



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

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

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

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

NOTICES

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

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

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

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

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

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

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

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

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 AUGUST 18, 2025 ADJOURNED MEETING
MINUTES OF THE AUGUST 25, 2025 SPECIAL MEETING**

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE
PERMIT CASE NO. 59 – DLR IMPORTS LLC**

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. 59; and
- 2) Require that this matter be brought back before September 8, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

3. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847-1 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT LOCATED AT 13181 FLORES STREET, WITHIN THE M-2, HEAVY MANUFACTURING ZONE.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for CUP Case No. 847 (until September 8, 2026), subject to the conditions of approval (Attachment C); and
- 2) Take such additional, related action that may be desirable.

4. **DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 930-5 – A TIME EXTENSION REQUEST TO ALLOW THE CONSTRUCTION OF A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for DPA Case No. 930 (until September 10, 2026), subject to the conditions of approval.
- 2) 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 AUGUST 18, 2025 MEETING**
MINUTES OF THE AUGUST 25, 2025 SPECIAL MEETING

DATE: September 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

Staff has prepared minutes for the following meeting:

- August 18, 2025 Adjourned Planning Commission Meeting
- August 25, 2025 Special Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the August 18, 2025 Adjourned Planning Commission Meeting
2. Minutes of the August 25, 2025 Special Planning Commission Meeting

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



APPROVED:

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

August 18, 2025

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Susie Altamirano, Assistant City Attorney
Vince Velasco, Assistant Director
Claudia Jimenez, Economic Development Specialist
Cynthia Alvarez, Administrative Intern
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None.

5. CHANGES TO AGENDA

Assistant Director Vince Velasco recommended to pull Item #3 from the Consent Calendar and continue it to a future meeting.

6. PUBLIC COMMENT

None.

7. CONSENT ITEM

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission. Chair Sarno pulled Item number 6 to recuse himself from the voting on that Item because the property is within a 500 feet radius of his business.

1. MINUTES OF THE JULY 14, 2025 REGULAR MEETING

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 14 – EL SUPER #16
4. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 76 – HARBOR DISTIRIBUTING
5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88 – INSIGHT LOGISTICS
7. CONDITIONAL USE PERMIT 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.
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.

Chairperson Sarno requested a motion and a second for Consent Item Nos 1, 2, 4, 5, 7, and 8.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item Nos 1, 2, 4, 5, 7, and 8, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process and stepped down as Chair and stepped out of the meeting so the Commissioners could vote on Item 6.

6. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT 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.

Vice Chairperson Jimenez requested a motion and a second for Consent Item No 6.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item No 6, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

8. 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, BUSINESSES ARE NO LONGER IN OPERATION. *(CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)*

Recommendation:

Chair Sarno called upon Economic Development Specialist Claudia to present this item.

Chair Sarno asked if any of the Commissioners had questions for Staff.

Having no questions, Chair Sarno opened the Public Hearing at 6:12 p.m. for ASCUP 25. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:14 p.m. for ASCUP 25.

Chair Sarno opened the Public Hearing at 6:14 p.m. for ASCUP 26. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:15 p.m. for ASCUP 26.

Chair Sarno opened the Public Hearing at 6:15 p.m. for ASCUP 44. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:16 p.m. for ASCUP 44.

Chair Sarno opened the Public Hearing at 6:16 p.m. for ASCUP 87. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:16 p.m. for ASCUP 87.

Chair Sarno opened the Public Hearing at 6:16 p.m. for CUP 591. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:17 p.m. for CUP 591.

Chair Sarno opened the Public Hearing at 6:17 p.m. for CUP 653. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:17 p.m. for CUP 653.

Chair Sarno opened the Public Hearing at 6:17 p.m. for CUP 655. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:17 p.m. for CUP 655.

Chair Sarno opened the Public Hearing at 6:17 p.m. for CUP 767. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:18 p.m. for CUP 767.

