7

Page 2 of 7

Property Owner: Greenstone Investments 11811 LLC

General Plan Designation: Industrial

Zoning Designation: M-2 (Heavy Manufacturing)

Existing Use on Property: Open Storage/Vacant

History

Respectively, on June 24, 1991 and June 27, 1991, the Planning Commission and Community Development Commission approved the original Conditional Use Permit (CUP 480) to allow the operation and maintenance of a mobile office trailer outdoor storage facility and related improvements on the subject 11.69-acre property. Since the original approval, the Planning Commission has extended the subject CUP six (6) times (1996, 2002, 2006, 2012, 2022, and 2024). In 2022, it was brought to the City's attention that the tenant, Williams Scotsman, Inc., had vacated the property for necessary remediation activities related to long-term subsidence and continued landfill gas generation. The ongoing remediation includes a landfill cap repair, reconstruction and drainage improvements, a new landfill gas collection and treatment system, new paving, and new lighting.

ANALYSIS:

Project Site

After completing all the necessary improvements described above, the property owner is seeking a one (1) year extension to find a suitable tenant for the subject property and CUP. Any new tenant will need to sign an affidavit agreeing to all conditions listed within this CUP. It should be noted that if staff determines the new tenant's operations differ from those described in the subject CUP, the new tenant must apply for a new CUP or amend the existing CUP.

Zoning Requirement

In according with Section 155.243 (J)(18) of the City's Zoning Code, open storage yards are required to obtain a Conditional Use Permit before commencement of such activities. Section 155.639 further restricts the location of open storage yards to properties that do not front onto a freeway or on a major or secondary highway. Additionally, such uses are limited to an area of one acre in size. However, an exception to the location and size limitations is available "on property composed of filled land which cannot be used for other industrial uses." As previously mentioned, the subject property is a former landfill.

ENVIRONMENTAL:

N/A

Conditional Use Permit Case No. 480-7

Page 3 of 7

SUMMARY:

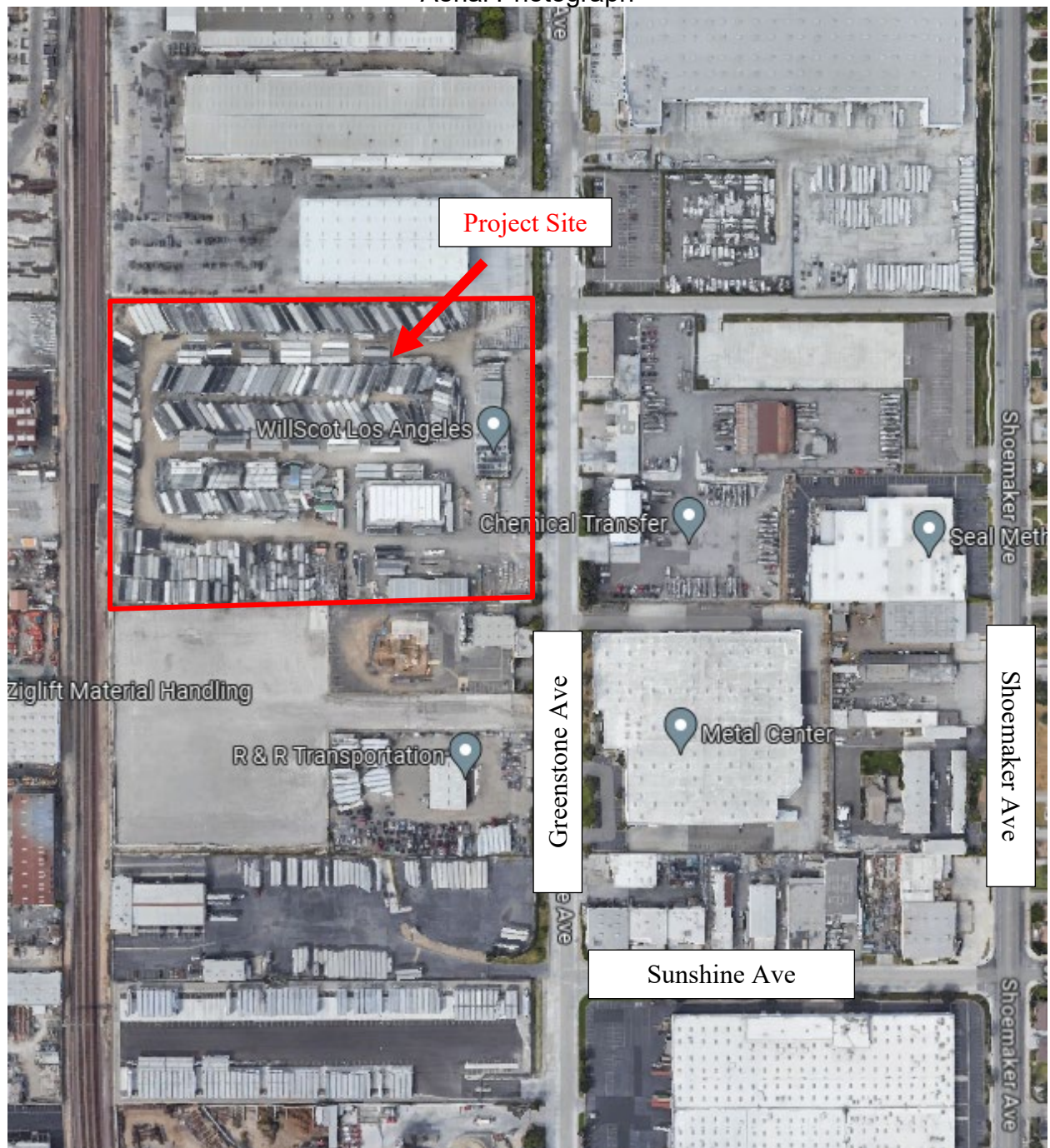
City staff believes the applicant has made commendable progress towards completing the necessary work to address the long-term subsidence and continued landfill gas generation on-site. Extending CUP Case No. 480 will keep the entitlement valid and allow any new tenant with a similar use to continue utilizing the subject property in accordance with CUP 480. Therefore, staff recommends extending CUP Case No. 480 for one (1) year—until August 18, 2026—subject to the conditions of approval (Attachment C).

ATTACHMENT(S):

- A. Aerial Photo
- B. Request for Time Extension
- C. Conditions of Approval

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

Attachment A
Aerial Photograph



11811 Greenstone Avenue
Conditions Use Permit Case No. 480-7

Attachment B
Request for Time Extension

Bruce P. Howard, Esq.
PO Box 10665
Beverly Hills, CA 90213-3665
310-273-6757, cell 310-993-3888
howardbp@aol.com

May 22, 2025

Re: CUP Extension for 11811 Greenstone Ave.

City of Santa Fe Springs
Attn: Jimmy Wong

Dear Mr. Wong:

I represent the Owners (the Owners) of the property at 11811 Greenstone Ave. (the Property).

The Owners hereby formally request the City to extend the CUP for the Property an additional two years. The Owners are currently talking to possible prospective tenants of the Property. The reason for the extension is to allow for continued use of the Property by a future tenant, and by the Owners. We would expect the new tenant to continue the use permitted in the CUP, but if there is any material change in the use desired, we will apply for an amendment to the CUP to enable the City to decide if it wants to allow any such use. The leasing and reuse of the Property is being delayed by market conditions and the landfill mitigation work currently in progress on-site, but we are actively working to locate a new tenant.

We very much appreciate your attention to this request.

Very truly yours,

Bruce Howard

Attachment C
Conditions of Approval

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

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562.868.0511 x 7353)

1. That the Applicant shall continue to maintain the landscaping and automatic irrigation system in proper order and replace any dead or withered foliage with new landscape material in a timely manner.
2. That the subject site shall be maintained in accordance with the site plan on file with this case.
3. That the subject site shall not be used for the parking or storage of any other vehicles or equipment not related with the subject mobile office trailer use.
4. That the parking and storage of mobile office trailers shall be maintained in a neat and orderly manner with sufficient distance to allow emergency personnel to access the site.
5. That the Applicant shall not lease or sub-lease any portion of the yard for any purpose.
6. That the applicant shall be responsible for the clean-up of any tracking of dirt, debris, or trash on Greenstone Avenue as a result of the operation and activities of the use.
7. That trailers, equipment or other related material shall not be stacked where it is visible from the street.
8. That the Applicant shall implement and maintain all systems and methods to prevent storm water pollution and maintain compliance with Chapter 52 of the Santa Fe Springs City Code.
9. That the Applicant and/or his employees shall discourage any stopping or parking of trucks on the street or adjacent streets at all times.
10. That the Applicant shall comply with all Building Codes, Fire Codes, Zoning Code, and all applicable local laws.
11. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that the Applicant is aware of and accepts all the conditions of this Permit.

Conditional Use Permit Case No. 480-7

Page 7 of 7

12. That Conditional Use Permit Case No. 480 shall be subject to a compliance review in **one (1) year**, on or before **August 18, 2026**, to ensure that the use is still operating in strict compliance with the attached conditions of approval.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Claudia L. Jimenez, Economic Development Specialist

SUBJECT: **A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1005 AND MODIFICATION (“MOD”) CASE NO. 1361 - TO CONSTRUCT A NEW 19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND REDUCE THE REQUIRED FRONT YARD SETBACK BY 2’-0” ALONG FREEMAN AVENUE AND TELEGRAPH ROAD, LOCATED AT 10320 FREEMAN AVENUE (APN: 8011-005-013), IN THE M-2, HEAVY MANUFACTURING, ZONE.**

DATE: August 18, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve a one (1) year time extension for DPA 1005 and MOD 1361 (until August 18, 2026), subject to the conditions of approval.
- 2) 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:

Project/Applicant Information

Project Site: 10320 Freeman Avenue (APN: 8011-004-031)

Project Applicant: EPD Solutions Inc. on behalf of Bridgeland Resources,

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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LLC

Property Owner: Bridgeland Resources, LLC

General Plan Designation: Industrial

Zoning Designation: M-2 (Heavy Manufacturing)

Existing Use on Property: Undeveloped parcel, containing one active and two inactive oil wells

The Project Site is comprised of one existing parcel, 10320 Freeman Avenue (APN: 8011-04-031), measuring approximately 1.099 acres, and is located at the northeast corner of Freeman Avenue and Telegraph Road. The Project Site has a General Plan land use designation of Industrial and a zoning designation of M-2, Heavy Manufacturing. The existing parcel is currently undeveloped, separated by chain-link fencing, and surrounded by warehouses and office uses.

ANALYSIS:

On August 12, 2024, the Planning Commission approved DPA Case No. 1005 and MOD Case No. 1361 for the construction of a ±19,124 sq. ft. concrete tilt-up industrial building at 10320 Freeman Avenue, as well as a 2-foot reduction in the required front yard setback along both frontages.

Since then, the Owner has been actively working to plug and abandon the oil wells on the Property in preparation for development. The abandonment plans for each well have been prepared, and bids for the necessary work have been solicited. Although the Property has been listed for sale, the Owner has decided to proceed with development due to the lack of acceptable offers in the current market. Currently, site cleanup is underway, and the required plans and reports for the final design plan check submittal are being prepared. To date, the property has been continuously maintained and has not received any violations.

The applicant is requesting a one-year extension for DPA 1005 and MOD 1361 to accommodate the updated schedule for plug-and-abandonment (P&A) and surface restoration work at the Project Site. This includes obtaining CalGEM approvals, contractor mobilization, well abandonment procedures, and final site restoration, all in accordance with CalGEM requirements. The applicant has provided supporting documentation, including photos of the property's maintenance and debris clearance, a background of the site and its cleanup efforts, and a one-year performance schedule for tasks from July 2025 to June 2026.

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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Code Section:	Expiration:
§155.702	Unless otherwise in the action granting a modification, said modification which has not been utilized within 12 months from the effective date shall be null and void. Also the abandonment or nonuse of a modification for any period of 12 consecutive months shall terminate said modification and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

Code Section:	Expiration:
§155.745	Unless otherwise specified in the action granting development plan approval, said approval, which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. In addition, the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

ENVIRONMENTAL:

N/A

SUMMARY/NEXT STEPS:

Staff believes the applicant has demonstrated and will continue to act in good faith to complete the development. Extending DPA Case No. 1005 and MOD Case No. 1361 will ensure the entitlement remains valid and provide the property owner with the necessary time to proceed with well abandonment and construction. Therefore, staff recommends extending DPA Case No. 1005 and MOD Case No. 1361 for an additional twelve (12) months, until August 18, 2026, subject to the conditions of approval (attached). This extension will enable the applicant to continue working on the necessary tasks to meet the project's requirements and timelines.

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

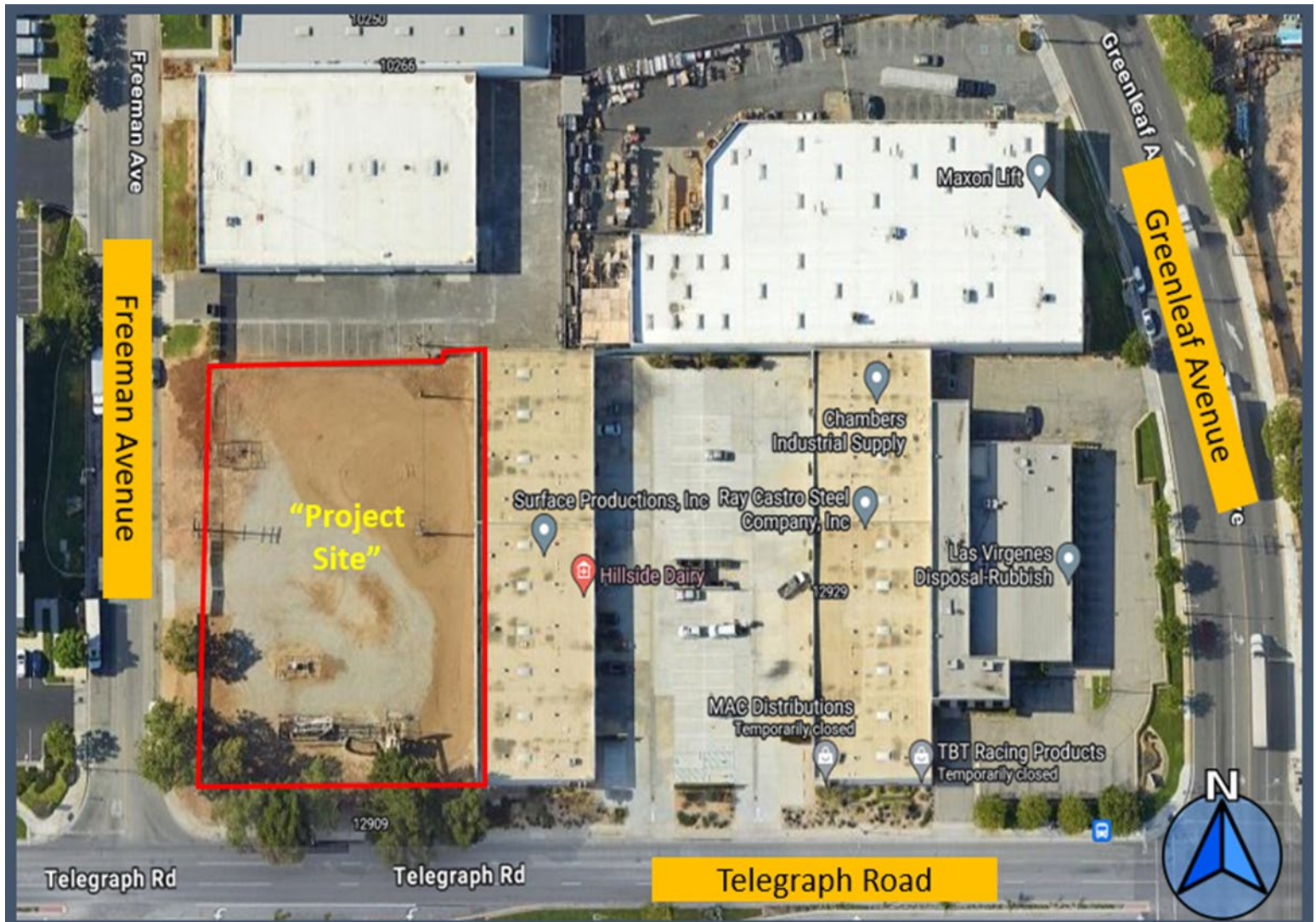
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ATTACHMENT(S):

1. Attachment A – Aerial Photo
2. Attachment B – Time Extension Request Letter
3. Attachment C – One-Year Performance Schedule
4. Attachment D – Site Photos
5. Attachment E – Conditions of Approval

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

Attachment A - Aerial Photo



Development Plan Approval (DPA) Case No. 1005
Modification (MOD) Case No. 1361

10320 Freeman Avenue
APN: 8011-004-031

Applicant: EPD Solutions on behalf of Bridgeland Resources LLC.

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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Attachment B - Time Extension Request Letter



Ernest J. Guadiana
D: 310.746.4412
eguadiana@elkinskalt.com
Ref: 14355-0003

Elkins Kalt Weintraub Reuben Gartside LLP

July 1, 2025

VIA ELECTRONIC MAIL & U.S. MAIL

Planning Commission
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Re: 1-Year time extension request of Development Plan Approval No. 1005 & Modification Permit Case No. 1361 for 10320 Freeman Avenue, Santa Fe Springs, CA 90670

Dear Commissioners:

Our office represents BRIDGELAND RESOURCES, LLC and BR SFS, LLC (“**Owner**”), the owner of the real property located at 12451 Telegraph Road in Santa Fe Springs, CA (APN: 8011-004-031) (“**Property**”). On August 12, 2024, the Planning Commission adopted Resolution No. 269-2024 approving Development Plan Approval No. 1005 (“**DPA No. 1005**”) and Modification Permit Case No. 1361 authorizing the subdivision and development on the Property and adjacent parcels. We attach Resolution No. 269-2024 as **Exhibit A**. Development Plan Approval No. 1005 (“**DPA No. 1005**”) authorized the construction of an approximately 19,124 square foot concrete tilt-up building on the Property (referred to as “10320 Freeman Avenue, Santa Fe Springs, CA 90670”).

DPA No. 930 is currently set to expire on August 10, 2025. *See* Staff Report, dated August 14, 2023 re: Consent Item 5.C: DPA No. 930, p. 2. Pursuant to Zoning Ordinance Section 155.745, **this letter requests a one-year extension of DPA No. 1005 7 MPC No. 1361 to August 12, 2026.**

Basis for Extension

“An extension of time may be granted by Commission or Council action.” *See* Resolution No. 269-2024, Condition #89; Zoning Ordinance § 155.745. While not required by Resolution No. 269-2024 or the Zoning Ordinance, good cause exists to grant the extension.

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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Attachment B - Time Extension Request Letter (Continued)

City of Santa Fe Springs
Planning Commission
July 1, 2025
Page 2

Since August 2024, the Owner has diligently worked to plug and abandon the oil wells located on the Property in preparation for development. Specifically, the Owner has prepared abandonment plans for each of the oil wells on the Property and has sought bids for the well abandonment work. While the Owner has, and continues to, list the Property for sale, due to the lack of acceptable offers based on current market conditions the Owner has elected to move forward with development directly. In fact, at this time, the owner is actively conducting site cleanup and preparing the necessary plans and reports for final design plan check submittal.

With the foregoing in mind, we respectfully request that the Planning Commission grant a one-year extension of DPA No. 1005 and MPC No. 1361 resulting in a new expiration date of September 10, 2026.

Please contact our office with questions or comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'ERNEST GUADIANA', with a long horizontal stroke extending to the right.

ERNEST GUADIANA
Elkins Kalt Weintraub Reuben Gartside LLP

cc: Cuong Nguyen
Vince Velasco

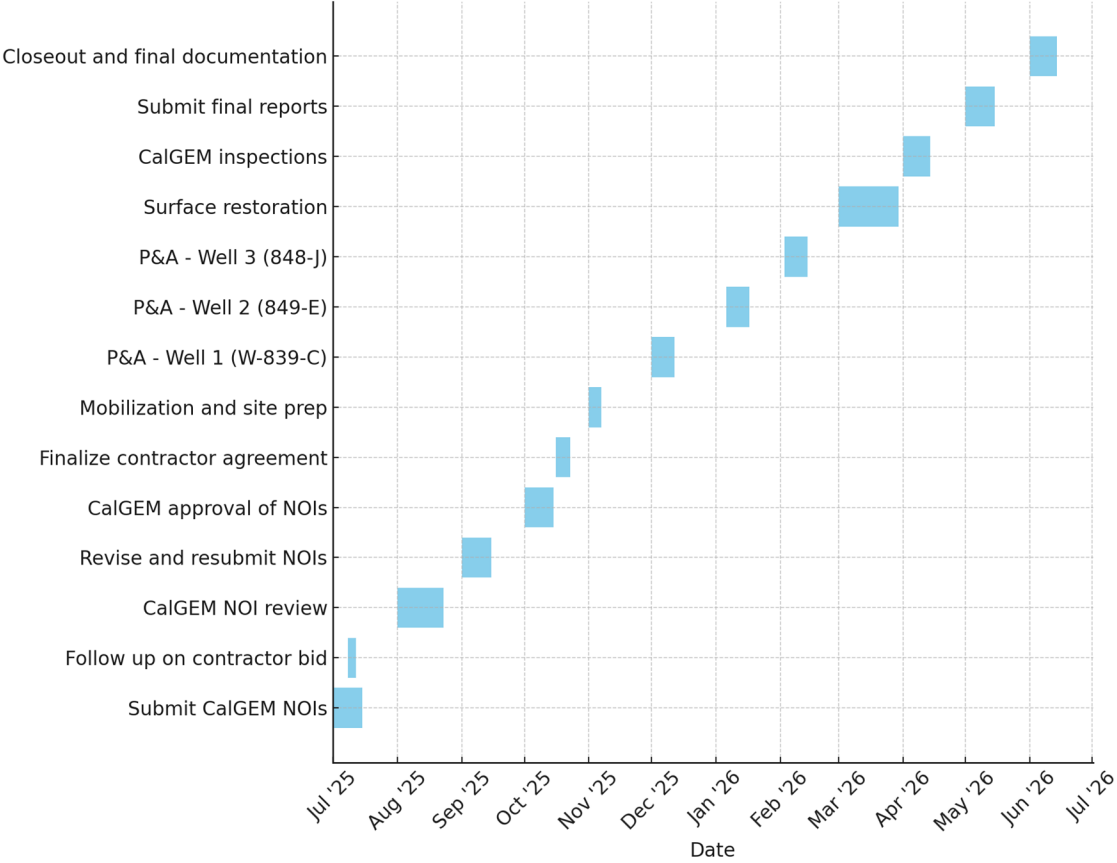
Attachment C – One Year Performance Schedule

NEC Freeman – One-Year Performance Schedule (July 2025–June 2026)

The following schedule outlines the proposed sequence and timing of plug-and-abandonment (P&A) and surface restoration work at the NEC Freeman site, consistent with CalGEM requirements and project timelines.

Timeline	Task	Duration	Notes
Jul 2025	Submit CalGEM NOIs	14 days	Initial submission of procedures for all 3 wells
Jul 2025	Follow up on contractor bid	4 days	Validate Rival's pricing and confirm scope
Aug 2025	CalGEM NOI review	22 days	First round review and feedback
Sep 2025	Revise and resubmit NOIs	14 days	Address CalGEM comments
Oct 2025	CalGEM approval of NOIs	14 days	Receive final approval and permits
Oct 2025	Finalize contractor agreement	7 days	Award contract and prepare mobilization
Nov 2025	Mobilization and site prep	6 days	Equipment staging and safety prep
Dec 2025	P&A - Well 1 (W-839-C)	11 days	Injection well with straightforward configuration
Jan 2026	P&A - Well 2 (849-E)	11 days	Complex well with multiple casing strings
Feb 2026	P&A - Well 3 (848-J)	11 days	Includes fish in hole, already cemented
Mar 2026	Surface restoration	29 days	Cone placement, regrading, and site cleanup
Apr 2026	CalGEM inspections	13 days	Verification of P&A depth, isolation, surface cone
May 2026	Submit final reports	14 days	Includes tagging logs, cement volumes, site photos
Jun 2026	Closeout and final documentation	13 days	Final summary report, compliance documentation

NEC Freeman P&A and Restoration Schedule (2025-2026)



Attachment D – Site Photos











Attachment E- Conditions of Approval

CONDITIONS OF APPROVAL

Development Plan Approval (DPA) Case No. 1005 &
Modification Permit (MOD) Case No. 1361

10320 Freeman Avenue

APN: 8011-004-031

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

STREETS

1. That the applicant shall pay a flat fee of \$43,955 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road and Freeman Avenue.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Telegraph Road Street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. Street improvements shall be constructed per Santa Fe Springs City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street improvements shall include the installation of (1) new driveway approach per City standard plan R-6.4C on Freeman Ave and (1) new ADA compliant curb ramp per Caltrans Standard plan A88A at the northeast corner of Telegraph Road and Freeman Ave. The curb and gutter shall be reconstructed along the Telegraph Road frontage from the local depression of the existing catch basin to the easterly property line. The existing driveway on Freeman Ave shall be removed and replaced with landscaping and new curb and gutter. Any curb and gutter replacement shall be per City standard plan R- 7.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall have posted “No Stopping Any Time” signs. City Forces will install the offsite signs and the applicant shall pay \$1,200 for the cost of installation.

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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6. That the applicant shall pay for and install, replace or modify any street name signs, traffic control signs, striping and pavement markings that may be required in conjunction with the development.
7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
8. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding any existing or new overhead utility services into the property along Telegraph Road and/or Freeman Avenue. This condition only pertains to the service line that branches off of a main/distribution/transmission line.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basins and appurtenances built for this project shall be constructed in accordance with current “California Regional Water Resources Control Board” specifications. New Public storm drain main lines or existing storm drain main line extensions, that may be required for storm water overflow, shall be approved by the City Engineer. Plan & Profiles must be prepared by a current California Licensed Civil Engineer for submittal.
10. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of any new Fire hydrants.
11. That sanitary sewer laterals shall be constructed in accordance with current LA County Building Code. Plans for Public sanitary sewer main lines or main line extensions shall be approved by the City Engineer and LA County Sanitation District. A sewer study and sewer flow test shall be submitted along with the sanitary sewer plans for proposed connections to any City of Santa Fe Springs owned sewer mains. The sewer study is to be submitted and stamped by a licensed Civil Engineer.
12. All buildings shall be connected to the sanitary sewers per current LA County Building Code.
13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamped approval from the Planning

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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Department and Public Works Water Department prior to the Fire Department's review of Fire Sprinkler Plan and/or Fire Protection plan. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.

14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the City storm drain system. Connections include storm water treatment BMP's, storm water overflow through parkway drains, culverts, or surface drainage onto the street.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed lateral connections to all Public water, reclaimed water, sanitary sewer, and storm drain main lines. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

FEES

16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That the applicant shall pay the water trunk line connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

18. That Civil Plans for Offsite Improvements shall be submitted to the Public Works Engineering Department for approval. The applicant shall pay review fees in conjunction with this submittal. A professional Civil Engineer registered in the State of California shall prepare the plans.
19. That a hydrology study shall be submitted to the Building Department for approval. The study shall be prepared by a Professional Civil Engineer.
20. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.

PLANNING COMMISSION AGENDA REPORT– MEETING OF AUGUST 18, 2025
Development Plan Approval Case No. 1005 and Modification Permit Case No. 1361

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21. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:

(Contact: Kevin Yang 562.868.0511 x 3818)

22. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
23. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a monitored manual/automatic fire alarm system in accordance with California Fire Code Section 907. Plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
24. 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. 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.
25. 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.
26. A methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Santa Fe Springs Department of Fire- Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Santa Fe Springs Department of Fire-Rescue.

27. All inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current California Geological Energy Management Division (CALGEM) standards.
28. All abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868.0511 x 3812)

29. Prior to issuance of building permits, the applicant shall comply with the applicable conditions below and obtain notification in writing from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once

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grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

Permits and approvals:

30. 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.
31. All abandoned pipelines, tanks, and related facilities shall be removed unless approved by the City Engineer and the Fire Chief. Appropriate permits for such works shall be secured before abandonment work begins.
32. The applicant shall comply with 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)

33. 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 and approved prior to building permit issuance.
34. 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.
35. 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

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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.

36. The proposed building, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces
37. 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.
38. Property must be properly maintained at all times. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.
39. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
40. 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.
41. During the construction phase of the proposed project, the contractor/project supervisor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency.
42. During the construction phase of the proposed project, the contractor/project supervisor shall maintain the job site in a clean and orderly manner. All trash, debris, and graffiti shall be removed immediately. Overgrown vegetation and weeds shall be cut and maintained on a regular basis. All dirt, dust, and debris that has migrated to the street shall be immediately cleaned. Portable toilets shall not be visible from the public street and maintained properly.

WASTE MANAGEMENT :

(Contact : Joe Barrios 562.409.7342)

43. 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.
44. 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.
45. 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 x7356)

46. This approval shall allow the Applicant to construct, operate, and maintain a new ±19,124 sq. ft. industrial building on the subject property located at 10320 Freeman Avenue (APN: 8011- 004-031)
47. Approval of Development Plan Approval (DPA) Case No. 1005 is still contingent upon the approval of Modification Permit (MOD) Case No. 1361, to allow a 2'-0" reduction of the required front yard setback along Freeman Avenue and Telegraph Road.
48. The Applicant shall submit a \$75 check made out to "LA County Registrar-Recorder/County Clerk", to the Community Development Department to file a Categorical Exemption from the California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
49. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with Ordinance No. 1054.
50. The subject property is located within the "Methane Zone". As a result, the applicant shall therefore 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 Building Division. Said indication shall be clearly printed with a minimum front size of 20 point.

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51. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
52. Prior to the grading permit, the property owner/developer shall submit and obtain approval for a Construction Maintenance Plan from the Community Development Department. Said plan shall identify all actions and resources that will be utilized to ensure the construction site is well-maintained and free from graffiti throughout the entire construction project. Resources may include, but are not limited to, security guards, fencing, lighting, and cameras.
53. In addition to a Construction Maintenance Plan, the owner/developer shall submit a maintenance deposit in the amount of \$.10 cents per square foot of the property. This deposit will serve as security for the ongoing maintenance of the development site, including the prevention and removal of graffiti, trash, and debris, throughout the duration of the project. The deposit may be used to cover the costs of any necessary maintenance activities on the development site if the developer fails to fulfill their obligations. The maintenance deposit shall be maintained until final approval is granted.
54. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - Name of the development/project.
 - Name of the development company.
 - Address or address range for the subject site.
 - 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. Prior to the commencement of construction activities, the applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
56. Secure fencing with locking gates and appropriate lighting shall be installed around the construction site and remain in place during construction to prevent trespassing and theft.
57. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development.
Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

58. Applicant must include the location of all easements on the construction plans. These easements must be clearly labeled and accurately depicted to ensure compliance with all relevant regulations and to prevent any conflicts during the construction process. The plans should be submitted to and approved by the Community Development Department prior to the issuance of any construction permits.
59. If there will be roof mounted equipment, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Community Development or designee.
- To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - A roof plan showing the location of all roof-mounted equipment;
 - Elevations of all existing and proposed mechanical equipment; and
 - A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
- NOTE: line-of-sight drawing and/or building cross section must be scaled.
60. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground, per Section 155.462 of the City's Zoning Code, except in the existing electrical overhead easement controlled by Edison.
61. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to the subject property. The applicant is responsible for complying with this requirement and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.
62. All fences, walls, gates, and similar improvements for the proposed development shall be subject to the prior approval of the Building Department, the Fire Department, and the Community Development Department.