Chair Sarno opened the Public Hearing at 6:18 p.m. for CUP 794. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:19 p.m. for CUP 794.

Chair Sarno opened the Public Hearing at 6:19 p.m. for ECUP 15. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:19 p.m. for ECUP 15.

Having no questions or comments, Chair Sarno requested a motion. It was moved by Commissioner Flores, seconded by Vice Chair Jimenez to revoke 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 and 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 passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

A REQUEST FOR TIME EXTENSIONS FOR DEVELOPMENT PLAN APPROVALS: DPA CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP NO. 84116.

Recommendation:

Chair Sarno called upon Community Development Director Cuong Nguyen to present this item.

Chair Sarno opened the Public Hearing at 7:07 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions for the Applicant and a discussion ensued. The Commissioners added some conditions to the Conditions of Approval.

Having no additional questions or comments, Chair Sarno closed the Public Hearing at 7:11 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Ayala to approve requested time extensions for Development Plan Approval Case Nos 1000 & 1001 and Tentative Parcel Map No. 84116, and adopt Resolution No. 301-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. 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:

Chair Sarno called upon Planning Consultant Laurel Reimer to present this item.

Chair Sarno asked if any of the Commissioners had questions for Staff.

Having no questions, Chair Sarno opened the Public Hearing at 7:20 p.m. Having no one wishing to address the Planning Commission, Chair Sarno inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received. Chair Sarno closed the Public Hearing at 7:20 p.m.

Chair Sarno requested a motion. It was moved by Commissioner Ayala, seconded by Commissioner Flores to approve the proposed Zone Code Amendment and adopt Resolution No. 302-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

11. ANNOUNCEMENTS

- Staff

Assistant Director Vince Velasco gave an update on the Department promotions and invited the Commissioners to the Raising Canes ribbon cutting on September 2, 2025.

- Commissioners

The Commissioners congratulated the Community Development Staff on their promotions and welcomed the new businesses entering the City.

12. ADJOURNMENT

Chair Sarno adjourned the meeting at 7:25 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



APPROVED:

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

August 25, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:04 p.m.

2. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Chelsey Ballot, Deputy City Attorney
Joanna Burstedt, Deputy City Attorney
Alejandra Cortez, Deputy City Attorney
Cuong Nguyen, Community Development Director
Vince Velasco, Assistant Director
Esmeralda Elise, Planning Commission Secretary

3. PUBLIC COMMENT

None.

4. PRESENTATIONS

1) PLANNING COMMISSIONER 101 TRAINING

Chair Sarno called upon Deputy City Attorney Chelsey Ballot to present this item.

Chair Sarno asked if any of the Commissioners had questions for Deputy City Attorney. Having no questions, Chair Sarno thanked Deputy City Attorney Chelsey Ballot for the training.

2) AB 1234 TRAINING

Chair Sarno called upon Deputy City Attorney Joanna Burstedt and Deputy City Attorney Alejandra Cortez to present this item.

Chair Sarno excused himself from the meeting and passed the gavel to Vice Chair Jimenez.

After the presentation Vice Chair Jimenez asked if any of the Commissioners had questions for the Deputy City Attorneys. Having no questions, Vice Chair Jimenez thanked Deputy City Attorney Joanna Burstedt and Deputy City Attorney Alejandra Cortez for the training.

5. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 8:49 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. 59 – DLR IMPORTS LLC**

DATE: September 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 59; and
2. Require that this matter be brought back before September 8, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

DLR Imports LLC operates and maintains a storage and distribution warehouse at 8040 Sorensen Ave, in the City of Santa Fe Springs. DLR Imports LLC provides warehousing and shipping services of imported tequila products to several eating and bar establishments.

In accordance with Section 155.628, De La Riva Imports applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 59 by the Planning Commission and the City Council at their respective meetings on July 23, 2012, and July 31, 2012, to allow for operation and maintenance as an alcoholic beverage warehouse and distribution facility. In 2021, De La Riva Imports transferred ownership and renamed the business DLR Imports LLC. Accordingly, ASCUP Case No. 59 was transferred to DLR Imports LLC.