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63. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of Building Official or designee (*Calculations are subject to change*). All outdoor trash enclosures shall provide a solid roof cover.
64. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
65. The proposed development must be constructed using the quality materials specified in the approved elevation plans. Any materials that become deteriorated, warped, discolored, or rusted must be promptly replaced.
66. If a double-check detector assembly is provided, the Community Development Department requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut-off wheel shall be located a maximum of two (2) feet above ground.
67. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure Standard W-20.
68. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff will not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

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69. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
70. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
71. The applicant shall submit a lighting program that is integrated into the landscape design (corner of Freeman and Telegraph Road) and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
72. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Community Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three-foot clearance on sides and back of the equipment, and eight-foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Community Development Department.)
73. The applicant or future owner shall be responsible for continually ensuring that future tenants do not allow commercial vehicles, trucks and/or truck tractors to queue on Freeman Avenue, use Freeman Avenue as a staging area, or to back-up onto the street from the subject property.
74. No portion of the required off – street parking and driveways areas shall be used for outdoor storage of any type, unless prior written approval is obtained from the Director of Community Development and the Fire Marshall.
75. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with the case. The development shall continuously provide the required amount of parking stalls, at a minimum of 39 parking stalls shall be provided

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76. All parking stalls shall be legible marked on the pavement. Additionally, all compact spaces shall be further identified by having the words “Compact” or comparable wording legible written on pavement, wheel stop or on a clearly visible sign.
77. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.
78. The Community Development Department shall first review and approve all sign proposals for the development. The sign plan includes a site plan, building elevations on which the sign will be located, size, style, and color of the proposed sign. All signs shall be installed in accordance with the sign standards of the Zoning Code and the Sign Guidelines of the City.
79. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - Covenants.
 1. The applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000. Et seq.
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant’s knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation, or other requirements of any federal, state, or local agency having jurisdiction concerning the environmental conditions of the Property.
 3. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related

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- building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
4. The applicant understands and agrees that any representation, actions, or approval by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state, or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state, or other local agency regulatory requirements. The applicant, not the City Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements
80. That the owner/applicant shall require and verify that all contractors and subcontractors 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.
81. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com>).
82. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modifications shall be subject to the review and approval of the Director of Community Development or his/her designee.
83. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development.
84. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes

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may also require approvals from other departments.

85. The applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or conditional contained herein.
86. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
87. 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.
88. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
89. 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

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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: Claudia L. Jimenez, Economic Development Specialist

SUBJECT: **PUBLIC HEARING – A REQUEST TO CONSIDER THE REVOCATION OF CONDITIONAL USE PERMIT (“CUP”) CASE NOS. 794, 591, 767, 655, 653, ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NOS. 25, 26, 44, 87, AND ENTERTAINMENT CONDITIONAL USE PERMIT (“ECUP”) CASE NO. 15 – BUSINESSES ARE NO LONGER IN OPERATION** *(CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)*

DATE: August 18, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral report, and any comments from the public regarding the revocation of Conditional Use Permit (“CUPs”) Case Nos. 794, 591, 767, 655, 653, Alcohol Sales Conditional Use Permit (“ASCUPs”) Case Nos. 25, 26, 44, 87, and Entertainment Conditional Use Permit (“ECUP”) Case No. 15, and thereafter, close the Public Hearing; and
- 2) Find and determine that, pursuant to Section 15061 (b) (3) “Common Sense” of the CEQA guideline, the project is Categorically Exempt; and
- 3) Find and determine that 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 support uses that have ceased operations for one year or more. Consequently, take action to revoke and nullify these Permits in accordance with the requirements

and provisions outlined under Section Code 155.811(D) of the City of Santa Fe Springs Municipal Code.

- 4) Adopt Resolution No's. 291-2025, 292-2025, 293-2025, 294-2025, 295-2025, 296-2025, 297-2025, 298-2025, 299-2025, and 300-2025 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 subject project, there is no ongoing fiscal impact.

BACKGROUND:

Project/Applicant

1. 10141 Freeman Avenue

- **CUP No.:** 794
- **Property Owner:** RGA Financial Management Inc.
10207 Freeman Avenue, Santa Fe Springs, CA 90670
- **Zoning Designation:** M-2 (Heavy Manufacturing)
- **Former Use:** Afterschool Youth Training Academy

Veritas Training Academy was granted a CUP for this property on December 10, 2018. The tenant's lease was up for renewal in 2023; however, the property owner did not extend the lease. As a result, the business has been non-operational for over two years.

2. 13808 Imperial Highway

- **CUP No.:** 591
- **Property Owner:** PS Southern California One Corp
PO Box 25025, Glendale, CA 91221
- **Zoning Designation:** M-1 PD (Light Manufacturing - Planned Development)
- **Former Use:** Church

Freedom Christian Church was granted a CUP for this property on May 29, 2001. However, in 2023, the property was sold, and the church vacated the premises. The site has since been redeveloped.

3. 9940 Bell Ranch Road

- **CUP No.:** 767

- **Property Owner:** AMB Property
60 State St. Ste 2200, Boston MA 02109 - C/O Prologis
- **Zoning Designation:** M-2 (Heavy Manufacturing)
- **Former Use:** Recycling Facility

Dano's Motorcycle Performance was granted a CUP for this property on October 12, 2015. The business is no longer operational.

4. 11642 Pike Street

- **CUP No.:** 655
- **Property Owner:** Dimas Diaz / Lili J. Diaz
13133 Stern Avenue, La Mirada, CA 90638
- **Zoning Designation:** M-2 (Heavy Manufacturing)
- **Former Use:** Truck Line

Reserve Truck Line was granted a CUP for this property on June 12, 2006. The business is no longer operational.

5. 14317 Valley View

- **CUP No.:** 653
- **Property Owner:** Franchise Realty Interstate Corp
5554 Market Place, Cypress, CA 90630
- **Zoning Designation:** ML-PD (Limited Manufacturing - Planned Development)
- **Former Use:** Telecommunication Wireless Facility Tower

Sprint/Nextel was granted a CUP for this property on October 27, 2006. The business is no longer operational.

6. 12623 Imperial Highway

- **ASCUP No.:** 25
- **Property Owner:** Bruce's Plaza Trust
15764 Mar Vista Street, Whittier, CA 90605
- **Zoning Designation:** MU-TOD (Mixed Use - Transit Oriented Development)
- **Former Use:** Restaurant & Bar

Bruce's Restaurant was granted an ASCUP for this property on January 26, 2004. The business is no longer operational, and the site is currently undergoing redevelopment.

7. 12623 Imperial Highway

- **ASCUP No.:** 26
- **Property Owner:** Bruce's Plaza Trust
15764 Mar Vista Street, Whittier, CA 90605
- **Zoning Designation:** MU-TOD (Mixed Use - Transit Oriented Development)
- **Former Use:** Liquor Store

Bruce's Liquor Store was granted an ASCUP for this property on January 26, 2004. The business is no longer operational, and the site is currently undergoing redevelopment.

8. 12801 Excelsior Drive

- **ASCUP No.:** 44
- **Property Owner:** GLC SFS II LLC
3333 Michelson Drive Ste #1050, Irvine, CA 92612 C/O Alan Cockburn
- **Zoning Designation:** M-2 (Heavy Manufacturing)
- **Former Use:** Warehouse and Distribution Center

Von's Distribution Center was granted an ASCUP for this property on October 13, 2008. The business is no longer operational.

9. 14404 Best Avenue

- **ASCUP No.:** 87
- **Property Owner:** Best Ave Centre LLC
PO Box 2423, Santa Ana, CA 92707
- **Zoning Designation:** M-2 (Heavy Manufacturing)
- **Former Use:** Warehouse and Distribution Center

Bay Cities was granted an ASCUP for this property on December 18, 2023. The business is no longer operational.

10. 12623 Imperial Highway

- **ECUP No.:** 15
- **Property Owner:** Bruce's Plaza Trust
15764 Mar Vista Street, Whittier, CA 90605
- **Zoning Designation:** MU-TOD (Mixed Use - Transit Oriented Development)
- **Former Use:** Restaurant & Bar (Entertainment Use)

Bruce's Restaurant was granted an ECUP for this property on June 9, 2014. The entertainment service is no longer operational; the site is currently undergoing redevelopment.

MUNICIPAL CODE REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations
Section 155.811 – GROUND FOR REVOCATION (D)
Any variance, modification, permit, or other approval may be revoked and nullified if it is found that any one of the following conditions apply:
(D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

ANALYSIS:

As outlined in Section 155.811 of the City's Zoning Code, the Planning Commission has the authority to revoke any Conditional Use Permit (CUP), Alcohol Sales Conditional Use Permit (ASCUP), or Entertainment Conditional Permit (ECUP) if the use for which the permit was granted has ceased to exist or has been suspended for one year or more. In this case, the businesses associated with the aforementioned permits have ceased operations or the associated site has been redeveloped. The absence of active use for over a year meets the criteria for permit revocation as set forth by the Zoning Code. These permits were granted based on specific operations, which are no longer in effect, and continued existence of these permits is no longer necessary.

Additionally, keeping inactive permits on record could create confusion for future developments or planning actions on these sites. Revoking these permits will align with the intent of the Zoning Code to ensure that permits are only maintained for businesses or organizations that are actively operating, thereby streamlining the regulatory process and avoiding unnecessary oversight.

ENVIRONMENTAL DETERMINATION:

This Project has been determined to be exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with the "General Rule" of the State CEQA Guidelines. CEQA applies only to projects that have the potential to cause significant environmental impacts. Since the proposed revocation of these permits is not expected to result in any significant impact, no unusual circumstances warrant further review.

LEGAL NOTICE OF PUBLIC HEARING

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

In accordance with Section 155.813, a letter (copy attached as Revocation Letter) was mailed to the business owner via Certified Mail at least ten days prior to the date of this hearing to revoke and nullify Conditional Use Case Nos. 794, 591, 767, 655, 653, and Alcohol Sales Conditional Use Permit ("ASCUPs") Case Nos. 25, 26, 44, 87, and Entertainment Conditional Use Permit ("ECUP") Case No. 15. The property owners were also notified of the hearing and provided an opportunity to appeal the revocation of each Permit.

Legal notice of the Public Hearing to revoke and nullify Conditional Use Permit Cases No. 794, 591, 767, 655, 653, Alcohol Sales Conditional Use Permit Cases No. 25, 26, 44, 87, and Entertainment Conditional Use Permit Case No. 15 was also sent via 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 2025. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on May 29, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of May 29, 2025, Staff has not received any inquiries regarding the proposal, and Applicant(s) did not submit a formal appeal

Attachments:

1. Public Hearing Notices
2. Real Quest Report – Current Property Owners
3. Expired Business license
4. Resolution No's:
 - 291-2025
 - 292-2025
 - 293-2025
 - 294-2025
 - 295-2025
 - 296-2025
 - 297-2025
 - 298-2025
 - 299-2025
 - 300-2025

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment No.1

Public Hearing Notices



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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, August 18, 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, August 18, 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.

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 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, August 18, 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.

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



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

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

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

SITE/OWNER: 14404 Best Avenue (APN: 8069-001-038) / Best Ave Centre LLC

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, August 18, 2025, at 6:00 p.m.**

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

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

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

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



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

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

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

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

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, August 18, 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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PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: EsmeraldaElise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 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, August 18, 2025, at 6:00 p.m.**

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

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

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

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



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**NOTICE OF PUBLIC HEARING
REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 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, August 18, 2025, at 6:00 p.m.**

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

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

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

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



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NOTICE OF PUBLIC HEARING REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 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, August 18, 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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PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: EsmeraldaElise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

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



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NOTICE OF PUBLIC HEARING REVOCATION OF CONDITIONAL USE PERMIT 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, August 18, 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, August 18, 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.

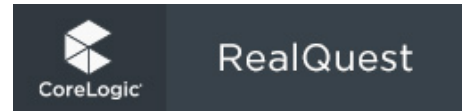
Attachment No. 2

Real Quest Report – Current Property Owners

Property Detail Report

For Property Located At :

**12623 IMPERIAL HWY, SANTA FE SPRINGS, CA
90670**



Owner Information

Bldg Card: 000 of 004

Owner Name: **BRUCES PLAZA TRUST**
Mailing Address: **15764 MAR VISTA ST, WHITTIER CA 90605-1325 C038**
Vesting Codes: **// PT**

Location Information

Legal Description: **TR=RANCHO SANTA GERTRUDES SECTIONS TOWNSHIP AND RANGE LOT COM E 67 FT AND N 50 FT AND E ON N LINE OF IMPERIAL HWY 113 FT FROM SW COR OF SW 1/4 OF SEC 8 T 3S R 11W TH E ON SD N LINE 101.31 FT LOT 8**

County:	LOS ANGELES, CA	APN:	8026-042-006
Census Tract / Block:	5042.00 / 2	Alternate APN:	
Township-Range-Sect:	3S-11-08	Subdivision:	
Legal Book/Page:		Map Reference:	61-C6 /
Legal Lot:	8	Tract #:	
Legal Block:		School District:	WHITTIER UN
Market Area:	M2	School District Name:	WHITTIER UN
Neighbor Code:		Munic/Township:	STA FE SPR

Owner Transfer Information

Recording/Sale Date:	05/14/2024 / 05/06/2024	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	315029		

Last Market Sale Information

Recording/Sale Date:	05/13/1983 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	541051	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	12/21/1978 /	Prior Lender:	
Prior Sale Price:	\$384,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1415284	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1961 /	Total Rooms/Offices		Garage Area:	
Gross Area:	47,211	Total Restrooms:		Garage Capacity:	
Building Area:	47,211	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	POOL
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSC4*	Acres:	1.10	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	47,944	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

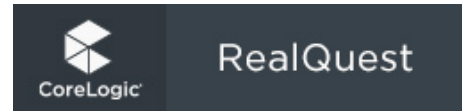
Total Value:	\$852,706	Assessed Year:	2024	Property Tax:	\$18,764.29
Land Value:	\$253,135	Improved %:	70%	Tax Area:	5369
Improvement Value:	\$599,571	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$852,706				

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

**12623 IMPERIAL HWY, SANTA FE SPRINGS, CA
90670**



Owner Information

Bldg Card: 000 of 004

Owner Name: **BRUCES PLAZA TRUST**
Mailing Address: **15764 MAR VISTA ST, WHITTIER CA 90605-1325 C038**
Vesting Codes: **// PT**

Location Information

Legal Description: **TR=RANCHO SANTA GERTRUDES SECTIONS TOWNSHIP AND RANGE LOT COM E 67 FT AND N 50 FT AND E ON N LINE OF IMPERIAL HWY 113 FT FROM SW COR OF SW 1/4 OF SEC 8 T 3S R 11W TH E ON SD N LINE 101.31 FT LOT 8**

County:	LOS ANGELES, CA	APN:	8026-042-006
Census Tract / Block:	5042.00 / 2	Alternate APN:	
Township-Range-Sect:	3S-11-08	Subdivision:	
Legal Book/Page:		Map Reference:	61-C6 /
Legal Lot:	8	Tract #:	
Legal Block:		School District:	WHITTIER UN
Market Area:	M2	School District Name:	WHITTIER UN
Neighbor Code:		Munic/Township:	STA FE SPR

Owner Transfer Information

Recording/Sale Date:	05/14/2024 / 05/06/2024	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	315029		

Last Market Sale Information

Recording/Sale Date:	05/13/1983 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	541051	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	12/21/1978 /	Prior Lender:	
Prior Sale Price:	\$384,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1415284	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1961 /	Total Rooms/Offices		Garage Area:	
Gross Area:	47,211	Total Restrooms:		Garage Capacity:	
Building Area:	47,211	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	POOL
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSC4*	Acres:	1.10	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	47,944	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$852,706	Assessed Year:	2024	Property Tax:	\$18,764.29
Land Value:	\$253,135	Improved %:	70%	Tax Area:	5369
Improvement Value:	\$599,571	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$852,706				