DLR Imports LLC maintains a Type 12 License (distilled spirits importer) and a 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 do not believe changes to the Conditions of Approval are warranted at this time. Staff are recommending another Compliance Review of ASCUP Case No. 59 in five years, before September 8, 2030.

SUMMARY/NEXT STEPS

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

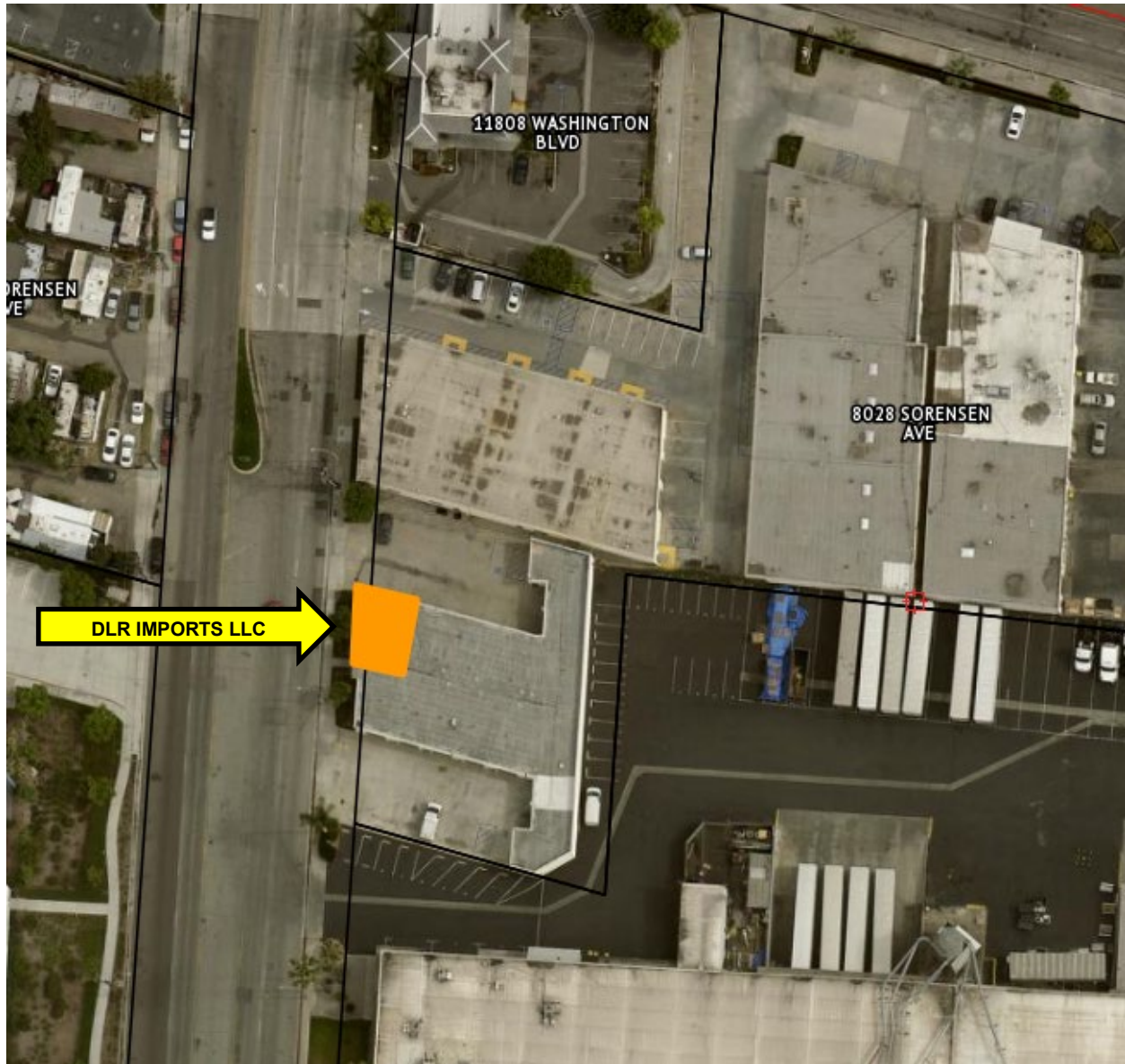
ATTACHMENT(S):