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

**12801 EXCELSIOR DR, SANTA FE SPRINGS, CA
90670-5495**



Owner Information

Bldg Card: 000 of 005

Owner Name: **GLC SFS II LLC**
Mailing Address: **3333 MICHELSON DR STE 1050, IRVINE CA 92612-1606 C/O ALAN COCKBURN**
Vesting Codes: **//**

Location Information

Legal Description: **LOT COM N 150 FT AND E 50 FT FROM SW COR OF NW1/4 OF SEC 20 T 3S R 11W TH E 240.4 FT TH S TO N LINE OF EXCELSIOR DR TH E THEREON AND N ON W LINE OF SHOEMAKER AVE TO SW LINE OF SPRR R/W TH PART OF LOT 3 TRACT NO 681**

County:	LOS ANGELES, CA	APN:	8082-003-010
Census Tract / Block:	9800.34 / 1	Alternate APN:	
Township-Range-Sect:	3S-00-20	Subdivision:	681
Legal Book/Page:	15-133	Map Reference:	82-C3 /
Legal Lot:	3	Tract #:	681
Legal Block:		School District:	NORWALK LA MIRADA
Market Area:	M1	School District Name:	NORWALK LA MIRADA
Neighbor Code:		Munic/Township:	SANTA FE SP

Owner Transfer Information

Recording/Sale Date:	08/17/2018 / 08/13/2018	Deed Type:	CORRECTION DEED
Sale Price:		1st Mtg Document #:	
Document #:	831872		

Last Market Sale Information

Recording/Sale Date:	05/26/2016 / 05/24/2016	1st Mtg Amount/Type:	/
Sale Price:	\$147,500,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	602076	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$232.63
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE/CA		
Lender:			
Seller Name:	VONS COMPANIES INC		

Prior Sale Information

Prior Rec/Sale Date:	03/27/2001 / 03/20/2001	Prior Lender:	
Prior Sale Price:	\$27,000,270	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	500124	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1961 /	Total Rooms/Offices		Garage Area:	
Gross Area:	634,060	Total Restrooms:		Garage Capacity:	
Building Area:	634,060	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSM2	Acres:	76.07	County Use:	WHSE-50000+ SF (3330)
Lot Area:	3,313,637	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$171,272,211	Assessed Year:	2024	Property Tax:	\$2,261,207.95
Land Value:	\$94,007,466	Improved %:	45%	Tax Area:	6689
Improvement Value:	\$77,264,745	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$171,272,211				

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

14404 BEST AVE, SANTA FE SPRINGS, CA 90670-5133



RealQuest

Bldg Card: 000 of 004

Owner Information

Owner Name: **BEST AVE CENTRE LLC**
 Mailing Address: **PO BOX 2423, SANTA ANA CA 92707-0423 B004**
 Vesting Codes: **// CO**

Location Information

Legal Description: **PARCEL MAP AS PER BK 53 PG 10 OF P M LOT 2**
 County: **LOS ANGELES, CA** APN: **8069-001-038**
 Census Tract / Block: **9800.34 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: **53-10** Map Reference: **82-D2 /**
 Legal Lot: **2** Tract #:
 Legal Block: School District: **NORWALK LA MIRADA**
 Market Area: **M3** School District Name: **NORWALK LA MIRADA**
 Neighbor Code: Munic/Township: **SANTA FE SP**

Owner Transfer Information

Recording/Sale Date: **01/28/2011 / 01/20/2011** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **156981**

Last Market Sale Information

Recording/Sale Date: **02/16/1983 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$6,700,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **CONFIRMED** 1st Mtg Document #: **/**
 Document #: **185409** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$21.61**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1974 /	Total Rooms/Offices		Garage Area:	
Gross Area:	310,000	Total Restrooms:	21	Garage Capacity:	
Building Area:	310,000	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSM2*	Acres:	16.58	County Use:	WHSE-50000+ SF (3330)
Lot Area:	722,292	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$14,673,209	Assessed Year:	2024	Property Tax:	\$226,944.50
Land Value:	\$8,229,775	Improved %:	44%	Tax Area:	6721
Improvement Value:	\$6,443,434	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$14,673,209				

Latest Recording: 04/10/2025

Property Detail Report

For Property Located At :

**13808 IMPERIAL HWY, SANTA FE SPRINGS, CA
90670**



Owner Information

Owner Name: **PS SOUTHERN CALIFORNIA ONE CORP**
 Mailing Address: **PO BOX 25025, GLENDALE CA 91221-5025 B900**
 Vesting Codes: **//**

Location Information

Legal Description: **P M 216-73-74 LOT 1**
 County: **LOS ANGELES, CA** APN: **8044-030-009**
 Census Tract / Block: **9800.34 / 1** Alternate APN:
 Township-Range-Sect: **61-E6 /** Subdivision: **PARCEL MAP 19614**
 Legal Book/Page: **61-E6 /** Map Reference:
 Legal Lot: **1** Tract #:
 Legal Block: **1** School District: **NORWALK LA MIRADA**
 Market Area: **M3** School District Name: **NORWALK LA MIRADA**
 Neighbor Code: **1** Munic/Township: **SANTA FE SP**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: **1st Mtg Document #:**
 Document #: **1st Mtg Document #:**

Last Market Sale Information

Recording/Sale Date: **12/30/2021 / 12/29/2021** 1st Mtg Amount/Type: **/**
 Sale Price: **\$11,250,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1932345** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **1932345** Price Per SqFt: **\$206.77**
 New Construction: **1932345** Multi/Split Sale:
 Title Company: **TICOR TITLE NAT'L COM'L SVCS**
 Lender:
 Seller Name: **SAN ANTONIO LLC**

Prior Sale Information

Prior Rec/Sale Date: **06/29/2007 / 06/11/2007** Prior Lender: **BANK OF AMERICA**
 Prior Sale Price: **\$5,450,000** Prior 1st Mtg Amt/Type: **\$3,600,000 / CONV**
 Prior Doc Number: **1564486** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff: **1956 / 1970** Total Rooms/Offices
 Gross Area: **54,408** Total Restrooms:
 Building Area: **54,408** Roof Type:
 Tot Adj Area: **54,408** Roof Material:
 Above Grade: **54,408** Construction:
 # of Stories: **54,408** Foundation:
 Other Improvements: **54,408** Exterior wall:
 Basement Area:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: **SSM1-BP*** Acres: **3.53** County Use: **WHSE-50000+ SF (3330)**
 Lot Area: **153,552** Lot Width/Depth: **x** State Use:
 Land Use: **WAREHOUSE** Res/Comm Units: **/** Water Type:
 Site Influence: **WAREHOUSE** Sewer Type:

Tax Information

Total Value: **\$11,704,500** Assessed Year: **2024** Property Tax: **\$147,846.24**
 Land Value: **\$11,704,500** Improved %:
 Improvement Value: **2024** Tax Area: **6689**
 Total Taxable Value: **\$11,704,500** Tax Exemption:

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

**14317 VALLEY VIEW AVE, SANTA FE SPRINGS, CA
90670-5217**



Owner Information

Owner Name: **FRANCHISE REALTY INTERSTATE CORP**
Mailing Address: **5554 MARKET PL, CYPRESS CA 90630-4710 C039**
Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 2151 LOT COM S 0 44'20" E 150 FT AND S 89 28'40" W 20 FT AND S 0 44'20" E 40 FT FROM NE COR OF LOT 4 TH S 0 44'20" E 175 FT TH S 89 28'40" W 155 FT TH N 0 44'20" W 175 FT TH 89 28' LOT 4**

County:	LOS ANGELES, CA	APN:	8069-006-010
Census Tract / Block:	9800.34 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	2151
Legal Book/Page:	27-34	Map Reference:	82-F2 /
Legal Lot:	4	Tract #:	2151
Legal Block:		School District:	NORWALK LA MIRADA
Market Area:	M3	School District Name:	NORWALK LA MIRADA
Neighbor Code:		Munic/Township:	SANTA FE SP

Owner Transfer Information

Recording/Sale Date:	03/18/1997 /	Deed Type:	CORPORATION GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	406506		

Last Market Sale Information

Recording/Sale Date:	08/02/1974 /	1st Mtg Amount/Type:	/
Sale Price:	\$207,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$52.39
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1969 / 1980	Total Rooms/Offices		Garage Area:	
Gross Area:	3,961	Total Restrooms:		Garage Capacity:	
Building Area:	3,961	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSC4*	Acres:	0.62	County Use:	RESTAURANT (21T0)
Lot Area:	27,134	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$762,164	Assessed Year:	2024	Property Tax:	\$17,059.20
Land Value:	\$171,116	Improved %:	78%	Tax Area:	6689
Improvement Value:	\$591,048	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$762,164				

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

11642 PIKE ST, SANTA FE SPRINGS, CA 90670-2938



RealQuest

Owner Information

Owner Name: **DIAZ DIMAS/DIAZ LILI J**
 Mailing Address: **13133 STERN AVE, LA MIRADA CA 90638-2453 C025**
 Vesting Codes: **//**

Location Information

Legal Description: **RANCHO SANTA GERTRUDES SECTIONS TOWNSHIP AND RANGE LOT COM S 77 21'35" E 144.18 FT FROM NW COR OF 8.64 AC PARCEL OF LAND (PER L S 41-13) TH S 76 31'50" E TO A LINE PARALLEL WITH AND DIST SE AT R/A LOT 31**

County:	LOS ANGELES, CA	APN:	8002-013-001
Census Tract / Block:	5027.00 / 4	Alternate APN:	
Township-Range-Sect:	2S-11-31	Subdivision:	SANTA GERTRUDES RHO
Legal Book/Page:	1-156	Map Reference:	61-B2 /
Legal Lot:	31	Tract #:	
Legal Block:		School District:	WHITTIER UN
Market Area:	W1	School District Name:	WHITTIER UN
Neighbor Code:		Munic/Township:	SANTA FE SP

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	01/14/2015 / 11/18/2014	1st Mtg Amount/Type:	\$2,280,000 / CONV
Sale Price:	\$2,850,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	46262
Document #:	46261	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$238.93
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:	CITY NAT'L BK		
Seller Name:	HACK TIMOTHY & BARBARA		

Prior Sale Information

Prior Rec/Sale Date:	06/23/2006 / 06/05/2006	Prior Lender:	FARMERS & MERCHANTS BK/LNG BCH
Prior Sale Price:	\$2,500,000	Prior 1st Mtg Amt/Type:	\$1,250,000 / CONV
Prior Doc Number:	1384673	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1999 / 1999	Total Rooms/Offices		Garage Area:	
Gross Area:	11,928	Total Restrooms:		Garage Capacity:	
Building Area:	11,928	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSM2*	Acres:	8.64	County Use:	WHSE-UNDER 10000 SF (3300)
Lot Area:	376,358	Lot Width/Depth:	171 x 394	State Use:	
Land Use:	WAREHOUSE	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$3,358,105	Assessed Year:	2024	Property Tax:	\$41,376.44
Land Value:	\$2,356,567	Improved %:	30%	Tax Area:	5912
Improvement Value:	\$1,001,538	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$3,358,105				

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

**9810 BELL RANCH DR, SANTA FE SPRINGS, CA
90670-2952**



Owner Information

Owner Name: **DPJV LLC &/PJV LLC**
Mailing Address: **411 BOREL AVE STE 410, SAN MATEO CA 94402-3519 C020**
Vesting Codes: **// CO**

Bldg Card: 000 of 005

Location Information

Legal Description: **P M 196-24-26 LOT 1**
County: **LOS ANGELES, CA** APN: **8005-023-019**
Census Tract / Block: **5027.00 / 4** Alternate APN:
Township-Range-Sect: Subdivision:
Legal Book/Page: **196-24** Map Reference: **61-B2 /**
Legal Lot: **1** Tract #:
Legal Block: School District: **WHITTIER UN**
Market Area: **W1** School District Name: **WHITTIER UN**
Neighbor Code: Munic/Township: **SANTA FE SP**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: **03/09/1999 / 03/09/1999** 1st Mtg Amount/Type: **/**
Sale Price: **\$4,065,040** 1st Mtg Int. Rate/Type: **/**
Sale Type: 1st Mtg Document #: **/**
Document #: **389014** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$37.41**
New Construction: Multi/Split Sale: **MULTIPLE**
Title Company:
Lender:
Seller Name: **CT XXXI-BELL RANCH LLC**

Prior Sale Information

Prior Rec/Sale Date: **08/21/1997 /** Prior Lender: **MISCELLANEOUS FIN**
Prior Sale Price: Prior 1st Mtg Amt/Type: **\$6,320,000 /**
Prior Doc Number: **1175686** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**
Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1989 /	Total Rooms/Offices		Garage Area:	
Gross Area:	108,649	Total Restrooms:		Garage Capacity:	
Building Area:	108,649	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	8.56	County Use:	WHSE-50000+ SF (3330)
Lot Area:	373,064	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$6,624,663	Assessed Year:	2024	Property Tax:	\$97,674.97
Land Value:	\$3,073,975	Improved %:	54%	Tax Area:	5947
Improvement Value:	\$3,550,688	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$6,624,663				

Property Detail Report

For Property Located At :

**10207 FREEMAN AVE, SANTA FE SPRINGS, CA
90670-3409**



RealQuest

Owner Information

Owner Name: **RGA FINANCIAL MANAGEMENT INC**
Mailing Address: **10207 FREEMAN AVE, SANTA FE SPRINGS CA 90670-3409 C019**
Vesting Codes: **// CO**

Location Information

Legal Description:	TR=33485 LOT 6	APN:	8011-007-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	5042.00 / 2	Subdivision:	33485
Township-Range-Sect:		Map Reference:	61-C3 /
Legal Book/Page:	892-57	Tract #:	33485
Legal Lot:	6	School District:	WHITTIER UN
Legal Block:		School District Name:	WHITTIER UN
Market Area:	W1	Munic/Township:	SANTA FE SP
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/31/2006 / 01/24/2006	Deed Type:	GRANT DEED
Sale Price:	\$2,650,000	1st Mtg Document #:	225525
Document #:	225524		

Last Market Sale Information

Recording/Sale Date:	10/30/1996 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1758869	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	CHICAGO TITLE INS CO		
Lender:			
Seller Name:	LAI		

Prior Sale Information

Prior Rec/Sale Date:	10/30/1996 /	Prior Lender:	HELLER FIRST CAP CORP
Prior Sale Price:	\$840,000	Prior 1st Mtg Amt/Type:	\$756,000 / CONV
Prior Doc Number:	1758865	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1979 / 1979	Total Rooms/Offices		Garage Area:	
Gross Area:	22,562	Total Restrooms:		Garage Capacity:	
Building Area:	22,562	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSM2*	Acres:	0.60	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	26,155	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

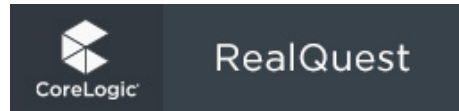
Total Value:	\$2,679,566	Assessed Year:	2024	Property Tax:	\$33,736.96
Land Value:	\$937,845	Improved %:	65%	Tax Area:	9049
Improvement Value:	\$1,741,721	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$2,679,566				

Latest Recording: **04/10/2025**

Property Detail Report

For Property Located At :

**12623 IMPERIAL HWY, SANTA FE SPRINGS, CA
90670**



Owner Information

Bldg Card: 000 of 004

Owner Name: **BRUCES PLAZA TRUST**
Mailing Address: **15764 MAR VISTA ST, WHITTIER CA 90605-1325 C038**
Vesting Codes: **// PT**

Location Information

Legal Description: **TR=RANCHO SANTA GERTRUDES SECTIONS TOWNSHIP AND RANGE LOT COM E 67 FT AND N 50 FT AND E ON N LINE OF IMPERIAL HWY 113 FT FROM SW COR OF SW 1/4 OF SEC 8 T 3S R 11W TH E ON SD N LINE 101.31 FT LOT 8**

County:	LOS ANGELES, CA	APN:	8026-042-006
Census Tract / Block:	5042.00 / 2	Alternate APN:	
Township-Range-Sect:	3S-11-08	Subdivision:	
Legal Book/Page:		Map Reference:	61-C6 /
Legal Lot:	8	Tract #:	
Legal Block:		School District:	WHITTIER UN
Market Area:	M2	School District Name:	WHITTIER UN
Neighbor Code:		Munic/Township:	STA FE SPR

Owner Transfer Information

Recording/Sale Date:	05/14/2024 / 05/06/2024	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	315029		

Last Market Sale Information

Recording/Sale Date:	05/13/1983 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	541051	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	12/21/1978 /	Prior Lender:	
Prior Sale Price:	\$384,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1415284	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1961 /	Total Rooms/Offices		Garage Area:	
Gross Area:	47,211	Total Restrooms:		Garage Capacity:	
Building Area:	47,211	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	POOL
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	SSC4*	Acres:	1.10	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	47,944	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$852,706	Assessed Year:	2024	Property Tax:	\$18,764.29
Land Value:	\$253,135	Improved %:	70%	Tax Area:	5369
Improvement Value:	\$599,571	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$852,706				

Latest Recording: **04/10/2025**

Attachment No. 3
Expired Business License Report

Fw: [HdL Companies] Re: Fw: BOTC inactivity research request

From Laura Valenzuela <lauravalenzuela@santafesprings.gov>

Date Tue 4/1/2025 7:49 AM

To Claudia Jimenez <claudiajimenez@santafesprings.gov>

Good Morning Claudia,

Here is the response from HDL in regards to the businesses below. I did let them know that Bruce's was closed already but I will let them know to close the rest of them as they are no longer operating. Let me know if you have any questions.