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

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

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 59

DLR IMPORTS LLC
8040 Sorensen Ave
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. The Applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets, and trash on the subject property.
3. That the required off-street parking areas shall not be encroached on, reduced, or used for outdoor storage of trucks, equipment or any other related material.
4. That the Applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
6. That the alcoholic beverages shall be shipped to the Applicant's customers by the Applicant's commercial trucks and/or other licensed commercial transportation companies.
7. That it shall be unlawful for 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.
8. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
9. 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.
10. 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.
11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to 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. 59 shall be subject to a Compliance Review in five years, no later than September 8, 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, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshal, and all other applicable regulations shall be strictly complied with.
14. 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.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cynthia Alvarez, Assistant Planner

SUBJECT: **CONSENT CALENDAR – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847-1 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT LOCATED AT 13181 FLORES STREET, WITHIN THE M-2, HEAVY MANUFACTURING ZONE.**

DATE: September 8, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Approve a one (1) year time extension for CUP Case No. 847 (until September 8, 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: 13181 Flores Street

Project Applicant: SAMNS Group Inc.

Conditional Use Permit Case No. 847

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Property Owner: Won S. Shin

General Plan Designation: Industrial

Zoning Designation: M-2 (Heavy Manufacturing)

Existing Use on Property: Vacant Industrial Building

ANALYSIS:

On August 12, 2024, the Planning Commission approved Conditional Use Permit Case No. CUP 847 to allow a food processing facility that includes meat and fish to be located at 13181 Flores. SAMNS Group Inc. intends to operate this facility to produce food for multiple businesses, including Trader Joe's, Sam's, and Costco.

Since the Planning Commission approved the original request, SAMNS Group Inc., has been working with its team of designers and engineers to revise and submit construction plans to the LA County Health Department and the City.

On June 16, 2025, the applicant formally submitted for a tenant improvement related to Conditional Use Permit Case No. 847 to the City. At that time, the applicant indicated that their LA County Health Department permits were pending approval from the City, meaning that the facility would not be operational and ready for a compliance review as required by the Planning Commission's original approval.

Subsequently, on July 11, 2025, the applicant submitted a time extension request for Conditional Use Permit Case No. 847, since full operation has not been accomplished. Following the most recent permit submittal, the applicant is seeking a one (1) year extension to accommodate the finalization of all Building and Health Department permits and allow full operation of the food processing facility. It is projected to have Building and Health Department permits by December 2025. This would allow nine (9) months for full operation from permit approval. Once the facility is in full operation, a compliance review will be conducted to ensure full compliance with the conditions of approval.

ENVIRONMENTAL:

N/A

SUMMARY:

Staff believes the applicant has made meaningful progress towards completing the necessary work to achieve full operational compliance. Extending CUP Case No. 847 will keep the entitlement valid and allow the applicant to utilize the subject property in accordance with CUP Case No. 847. Therefore, staff recommends extending CUP Case