Thank you,



From: Ian Dunlap (Support) <request@hdlgov.com>

Sent: Friday, March 28, 2025 11:03 AM

To: Laura Valenzuela <lauravalenzuela@santafesprings.gov>

Subject: [HdL Companies] Re: Fw: BOTC inactivity research request

78130 support.hdlgov.com/hc/requests/78130

Good Morning Laura,

We can provide the below breakdown of the requested business accounts. We cannot speak to the practices of closing inactive licenses prior to HdL handling your business license administration, but we currently do not close accounts due to inactivity. Our team will only close out an account if a business confirms their closure and resolves any remaining obligations, or if your city team notifies us that a business is closed and you would like us to no longer pursue the account.

- Veritas Training Facility - 10141 Freeman Avenue.
 - This Account fell into delinquency in 2023. Our team has made attempts to follow up with the business. Mail was returned to us per the owner no longer being at the address. Our team has been unable to track down new contact information
- Freedom Christian Church - 13808 Imperial Highway
 - Churches are exempt from needing to obtain a business license and I do not see history of an account for their activity. There is now a current license for the business at the address now under account 15813765 - DBA: PUBLIC STORAGE [#29300](#)
- *Dano's Motorcycle Performance - 9940 Bell Ranch Road
 - We have limited historical data imported into our system under account 15803563 - DANO'S MOTORCYCLE PERFORMANCE. We would not have other context other than the account was closed as of 02/15/14. There is a wholesale tobacco distributor at the location which is currently licensed under account 15812144 - E&B FLAVOR, INC
- Reserve Truck Line - 11642 Pike Street
 - We would also have limited information for account 15803422 - RESERVE TRUCK LINES INC. other than it became delinquent in 2016 and the account was closed in 2022 due to inactivity. There is account 15803427 - JESS DIAZ TRUCKING currently at the address which has been licensed from 4/01/2015 to the current period.
- Calvary Hosanna Church - 13112 Telegraph Road
 - Account 15811339 - IGLESIA PALABRA DE GRACIA is a church that is currently operating from the address as of 10/01/2019 to the current period.
- Sprint/Nextel (Franchise Realty Interstate Corp) - 14317 Valley View

- We do not have history in our system of a business license account for Sprint/Nextel. Account 15811820 - MCDONALD'S [#01337](#) is currently licensed at the address
- Bruce's Restaurant - 12623 Imperial Highway
 - Account 15808296 - BRUCES RESTAURANT was closed as of 07/01/2024
- Von's Distribution Center - 12801 Excelsior Drive
 - Account 15805008 - THE VONS COMPANIES, INC. [#6761](#) was closed as of 10/7/2017. There is currently a 15812728 - MAERSK WAREHOUSING & DISTRIBUTION SERVICES USA LLC licensed at the location from 07/01/2023 to current.
- Bay Cities - 14404 Best Avenue
 - Account 15802158 - FIRST OP INTERNATIONAL INC. is the only account we have on file for this address. It has been licensed from 2/01/2021 through current. There is account 15805880 - BAY CITIES PACKAGING & DESIGN located at address 9206 SANTA FE SPRINGS RD. This account has been licensed from 11/01/2021 through current.

Please let us know if we can provide any further assistance.

Kind Regards,

--

Ian Dunlap - Client Analyst

Phone: 909 479 2100

 HdL Companies

This email is a service from TFA - Operations. Delivered by [Zendesk](#)

On March 27, 2025 at 6:23:58 PM UTC, Laura Valenzuela lauravalenzuela@santafesprings.gov wrote:

Good Morning,

Can I please ask for your assistance with this?

Thank you,



From: Claudia Jimenez <claudiajimenez@santafesprings.gov>
Sent: Tuesday, March 25, 2025 9:51 AM
To: Laura Valenzuela <lauravalenzuela@santafesprings.gov>
Subject: BOTC inactivity research request

Hi Laura,

I hope this message finds you well.

The businesses listed below are no longer operating in our city, and I would like to confirm the dates when they initiated their BOTC and when it became inactive. If the business is still listed as active and inactivity details are not available, could you please clarify the process for marking it as inactive? Additionally, I would highly appreciate if you can explain when as to whether a business becomes inactive due to unpaid fees, after a year of inactivity, or ...

- **Veritas Training Facility - 10141 Freeman Avenue.**
 - Veritas Training Academy was granted a Conditional Use Permit (CUP) for the property located at 10141 Freeman Ave on December 10, 2018. The tenant's lease was up for renewal in 2023; however, the property owner did not extend the lease. As a result, the business has been non-operational for a period exceeding two years.

- **Freedom Christian Church - 13808 Imperial Highway**

- Freedom Christian Church was granted a Conditional Use Permit (CUP) for the property located at 13808 Imperial Highway on May 29, 2001. However, in 2023, the property was sold, and the church vacated the premises. The site has since been redeveloped (storage facility)

- ***Dano's Motorcycle Performance - 9940 Bell Ranch Road**

- Dano's Motorcycle Performance was granted a Conditional Use Permit for the property located at 9940 Bell Ranch Road on October 12, 2015. However, this business is no longer in operation. We would like to confirm the dates when the business became active and inactive under the BOTC, and if possible, provide information about the new business currently operating at this site.

- **Reserve Truck Line - 11642 Pike Street**

- Reserve Truck Line (CUP 655) was granted a Conditional Use Permit for the property located at 11642 Pike Street on June 12, 2006. However, the business is no longer operational, we would like to confirm when it became active and inactive BOTC, and if possible, provide information about the new business currently operating at this site.

- *** Calvary Hosanna Church - 13112 Telegraph Road**

- Calvary Hosanna Church (551) was granted a Conditional Use Permit for the property located at 13112 Telegraph Road on November 19, 2018. However, this business is no longer in operation. We would like to confirm if the new business is a church use and if so state when the BOTC became active.

- **Sprint/Nextel (Franchise Realty Interstate Corp) - 14317 Valley View**

- Sprint/Nextel was granted a Conditional Use Permit for the property located at 14317 Valley View on October 27, 2006. However, in 2014, Nextel exercised its right to terminate the individual lease agreement with the property owner for technological reasons and removed its equipment from the site, with the termination taking effect on December 31, 2014.

- **Bruce's Restaurant - 12623 Imperial Highway (ASCUP # 25, ASCUP#26, and ECUP #15)**

- Bruce's Restaurant was granted an Alcohol Sales Conditional Use Permit for the property located at 12623 Imperial Highway on January 26, 2004. However, in 2024, the property was sold, and the use is no longer active. The site is currently under redeveloped.

- ***Von's Distribution Center - 12801 Excelsior Drive**

- Von's Distribution Center was granted an Alcohol Sales Conditional Use Permit for the property located at 12801 Excelsior Drive on October 13, 2008, for the distribution and storage of alcohol. Can you verify when it became an active and inactive BOTC, and if possible, provide information about the new business currently operating at this site.
- **Bay Cities - 14404 Best Avenue**
 - Bay Cities was granted an Alcohol Sales Conditional Use Permit for the property located 14404 Best Avenue on December 18, 2023, for the distribution and storage of alcohol. Can you verify when it became an active and inactive BOTC, provide information about the new business currently operating at this site.

Any information you can provide on these inactive business would be very helpful, this information is required for a staff report I am currently preparing, and it is essential to ensure that the BOTC is marked as inactive in our database before proceeding with the revocation of the Conditional Use Permit.

I would appreciate it if you could provide the requested information or direct me to the appropriate person who can assist with this matter.

Thank you for your time and assistance. I look forward to your response.

Best regards,

Claudia L. Jimenez

 <i>"A Great Place to Live, Work, and Play"</i> SANTAFESPRINGS.ORG @CITYOFSFS	CLAUDIA L. JIMÉNEZ <i>Associate Planner</i> <i>Community Development Department</i> P: (562) 868-0511 ex. 7356 ClaudiaJimenez@santafesprings.gov 
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| [Y31X3W-3GMJ2]

Attachment No. 4

Resolutions:

291-2025
292-2025
293-2025
294-2025
295-2025
296-2025
297-2025
298-2025
299-2025
300-2025

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 291-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF THE ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 25, DUE TO THE BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Alcohol Sales Conditional Use Permit (ASCUP) Case No. 25 has ceased operations for at least one year, and the property is currently undergoing redevelopment; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Alcohol Sales Conditional Use Permit (ASCUP) when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Alcohol Sales Conditional Use Permit (ASCUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 291-2025 to approve the revocation of Alcohol Sales Conditional Use Permit Case No. 25 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Alcohol Sales Conditional Use Permit has ceased operations for at least one year, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Alcohol Sales Conditional Use Permit and adopts Resolution No. 291-2025, which incorporates the Commission's findings and actions regarding this matter.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 292-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 26, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Alcohol Sales Conditional Use Permit (ASCUP) Case No. 26 has ceased operations for one year or more, and the property is currently undergoing redevelopment; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Alcohol Sales Conditional Use Permit (ASCUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Alcohol Sales Conditional Use Permit (ASCUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 292-2025 to approve the revocation of Alcohol Sales Conditional Use Permit Case No. 26 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Alcohol Sales Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Alcohol Sales Conditional Use Permit and adopts Resolution No. 292-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 293-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 44, DUE TO THE BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Alcohol Sales Conditional Use Permit (ASCUP) Case No. 44 has been inactive for over a year, and the property has since been leased to a new tenant.

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Alcohol Sales Conditional Use Permit (ASCUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Alcohol Sales Conditional Use Permit (ASCUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 293-2025 to approve the revocation of Alcohol Sales Conditional Use Permit Case No. 44 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Alcohol Sales Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Alcohol Sales Conditional Use Permit and adopts Resolution No. 293-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 294-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 87, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Alcohol Sales Conditional Use Permit (ASCUP) Case No. 87 has ceased operations for one year or more, and the property has since been leased to a new tenant; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Alcohol Sales Conditional Use Permit (ASCUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Alcohol Sales Conditional Use Permits (ASCUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 294-2025 to approve the revocation of Alcohol Sales Conditional Use Permit Case No. 87 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.F

The Planning Commission also finds that the Alcohol Sales Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Alcohol Sales Conditional Use Permit and adopts Resolution No. 294-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 295-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 591, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the businesses associated with Conditional Use Permit (CUP) Case No. 591, has ceased operations for one year or more, and the property has since been redeveloped; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Conditional Use Permit (CUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Conditional Use Permit (CUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 295-2025 to approve the revocation of Conditional Use Permit Case No. 591 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Conditional Use Permit and adopts Resolution No. 295-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 296-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF CONDITIONAL USE PERMIT CASES NO. 653, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Conditional Use Permit (CUP) Case No. 653 has been inactive for a period of one year or more, with the tenant having vacated the premises in 2014.

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Conditional Use Permit (CUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Conditional Use Permit (CUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 296-2025 to approve the revocation of Conditional Use Permit Case No. 653 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Conditional Use Permit and adopts Resolution No. 296-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 297-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 655, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Conditional Use Permit (CUP) Case No. 655, has ceased operations for one year or more, and the property has since been leased to a new tenant; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Conditional Use Permit (CUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Conditional Use Permit (CUP) is categorically exempt from environmental review under Section 15061 (b) (3) "Common Sense" Exemption California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 297-2025 to approve the revocation of Conditional Use Permit Case No. 655 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Conditional Use Permit and adopts Resolution No. 297-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 298-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 767, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Conditional Use Permit (CUP) Case No. 767, has ceased operations for one year or more, the property has since been leased to a new tenant; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Conditional Use Permit (CUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Conditional Use Permit (CUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of

the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 298-2025 to approve the revocation of Conditional Use Permit Case No. 767 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Conditional Use Permit and adopts Resolution No. 298-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 299-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF CONDITIONAL USE PERMIT CASE NO. 794, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Conditional Use Permit (CUP) Case No. 794, has ceased operations for one year or more, and the property has since then been leased to another tenant; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Conditional Use Permit (CUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Conditional Use Permit (CUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 299-2025 to approve the revocation of Conditional Use Permit Case No. 794 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant to Section 15061 (b) (3) "Common Sense" of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that these Conditional Use Permit have ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Conditional Use Permit and adopts Resolution No. 299-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 300-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING THE REVOCATION OF ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 15, DUE TO BUSINESS NO LONGER BEING IN OPERATION

WHEREAS, the business associated with Entertainment Conditional Use Permit (ECUP) Case No. 15 has ceased operations for one year or more, and the property is currently undergoing redevelopment; and

WHEREAS, pursuant to Section 155.811(D) of the City of Santa Fe Springs Municipal Code, the Planning Commission has the authority to revoke any Entertainment Conditional Use Permit (ECUP), when the use for which the permit was granted has ceased to exist or has been suspended for one year or more; and

WHEREAS, the Planning Commission has conducted a public hearing on August 18, 2025, after due notice in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and Sections 155.860 through 155.864 of the City's Municipal Code; and

WHEREAS, the Planning Commission has considered the testimony and written materials presented during the public hearing, including the staff report, legal notices, and other relevant documents.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds that the proposed revocation of the Entertainment Conditional Use Permit (ECUP) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA). Specifically, the proposed action falls under Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, which exempts the revocation of permits for existing uses and facilities that do not result in significant environmental impacts.

Furthermore, the Planning Commission finds that no unusual circumstances exist that would require further environmental review.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission of the City of Santa Fe Springs hereby adopts Resolution No. 300-2025 to approve the revocation of Entertainment Conditional Use Permit Case No. 15 and thereafter closes the public hearing.

The Planning Commission finds and determines that, pursuant Section 15061 (b) (3) "Common Sense" Exemption of the CEQA Guidelines, the project is categorically exempt from further environmental review.

The Planning Commission also finds that the Entertainment Conditional Use Permit has ceased operations for one year or more, thus meeting the criteria for revocation under Section 155.811(D) of the City of Santa Fe Springs Municipal Code.

The Planning Commission approves the revocation and nullification of the aforementioned Entertainment Conditional Use Permit and adopts Resolution No. 300-2025, which incorporates the Commission's findings and actions regarding this matter.

The Planning Commission takes such additional, related actions as may be necessary to implement the decision.

ADOPTED AND APPROVED this 18 day of August 2025, by the Planning Commission of the City of Santa Fe Springs.

Jay Sarno, Chairperson
Planning Commission
City of Santa Fe Springs

ATTEST:

Esmeralda Elise, Planning Commission Secretary
City of Santa Fe Springs



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

SUBJECT: PUBLIC HEARING – REQUEST FOR TIME EXTENSIONS FOR DEVELOPMENT PLAN APPROVALS (DPA): DPA CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP (TPM) NO. 84116.

DATE: August 18, 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 the Time Extensions for Development Plan Approval (“DPA”) Case No. 1000 & 1001 and Tentative Parcel Map (“TPM”) No. 84116, and thereafter, close the Public Hearing; and
- 2) Find and determine that the time extension is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 3) Approve a one (1) year time extension for DPA Case Nos. 1000 & 1001 and TPM No. 84116, subject to the additional Conditions of Approval as contained within Resolution No. 301-2025; and
- 4) Direct staff to monitor the applicant’s compliance with the updated conditions and provide the Planning Commission with a quarterly update report.
- 5) Adopt Resolution No. 301-2025, which incorporates the Planning Commission’s findings and actions regarding this matter, and
- 6) Take such additional, related action that may be desirable.

BACKGROUND:

On August 14, 2023, the Planning Commission approved:

- Development Plan Approval (DPA) Case Nos. 1000 & 1001: to construct two industrial buildings totaling approximately 144,700 sq. ft. on a 6.44-acre site at 10845 Norwalk Boulevard, and

- Tentative Parcel Map (TPM) No. 84116 to subdivide the project site (APN 8009-023-027) into two parcels.

The applicant, Orbis Real Estate Partners (on behalf of Florence SFS, LLC), submitted a request for a two-year extension on February 27, 2025, citing delays related to:

- Environmental remediation under DTSC oversight
- Ongoing underground infrastructure work
- Coordination for water well abandonment in a vacated public right-of-way

After reviewing the request, City staff initially prepared to recommend denial of the extension due to several unresolved issues, including prolonged site neglect, repeated Municipal Code violations, and a general lack of forward momentum on the project.

However, following extensive discussions with the applicant in recent weeks, the City acknowledges that the applicant has demonstrated a renewed commitment to resolving outstanding issues and has taken meaningful steps to engage the City staff and regulatory agencies. While concerns remain, staff believes there is now a viable path forward, provided that strict performance conditions are imposed and enforced.

Accordingly, City staff recommends approval of the time extension with the understanding that this is a final opportunity for the applicant to bring the project into compliance and progress towards construction. Additional conditions of approval have been drafted to ensure that the site is appropriately managed, progress is documented, and penalties are imposed if expectations are not met.

Project/Applicant Information

Project Site:	10845 Norwalk Boulevard APN: 8009-023-027
Project Applicant:	Orbis Real Estate Partners 280 Newport Center Drive #240 Newport Beach, CA 92660
Property Owner:	Florence SFS, LLC 10845 Norwalk Boulevard Santa Fe Springs, CA 90670
General Plan Designation:	Business Park
Zoning Designation:	M2 (Heavy Manufacturing)
Existing Use on Property:	Vacant

FISCAL IMPACT:

None.

KEY FINDINGS & ANALYSIS:

Staff acknowledges that various regulatory and utility-related delays have contributed to project stagnation. However, the City has also documented the applicant's failure to maintain basic site conditions, address violations in a timely manner, or demonstrate sufficient urgency in moving forward with development.

Based on the applicant's recent efforts to re-engage and propose corrective actions, staff supports allowing the extension with enhanced Conditions of Approval that include:

- Regular site maintenance and security patrols
- Submittal of building permits and grading plans within specific deadlines
- Monthly progress reporting
- DTSC documentation deadlines
- Clear consequences for non-compliance, including administrative penalties and possible revocation of entitlements

These conditions provide a mechanism for accountability and allow the City to maintain oversight while offering the applicant a fair opportunity to proceed.

PUBLIC HEARING:

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

A legal notice for the proposed time extension request was mailed via first-class mail on August 7, 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. The notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City Library. In addition, it was published in a newspaper of general circulation (Los Cerritos Community Newspaper) on August 8, 2025, in accordance with State and local requirements.

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

ENVIRONMENTAL:

This time extension is exempt from the California Environmental Quality Act (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. The time extension will only extend the liberties previously granted to the applicant through DPA Case Nos. 1000 & 1001 and TPM No. 84116 and therefore will not have a significant effect on the environment.

CONCLUSION:

Staff's original recommendation to deny this request has evolved based on the applicant's recent outreach, willingness to comply with enhanced conditions, and commitment to moving the project forward.

This revised recommendation reflects a balanced approach that prioritizes progress, public safety, and accountability. If the applicant fails to meet the conditions, the City reserves the right to take enforcement action, including revocation of entitlements.

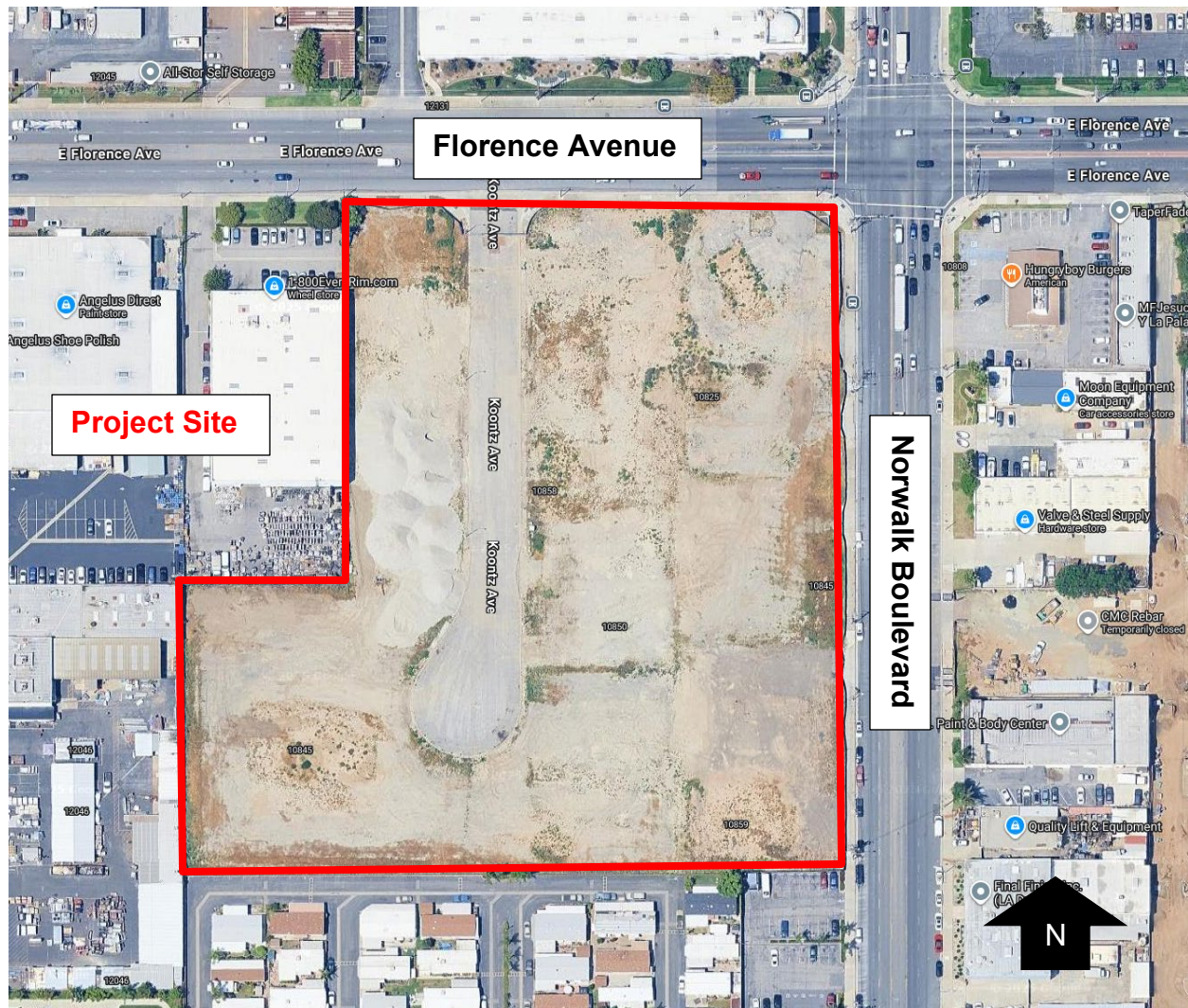
Staff recommends that the Planning Commission approve the time extension with the additional Conditions of Approval, which are included as Attachment C – Exhibit A.

ATTACHMENT(S):

1. Attachment A – Aerial Photo
2. Attachment B – Time Extension Request Letter
3. Attachment C – Resolution No. 301-2025
 - a. Exhibit A – Updated Conditions of Approval

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

Attachment A - Aerial Photo



10845 Norwalk Boulevard (APN: 8009-023-027)

Time Extension of Development Plan Approval (DPA) Case Nos. 1000 & 1001
Tentative Parcel Map No. 84116

Attachment B - Time Extension Request Letter

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
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Telephone: 949.553.1313 | Facsimile: 949.553.8354
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Jonathan E. Shardlow
E-mail: jshardlow@allenmatkins.com
Direct Dial: 9498515422 File Number: 392574.00009

Via Electronic Mail to jimmywong@santafesprings.gov

February 27, 2025

Jimmy Wong, Associate Planner
Planning & Development Dept.
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

**Re: Request for Extension of Time for Tentative Parcel Map No. 84116
and Development Plan Approval Case Nos. 1000 & 1001 for Two (2)
Years | 10845 & 10847 Norwalk Blvd, Santa Fe Springs**

Dear Mr. Wong:

This firm represents Orbis Real Estate Partners ("Orbis"), the applicant for the above-referenced existing entitlements for the property located at 10845 & 10847 Norwalk Blvd ("Property") in the City of Santa Fe Springs ("City") (the "Site"). On August 14, 2023, the City's Planning Commission approved Tentative Parcel Map No. 84116 ("TPM 84116") to subdivide the Site into two parcels and approved Development Plan Approval Case Nos. 1000 & 1001 ("DPA 1000 & 1001") to allow for the construction of two industrial buildings combining for approximately 144,700 square feet (collectively, the "Project").

Pursuant to Condition of Approval ("COA") No. 75, TPM 84116 is set to expire on August 14, 2025, subject to authorized extensions by the Planning Commission or City Council. Similarly, COA No. 125 authorizes the Planning Commission or City Council to grant extensions for DPA 1000 & 1001, ensuring continued validity of the approvals as the project advances. In accordance with Santa Fe Springs Municipal Code ("SFSMC") Sections 154.08 and 155.745, which authorize the extension of tentative maps and development plan approvals, respectively, Orbis respectfully requests a **two-year extension (until August 14, 2027)** of TPM 84116 and DPA 1000 & 1001 to allow for continued Project implementation.

Orbis remains fully committed to developing the Property in accordance with the entitlements and conditions granted by the Planning Commission. However, several external factors have contributed to the need for an extension:

Jimmy Wong, Planning & Development Dept.

February 27, 2025

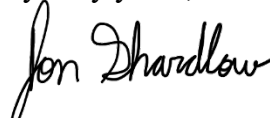
Page 2

1. **DTSC Regulatory Review:** The Property is undergoing processing under the California Land Reuse and Revitalization Act ("CLRRRA") through the Department of Toxic Substances Control ("DTSC"). The timeframe for DTSC review and approval is outside Orbis's control and represents the critical path item necessary before construction can proceed. Orbis is actively and diligently working through this process and anticipates additional remediation will be required.
2. **Site Demolition and Underground Infrastructure:** While demolition of the Site is substantially complete, ongoing work continues on underground infrastructure, which must be addressed before vertical construction can commence and the entitlements can be fully utilized.
3. **Water Well Abandonment Coordination:** Orbis has also dedicated significant time to coordinating the abandonment of water wells located within the street vacation area of the Project. This process has required engagement with the well holders and the City to ensure compliance with applicable regulations and avoid conflicts with future development.

Granting this extension will allow Orbis the necessary time to complete the DTSC review process, finalize any additional remediation required, and ensure that all pre-construction conditions and well abandonment requirements are met in an orderly and efficient manner. No modifications to the originally approved project are proposed, and the entitlement approvals remain consistent with the General Plan, the City's zoning regulations, and the findings/conditions made at the time of original approval.

We appreciate the City's consideration of this request and look forward to continuing to work collaboratively to bring this Project to fruition. Please do not hesitate to contact me should you have any questions or require any additional information.

Very truly yours,



Jonathan E. Shardlow

cc: Grant Ross, Orbis

Attachment C – Resolution No. 301-2025

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 301-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS, APPROVING A ONE-YEAR TIME EXTENSION
FOR TENTATIVE PARCEL MAP (TPM) NO. 84116, AND
DEVELOPMENT PLAN APPROVAL (DPA) CASE NOS. 1000 & 1001,
SUBJECT TO UPDATED CONDITIONS OF APPROVAL**

WHEREAS, on August 14, 2023, the Planning Commission approved Development Plan Approval (DPA) Case Nos. 1000 and 1001 for the construction of two industrial buildings totaling approximately 144,700 square feet on a 6.44-acre site located at 10845 Norwalk Boulevard (APN 8009-023-027) and Tentative Parcel Map (TPM) No. 84116 to subdivide the project site into two parcels; and

WHEREAS, on February 27, 2025, Orbis Real Estate Partners (the “applicant”), on behalf of Florence SFS, LLC, submitted a request for a two-year extension citing delays related to environmental remediation under the California Department of Toxic Substances Control (“DTSC”) oversight, underground infrastructure work, and coordination for water well abandonment; and

WHEREAS, staff was prepared to recommend denying the extension request due to unresolved violations, site neglect, and lack of progress; and

WHEREAS, following further discussions, the applicant has demonstrated renewed engagement and a commitment to resolve outstanding issues, prompting staff to recommend approval of a one-year extension with additional Conditions of Approval, attached and incorporated herein as Exhibit A, to ensure timely progress and ongoing compliance; and

WHEREAS, this matter was duly noticed for public hearing in accordance with State Planning, Zoning, and Development Laws and the Santa Fe Springs Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on this item during a regularly scheduled meeting on August 18, 2025.

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

The Planning Commission finds and determines that the approval of this time extension does not constitute a “project” as defined by the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5) of the CEQA Guidelines, in that the

action is an administrative activity and does not result in any direct or reasonably foreseeable indirect physical change in the environment. The underlying project was previously reviewed for compliance with CEQA at the time of the original entitlement approval, and no new circumstances, changes to the project, or new information of substantial importance have arisen that would require additional environmental review under CEQA Guidelines Sections 15162 or 15163. Therefore, the proposed time extension is not subject to further environmental review.

SECTION II. TIME EXTENSION FINDINGS

Findings. The Planning Commission finds that the applicant has demonstrated sufficient cause for a one-year time extension based on unavoidable delays, provided that strict compliance with the updated Conditions of Approval is maintained.

Approval. A one-year extension for DPA Case Nos. 1000 & 1001 and TPM No. 84116 is hereby approved, subject to the Updated Conditions of Approval set forth in Exhibit A to this Resolution, incorporated herein by reference.

Monitoring. City staff shall monitor the applicant's compliance with the updated Conditions of Approval and provide quarterly reports to the Planning Commission.

Consequences for Non-Compliance. Failure to meet the updated Conditions of Approval may result in administrative penalties, further enforcement action, or revocation of entitlements.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 301-2025, approving a one-year time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case Nos. 1000 & 1001 for the property located at 10845 Norwalk Boulevard, subject to the updated Conditions of Approval attached hereto as Exhibit A.

ADOPTED and APPROVED this 18th day of August 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 – Updated Conditions of Approval

EXHIBIT "A"

UPDATED CONDITIONS OF APPROVAL

Exhibit A

Updated Conditions of Approval

1. The applicant shall implement a regular site maintenance program that includes weekly inspections and the prompt removal of graffiti, trash, weeds, and other blight.
2. A licensed private security patrol or applicant representative shall monitor the site no fewer than five (5) nights per week until a certificate of occupancy is issued for either building.
3. The applicant shall install and maintain a comprehensive security camera system capable of monitoring the entire site at all times; footage shall be retained for a minimum of thirty (30) days and made available to City staff or law enforcement upon request.
4. The applicant shall commence repair or replacement of any torn, damaged, or defaced fencing or privacy screening within forty-eight (48) business hours of written notice by the City.
5. All perimeter fencing and screening shall be maintained in a clean, presentable, and graffiti-free condition at all times. Graffiti shall be removed within 48 hours of discovery.
6. The applicant shall coordinate directly with the City's public safety staff to respond to any unauthorized encampments on the property within seventy-two (72) hours of notification.
7. To the extent it is within the control of the applicant due to environmental regulatory agencies or the needs of a future tenant/buyer to obtain an alternative design, the applicant shall commence vertical construction (i.e., foundation or framing work) on at least one approved building within twelve (12) months of time extension approval.
8. The applicant shall provide monthly written progress reports to the Community Development Department documenting all permitting, remediation, and construction-related activities undertaken during the prior month.
9. The applicant shall submit a written update detailing all communications with the Department of Toxic Substances Control (DTSC) every sixty (60) days and shall provide final DTSC clearance documentation within six (6) months of time extension approval, unless otherwise extended by the City due to delays cause by DTSC.

10. Any previously submitted grading, sewer, or utility improvement plans that have expired shall be resubmitted for review and approval within sixty (60) calendar days of time extension approval.
11. If the applicant fails to make meaningful progress on the development or fails to comply with certain conditions of approval within thirty (30) days of receiving written notice, the City may schedule a public hearing before the Planning Commission to consider revocation of the granted time extension.
12. The applicant shall regularly collaborate with the City throughout all marketing and outreach efforts to lease or sell the approved buildings. This includes providing advance written notice to the Community Development Department of any prospective buyers or tenants under serious consideration, and affording City staff the opportunity to confer with the applicant regarding the proposed use, business operations, and compatibility with City Economic Development goals and policies. While the City's input shall not constitute formal approval or denial of any transaction, failure to engage in good-faith consultation with the City may be considered grounds for further review of the time extension approval.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Laurel Reimer, Planning Consultant

SUBJECT: **PUBLIC HEARING - TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.383 (DEFINITIONS), 155.384 (BILLBOARDS), AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

DATE: August 18, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 302-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

Zoning Code Amendment – Billboards

Page 2 of 4

FISCAL IMPACT

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

BACKGROUND/DISCUSSION

In November 2012, the City adopted Ordinance No. 1036 to establish regulations for the location, operation, and aesthetic standards for billboards along Interstate 5 within the Freeway Overlay Zone (FOZ). In May 2018, the City adopted Ordinance No. 1092 to include additional design and regulatory controls for billboards in the FOZ. In September 2021, the City adopted Ordinance No. 1118 to establish regulations for electronic billboards along the Interstate 605 corridor, which included standards for billboard location, operation, and design that were substantially similar to those for the FOZ. In April 2025, the City adopted Ordinance No. 1155 to allow billboards in the M-1, Light Manufacturing zone along the Interstate 605 corridor. To date, seven billboards have been constructed along Interstate 5 and no billboards have been constructed along Interstate 605.

The proposed Zoning Code Amendment (Attachment A) will amend many sections of the Zoning Code to make requirements for billboards along Interstate 5 and Interstate 605 more uniform, improve organization of the Code, and allow for a new billboard type. Specifically, the ZCA will achieve the following:

- All definitions pertaining to billboards will be moved to Section 155.003 (Definitions). Currently, there are definitions for “Billboard,” “Billboard, Electronic,” “Billboard, Static,” and “Supergraphic” contained within Section 155.383 (Definitions). Section 155.383 applies to the Freeway Overlay Zone, however these billboard-related definitions are relevant to billboards in any location of the City. Therefore, the definitions will be removed from Section 155.383 and moved to Section 155.003.
- A new definition for “Billboard, Digital Static” will be added to Section 155.003. This is a type of billboard that uses digital technology to display a single, unchanging advertisement for a period of two minutes or longer. Digital static billboards will be allowed along Interstate 5 and Interstate 605 and be subject to the same entitlement, design, and operating standards as electronic billboards.
- All proposed billboards will require approval of a Development Plan Approval (DPA) and an Operating Agreement (OA). Currently, billboards within the Freeway Overlay Zone require approval of a Conditional Use Permit and Development Agreement, whereas billboards along Interstate 605 require approval of a DPA and an OA. The proposed code amendment will ensure a consistent entitlement process for all billboard proposals within the City.
- V-shape billboards may be located immediately adjacent to another V-shape billboard on the same side of the freeway. The current code prohibits V-shape billboards from being located adjacent to each other on the same side of the freeway. Given several years of V-shape billboards operating without incidents in Santa Fe Springs, Staff no longer believes this limitation is necessary.

Zoning Code Amendment – Billboards

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- Billboards will be allowed in the Public Facilities (PF) Zone along Interstate 605. This will allow for billboards to be proposed in areas further south along Interstate 605, including some City-owned parcels.
- The minimum distance from an electronic billboard to a digital static billboard, or a digital static billboard to another digital static billboard will be 500 feet. The current minimum separation of 1,000 feet between electronic billboards on the same side will remain unchanged.

The numerous design and operational restrictions already included in the Zoning Ordinance will remain unaffected by the Zoning Code Amendment.

ANALYSIS

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

1. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pays their fair share of fiscal impacts on infrastructure and services.
2. Policy ED-4.5 – Targeted Economic Incentives. Assess the value of alternative incentive concepts and programs for specific business types, in relation to what competing cities within the region are doing, along with a thoughtful assessment of actual overall competitive strength of the community.
3. Goal LU-5: An attractive and enhanced I-5 freeway corridor.
4. Goal LU-11: Well-designed, attractive business districts and neighborhoods.

Billboard developments are fiscally positive for the City. Billboard developers are required to enter into an operating agreement with the City and revenue received through the billboard operating agreement will help to fund municipal services. The operating agreement is required to include compensation to the City, the utilization of the billboard for City messages of community interest, and the utilization of the billboard to display emergency alerts, such as Amber Alert messages and emergency-disaster communications. Billboards are also required to obtain a Development Plan Approval, ensuring each billboard is attractive and complies with all development standards.

ENVIRONMENTAL

The Zoning Code Amendment is exempt from CEQA because it falls within the Common Sense Exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

Zoning Code Amendment – Billboards

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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 July 28, 2025 and published in a newspaper of general circulation (Los Cerritos Community News) on July 25, 2025, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiries regarding the Project.

ATTACHMENT(S):

Attachment A – Resolution No. 302-2025, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code.

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

RESOLUTION NO. 302-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.383 (DEFINITIONS), 155.384 (BILLBOARDS), AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared an amendment to the City's Zoning Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Sections 155.003 (Definitions), 155.383 (Definitions), 155.384 (Billboards) and 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program); and

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

WHEREAS, on July 25, 2025, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos Community News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on July 28, 2025, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on August 18, 2025, concerning amendments to the text of the City's Zoning Code.

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

SECTION 1. FINDINGS

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

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.
2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pay their fair share of fiscal impacts on infrastructure and services.
 - b. Policy ED-4.5 – Targeted Economic Incentives. Assess the value of alternative incentive concepts and programs for specific business types, in relation to what competing cities within the region are doing, along with a thoughtful assessment of the actual overall competitive strength of the community.
 - c. Goal LU-5: An attractive and enhanced I-5 freeway corridor.
 - d. Goal LU-11: Well-designed, attractive business districts and neighborhoods.

Billboard developments are fiscally positive for the City. Billboard developers are required to enter into an operating agreement with the City and revenue received through the billboard operating agreement will help to fund municipal services. The operating agreement is required to include compensation to the City, the utilization of the billboard for City messages of community interest, and the utilization of the billboard to display emergency alerts, such as Amber Alert messages and emergency-disaster communications. Billboards are also required to obtain a Development Plan Approval, ensuring each billboard is attractive and complies with all development standards.

4. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
5. The Zoning Code Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

SECTION 2: ENVIRONMENTAL FINDINGS AND DETERMINATION

The Zoning Code Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and CEQA Guidelines Section 15382 as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect

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

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 302-2025 determining that the Zoning Code Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and recommends that the City Council adopt an Ordinance to amend Sections 155.003 (Definitions), 155.383 (Definitions), 155.384 (Billboards) and 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 18th day of August 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

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

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

Key:

Normal Text = Existing unmodified Code language

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

Underline Text = Proposed language to be added to the Code

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003 (Definitions) is hereby amended as follows:

§ 155.003 – DEFINITIONS

Billboard. A sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. This includes, but is not limited to, electronic billboards, building graphics, supergraphics, building wraps, and wall drop signs containing off-site messages, and billboards painted or applied to building walls. The terms Billboard and Off-Premises Sign may be used interchangeably to mean the same thing.

Billboard, Electronic. ~~An off-site sign~~ A billboard utilizing digital message technology, capable of changing the static message or copy on the sign electronically, such that the alphabetic, pictographic, or symbolic informational content of which can be changed or altered on a fixed display surface composed of electronically illuminated or electronically actuated or motivated elements and can be changed or altered electronically. This includes billboards with displays that are preprogrammed to display only certain types of information (i.e., time, date, temperature) and billboards whose informational content can be changed or altered by means of computer-driven electronic impulses. This includes, without limitation, billboards also known as digital billboards or LED billboards. ~~An electronic billboard may be internally or externally illuminated.~~ Electronic billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. The static message shall be changed more than once every two minutes, but no more than once every four seconds. An electronic billboard consists of a digital display area and a sign structure.

Billboard, Digital Static. A billboard that displays a single, unchanging advertisement for a period of two minutes or longer, but using digital message technology rather than print for the advertisement of a business, commodity, service, message, or entertainment that is conducted, sold, or offered at a location other than the lot on which that sign is located. A digital static billboard consists of a display area and the supporting structure.

Billboard, Poster. A billboard whose sign face measures no less than 200 square feet and no more than 300 square feet (cabinetry and trim excluded). A poster billboard consists of a display area and the supporting structure.

Billboard, Static. A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located. A static billboard consists of a display area and the supporting structure.

~~**Electronic Billboard.** An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. An electronic billboard may be internally or externally illuminated. Electronic billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. An electronic billboard consists of a digital display area and a sign structure.~~

~~**Static Billboard.** A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.~~

Supergraphic. A sign, containing either on-site or off-site advertising, consisting of an image that is applied to and made integral with a wall, or projected onto a wall, or printed on vinyl, mesh, or any other material, or other light pliable material not enclosed in a rigid frame. The term **Supergraphic** also shall include signs known as "building wraps."

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.383 (Definitions) is hereby amended as follows:

§ 155.383 – DEFINITIONS

~~**Billboard.** A sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. This includes, but is not limited to, electronic billboards, building graphics, supergraphics, building wraps, and wall drop signs containing off-site messages, and billboards painted or applied to building walls. The terms Billboard and Off-Premises Sign may be used interchangeably to mean the same thing.~~

~~**Billboard, Electronic.** A billboard, utilizing digital message technology, capable of changing the static message or copy on the sign electronically, such that, the alphabetic, pictographic, or symbolic informational content of which can be changed or altered on a fixed display surface composed of electronically illuminated or electronically actuated or motivated elements and can be changed or altered electronically. This includes billboards~~

~~with displays that have to be preprogrammed to display only certain types of information (i.e., time, date, temperature) and billboards whose informational content can be changed or altered by means of computer-driven electronic impulses. This includes, without limitation, billboards also known as digital billboards or LED billboards.~~

Billboard, Static. ~~A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.~~

Supergraphic. ~~A sign, containing either on-site or off-site advertising, consisting of an image that is applied to and made integral with a wall, or projected onto a wall, or printed on vinyl, mesh, or any other material, or other light pliable material not enclosed in a rigid frame. The term **Supergraphic** also shall include signs known as "building wraps."~~

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.384 (Billboards) is hereby amended as follows:

§ 155.384 – BILLBOARDS

Purpose. Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location and illumination of billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable billboard control, recognizing that community appearance is an important factor in ensuring the general community welfare. This section contains the entirety of the city's zoning regulations with respect to billboards in the Freeway Overlay Zone ("FOZ"). In the event of any conflict between any provision contained in this section and any other provisions contained elsewhere in this code, the provision contained in this section shall prevail.

- (A) Use regulations. Billboards shall be allowed in the FOZ not more than 200 feet from the centerline of the freeway and only after a valid ~~conditional use permit~~ development plan approval has first been obtained and ~~a development an operating agreement~~ has been approved. ~~A conditional use permit development plan approval~~ has shall be obtained and ~~a development an operating agreement~~ shall be entered into prior to the issuance of a building permit for any project involving construction of a new billboard, expansion or modification of a billboard, or addition of additional face(s) to a billboard. ~~A development~~ An operating agreement shall include the amount of money to be paid to the city as a result of the installation and operation of the billboard.
- (B) Separate applications. Each individual proposal for construction of a new billboard, or modification of a billboard, shall be considered a separate application, and each application shall be separately and individually subject to the provisions in this code relating to ~~conditional use permits~~ development plan approvals, and the

provisions and requirements of this section. Multiple sites shall not be combined into one application.

(C) Required findings. In addition to the required findings for a ~~conditional use permit~~ (~~§ 155.716~~) development plan approval (§ 155.739), the Planning Commission or City Council, as applicable, shall not approve a ~~conditional use permit~~ development plan approval for any billboard project unless it can make a finding that the billboard will not constitute a hazard to the safe and efficient operation of vehicles upon a street or freeway.

(D) *Locations allowed.* Billboards shall be allowed only in the FOZ.

(E) *Locations prohibited.*

- (1) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.
- (2) On the wall of a building or otherwise attached or integrated to, or suspended from a building.
- (3) On or encroaching over the public right-of-way.
- (4) Within a classified "Landscaped Freeway" pursuant to the State Outdoor Advertising Regulations, § 2500 through 2513.
- (5) Within any landscaped freeway area under the jurisdiction of the California Department of Transportation, unless there is a relocation agreement between the outdoor advertising structure owner and the California Department of Transportation.
- (6) Within 300 feet of an intersection of highways or of highway and railroad right-of-way, but a sign may be located at the point of interception, as long as a clear view is allowed for 300 feet, and no sign shall be installed that would prevent a traveler from obtaining a clear view of approaching vehicles for a distance of 500 feet along the highway.
- (7) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal or state law.
- (8) More than 200 feet from the centerline of a freeway.

(F) *Landscape segment relocation credits.* No new billboard shall be constructed or installed within the city through utilization of credits given by the California Department of Transportation or state for relocation of billboards located in landscaped freeway segments, unless mandated by state law. This shall include credits for billboards located either within the city or in other jurisdictions.

(G) *Types of billboards prohibited.* The following types of prohibited billboards are specified for clarity. However, this shall not limit the types of prohibited billboards to those described below:

- (1) *Mobile billboards.* To the extent not in conflict with any provision of the Vehicle Code, any 'mobile billboard advertising display,' as that term is defined in the Cal. Vehicle Code § 395.5, including any billboard installed upon, mounted, attached, or applied to any vehicle, non-motorized vehicle,

bicycle, scooter, or trailer whose primary purpose is conveyance, transportation, or support of the billboard message surface shall be prohibited from any display or placement on public or private property or the public right-of-way in a manner making it visible from any other public or private property or the public right-of-way.

- (2) *Supergraphics*. Any off-site advertisement meeting the definition of "supergraphic" as defined in § 155.383003 shall be prohibited
- (3) *Static billboards*. Any off-site advertisement meeting the definition of "Billboard, Static" as defined in § 155.383003 shall be prohibited.

(H) General Requirements

- (1) *Maximum advertising copy area*. The maximum advertising copy area of each billboards face shall be 672 square feet per face (e.g., 14 feet x 48 feet). Measurement of the maximum advertising copy area includes only the measurement of the billboard face, exclusive of architectural elements which may extend up to two feet on either side and/or below the advertising copy.
- (2) *Maximum height*. The maximum height of billboards shall be 50 feet, measured from the finished grade at the base of the sign to the top edge of the billboard face. This excludes architectural elements which may extend up to six feet above the 50 feet limit.
- (3) *Maximum number of signs*. No property (defined as a single parcel or two or more contiguous parcels under common ownership) shall have more than two billboards.
- (4) *Minimum distance from another billboard or freestanding sign on the same parcel*. The minimum distance from another billboard or freestanding sign on the same property shall be 500 feet as measured from the vertical centerline of each billboard or freestanding sign.
- (5) *Minimum distance from another billboard on the same side of the freeway*. The minimum distance from another electronic billboard not on the same property but on the same side of the freeway shall be 1,000 feet, as measured from the vertical centerline of each electronic billboard. The minimum distance from an electronic billboard to a digital static billboard, or a digital static billboard to another digital static billboard, shall be 500 feet as measured from the vertical centerline of each billboard.
- (6) *Minimum setback*. The minimum setback distance of the billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. Notwithstanding, no portion of a billboard shall project over the width of any street, highway or other public right-of-way.
- (7) *Maximum number of faces*. No billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed (no V-shape billboards shall be allowed except as provided in division (H)(14) of this section).
 - (a) The two faces of two-sided billboards shall be identical in size.
 - (b) The two faces shall be attached directly and be parallel to each other.

- (c) The top, bottom and sides of the two faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the billboard.
- (8) *Face orientation.* No billboard shall have more than one face (display surface) oriented in the same vertical plane.
- (9) *Name of owner.* No billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the billboard are plainly displayed thereon.
- (10) *Driveways.* Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.
- (11) *Pedestrian walkway.* Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.
- (12) *All others.* All other billboards shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
- (13) *Screening.* back or rear portions of single-faced or double-faced billboards visible from a public right-of-way or other public or private property shall be screened. The screening shall cover all structural members of the billboard, not including the pole supports.
- (14) *V-Shape billboards.* ~~V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway.~~ In addition to the standard requirements for double-sided billboards, a V-Shape billboard shall comply with the following:
- (a) The maximum angle of the opening shall be 30 degrees.
 - (b) All exposed backs, sides and under area shall be suitably screened by a material acceptable to the Director of Planning or designee.
- (15) *Additional requirements.* Prior to issuance of a building permit for any billboard project subject to the requirements of this chapter, the applicant shall provide the following:
- (a) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.
 - (b) Proof of lease demonstrating a right to install the billboard on the subject property.
 - (c) A list of locations of all billboards in the city owned or managed by the entity that will own or manage the subject billboard, and all billboards within 1,000 feet of the proposed billboard. This information also shall be provided on a map. The intent of this requirement is to facilitate analysis of the proposed billboard's compliance with the spacing and location requirements.

(I) *Standards of design.*

- (1) All new billboards shall be designed to have a single (steel) cylindrical column support post.
- (2) All new billboard structures shall be free of any bracing, angle iron, guy wires, cables, and/or similar supporting elements. All exposed portions of billboards, including backs, sides, support members and support poles, shall be screened to the satisfaction of the Director of Planning or designee.
- (3) The installation of any new billboard shall not require the removal of trees or other on-site landscaping or the reduction of any required on-site parking spaces.
- (4) The backs of all new billboard structures shall be screened, encased, or otherwise suitably covered.
- (5) The torsion bar of all billboards shall be screened by a material acceptable to the Director of Planning or designee or contained between the sign faces of the billboard whereby it is not visible.
- (6) The single (steel) cylindrical column support post of all billboards shall be provided with a façade acceptable to the Director of Planning or designee.

(J) Design and operational restrictions.

- (1) Each digital billboard shall be constructed to withstand a wind pressure of 20 pounds per square foot of exposed surface.
- (2) No billboard shall display any statement or words of an obscene, indecent or immoral character.
- (3) No billboard shall display any advertising of: products, goods, or services related to tobacco, marijuana, or illegal substances; or sexually explicit material or adult-type land uses, including but not limited to nude or topless bars or nightclubs, or establishments that feature nude or topless dancing or mud wrestling, or businesses featuring the sales of adult novelty items, books, magazines, videos, DVDs or tapes.
- (4) No digital billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature and smog index units, provided the frequency of change does not exceed four-second intervals.
- (5) No digital billboard shall include any illumination or message change that is in motion or that change or expose a message for less than four seconds. Continuous motion, including full motion video, shall not be permitted.
- (6) The utilities of each digital billboard shall be underground.
- (7) Each digital billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
- (8) Each digital billboard shall comply with all applicable federal, state, and local laws and regulations, including, but not limited to, the Highway Beautification Act of 1965 (23 U.S.C. 131), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code §§ 5200 et seq.), and the California Vehicle Code.

- (9) Each digital billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions. So on overcast or poor weather days, the sign would automatically adjust to the ambient light level.
- (10) Each digital billboard shall be designed to either freeze the display in one static position, display a full black screen or turn off in the event of a malfunction.
- (11) No digital billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device.
- (12) Walls or screens at the base of the digital billboard shall not create a hazard to public safety or provide an attractive nuisance.
- (13) No digital billboard shall emit audible sound, odor or particulate matter.
- (14) No digital billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."
- (15) No digital billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.

(K) Outdoor Advertising Permit. Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) is hereby amended as follows:

§ 155.519 INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM.

- (A) *Purpose.* ~~Electronic~~ Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location, and illumination of electronic and digital static billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable ~~electronic~~ billboard controls along the Interstate 605 corridor through the city, recognizing that community appearance is an important factor in ensuring the general community welfare.
- (B) *Location of Interstate 605 corridor.* The Interstate 605 corridor consists of properties that are ~~immediately adjacent to~~ within 200 feet of Interstate 605.

- (C) *Sign permit required.* To ensure compliance with the regulations contained in this section, a sign permit shall be required in order to erect, repair, alter, relocate, or maintain any ~~electronic~~ billboard. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.
- (D) *Conflicts with other provisions of the zoning ordinance.* Electronic and digital static billboards allowed under the provisions of this section shall be in addition to all other signs allowed by the zoning ordinance. The locations and heights of allowed electronic and digital static billboards shall be governed by this section. If there is a conflict between the provisions of this section and other sections of the zoning ordinance, the provisions of this section shall control.
- (E) *Permitted Use in the Manufacturing and Public Use Facilities Zones.* Subject to the limitations of this Section, and notwithstanding the provisions of any other Section of the zoning ordinance, electronic billboards shall be a permitted use in the M-1, ~~and~~ M-2, and PF zones along the Interstate 605 corridor.
- (F) *Operating agreement required.* ~~Electronic b~~ Billboards shall only be permitted when the city has entered into an operating agreement with ~~an electronic a~~ billboard owner to allow for an electronic billboard or digital static billboard under certain circumstances; including (i) compensation to the city; (ii) the provision of access to the city to a portion of the total available display time to allow the city to present messages of community interest and information, and public safety; (iii) the provision of access to the appropriate agencies for the purpose of displaying "Amber Alert" messages and emergency-disaster communications; and (iv) to establish quality and maintenance standards.
- (G) *Sign design requires development plan approval.* Electronic and digital static billboards shall be subject to development plan approval review and approval consistent with §§ 155.735 through 155.747 of this chapter.
- (H) *Locations prohibited.*
- (1) Within a classified "landscaped freeway" pursuant to the state regulations relating to the California Outdoor Advertising Act (4 California Code of Regulations §§ 2500 et seq.), as they currently exist or may hereafter be amended.
 - (2) More than 200 feet from the centerline of Interstate 605.
 - (3) On or encroaching over the public right-of-way. No portion of an electronic or digital static billboard shall project over the width of any street, highway, sidewalk, or other public right-of-way.
 - (4) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.
 - (5) On the wall of a building or otherwise attached to, or integrated to, or suspended from a building.

- (6) Within 200 feet of residential uses as measured from the centerline of the support post to the exterior wall of the nearest habitable residential structure, as such use exists on the date the ~~electronic~~ billboard development plan approval application is approved by the city. This minimum distance may be reduced to 180 feet if the ~~electronic~~ billboard utilizes the most effective light reducing technology available in the industry, proven to reduce light impacts below standard LED displays and documented by an independent engineering light study.
 - (7) An electronic billboard shall not be located w~~Within 1,000 feet of another electronic billboard or within 500 feet of a digital static billboard on the same side of the freeway, as measured from the centerline of the support post of each electronic billboard.~~
 - (8) Within 500 feet of a freeway oriented freestanding sign, as measured from the centerline of the support post of the electronic billboard and the freeway oriented freestanding sign.
 - (9) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal, state, or local law.
- (l) *Development standards.*
- (1) ~~V-shape billboards. V-shape billboards shall not be located immediately adjacent to another v-shape billboard on the same side of the freeway.~~ Structure Type. Billboards shall meet the definition of "billboard, electronic" or "billboard, digital static" as defined in § 155.003. Any off-site advertisement meeting the definition of "supergraphic" as defined in § 155.003 shall be prohibited.
 - (2) *Maximum height.* Heights of ~~electronic~~ billboards shall be established relative to topography and setting so as to provide the best balance between the sign's purpose of effectively communicating a visual message, the setting including topography and surrounding architecture, and freeway traffic safety. However, in no case shall ~~an electronic a~~ billboard exceed a maximum height of 50 feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the ~~electronic~~ billboard face. This excludes architectural elements, which may extend up to six feet above the 50-foot height limit.
 - (3) *Minimum setback.* The minimum setback distance of the ~~electronic~~ billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. Upon a showing of good cause, the minimum setbacks may be reduced as a part of the development plan approval review, if the Planning Commission finds that the ~~electronic~~ billboard as proposed will not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not limited to, signs which interfere with traffic sight distances, traffic flow or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.
 - (4) *Driveways.* ~~Electronic b~~ Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.

- (5) *Pedestrian walkway.* ~~Electronic-b~~ Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.
- (6) *Minimum ground clearance.* ~~Electronic-b~~ Billboards shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
- (7) *Face orientation.* ~~Electronic-b~~ Billboards shall be designed to be viewed primarily by persons traveling on the main-traveled way of the freeway. No ~~electronic~~ billboard shall have more than one face (display surface) oriented in the same vertical plane.
- (8) The ~~electronic~~ billboard shall be constructed to withstand a minimum wind pressure of 20 pounds per square foot of exposed surface.
- (9) Each ~~electronic~~ billboard shall comply with all applicable federal, state, and local laws and regulations, including but not limited to, the Highway Beautification Act of 1965 (23 U.S.C. § 131 et seq.), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code §§ 5200 et seq.), and the California Vehicle Code, as they currently exist or may hereafter be amended.

(J) *Standards of design.*

- (1) All new ~~electronic~~ billboards shall be designed to have a single cylindrical column support post.
- (2) The single cylindrical column support post of all ~~electronic~~ billboards shall be provided with an architectural façade.
- (3) *Maximum number of faces.* No ~~electronic~~ billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed.
 - (a) The faces of two-sided ~~electronic~~ billboards shall be identical in size.
 - (b) The top, bottom, and sides of the faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the electronic billboard.
- (4) *Maximum face size.* Each face of the sign shall be no larger than 14 feet by 48 feet in dimension (total 672 square feet), plus framing. Subject to City Council approval, a request for a variance to the requirement of this section may be considered on a case-by-case basis.
- (5) *Screening.* All exposed portions of ~~electronic~~ billboards, including backs, sides, under areas, support members and support posts, shall be screened to the satisfaction of the Director of Community Development or designee.
- (6) The angle between the faces of a v-shape ~~electronic~~ billboard shall be no greater than 30 degrees.
- (7) The utilities of each ~~electronic~~ billboard shall be underground.

(K) *Strict application of design and numerical standards not required.* In general, no ~~electronic~~ billboard should exceed the number, size, height, or location limitations set forth in this section. However, as rigid numerical or other design standards may

preclude exceptional design that might better achieve the purpose and objectives of this section, exceptions to the stated numerical or design standards, including size, shape, and location, may be approved by the Planning Commission when appropriate, provided any resulting determinations or approvals shall be supported by clear and descriptive findings that are consistent with and which achieve one or more of the purposes and the objectives of this chapter. No design exceptions may be approved for prohibited signs. For any approval of an ~~electronic~~ billboard which does not strictly conform to the stated numerical and design standards set forth in this section or the applicable development plan approval, the Planning Commission must first make the following findings in writing:

- (1) The proposed ~~electronic~~ billboard achieves the purposes and objectives of this section and the city sign ordinance; and
- (2) The proposed ~~electronic~~ billboard exemplifies innovation and creativity and is appropriate and consistent with the architecture and context of the building and the neighborhood where the sign will be located; and
- (3) The proposed ~~electronic~~ billboard is consistent with all applicable sign guidelines or has been determined by Planning Commission to better achieve the purpose and objectives of this sign subchapter than the strict application of said sign guidelines and standards.

(L) *Operational restrictions.*

- (1) No ~~electronic~~ billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four-second intervals.
- (2) *Minimum display time.* Each message on ~~the sign~~ an electronic billboard must be displayed for a minimum of four seconds and each message on a digital static billboard must be displayed for a minimum of two minutes, or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.
- (3) *Maximum display time.* Electronic billboard messages shall be displayed for no longer than two minutes at a time. Digital static billboard messages are not subject to a maximum display time.
- (4) Each ~~electronic~~ billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
- (5) Each ~~electronic~~ billboard shall be designed to either freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
- (6) No ~~electronic~~ billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to, a radio frequency identification device, geographic positions system, or other device.
- (7) No ~~electronic~~ billboard shall emit audible sound, odor, or particulate matter.
- (8) No ~~electronic~~ billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign

- intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."
- (9) No ~~electronic~~ billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals, nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.
 - (10) Each ~~electronic~~ billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
 - (11) ~~Electronic~~ Billboards shall not operate at brightness levels of more than 0.3 foot-candles above ambient light, as measured using a foot-candle meter at a distance of 250 feet for a sign with a nominal face size of 14 feet by 48 feet.
 - (12) No ~~electronic~~ billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the ~~electronic~~ billboard are plainly displayed thereon.
- (M) *Outdoor advertising permit.* Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.
- (N) *Additional requirements.* Prior to issuance of a building permit for any ~~electronic~~ billboard project subject to the requirements of this chapter, the applicant shall provide the following:
- (1) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that ~~an electronic~~ a billboard becomes dilapidated or damaged.
 - (2) Proof of lease demonstrating a right to install the ~~electronic~~ billboard on the subject property.
 - (3) A list of locations of all ~~electronic~~ billboards in the city owned or managed by the entity that will own or manage the subject ~~electronic~~ billboard.
- (O) *Future technologies.* The technology currently being deployed for electronic and digital static billboards is LED (light emitting diode), but there may be alternate, preferred, or superior technology available in the future. Owners of electronic or digital static billboards are authorized to change the electronic or digital static billboards to any other technology that operates under the maximum brightness standards in division (L) of this section. The city shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.
- (P) After receiving approval to install ~~an electronic~~ a billboard, owners of ~~electronic~~ the billboards may replace the digital ~~faces to~~ face(s) of their electronic or digital static billboard, however, the following shall apply:
- (1) All required permits are obtained.
 - (2) All screening and architectural elements are maintained.
 - (3) The number of physical sign faces shall not be increased.

- (4) The overall size of the sign faces shall not be increased by more than five percent over the originally approved design.