Conditional Use Permit Case No. 847

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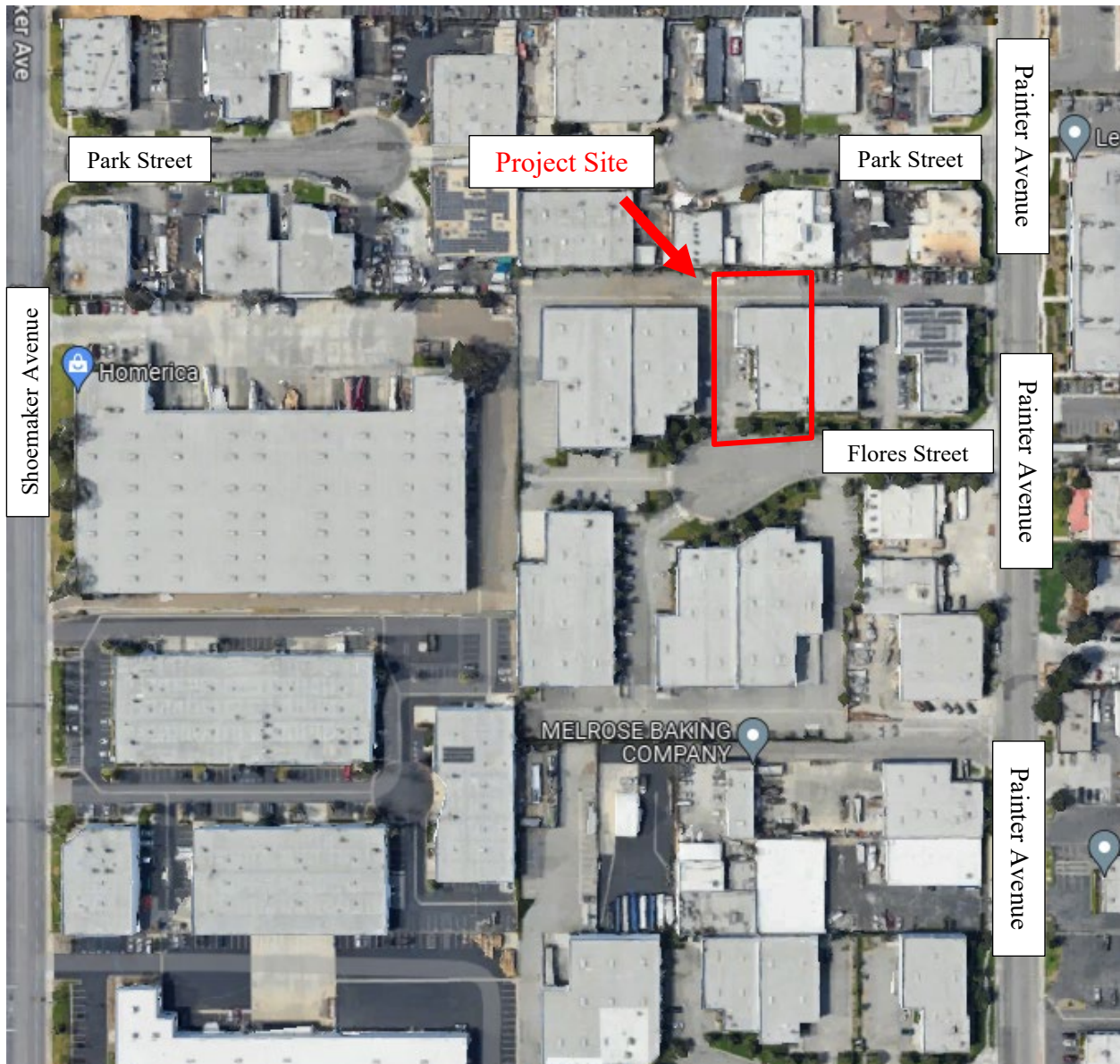
No. 847 for one (1) year—until September 8, 2026—subject to the conditions of approval (Attachment C).

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



13181 Flores Street
Conditions Use Permit Case No. 847

Attachment B
Request for Time Extension

July 11, 2025

SamNS Group Inc.

13181 Flores Street

Santa Fe Springs, CA 90670

Attn: The Community Development Department,

Planning Department at the City of Santa Fe Springs

Re: Conditional Use Permit (CUP) Case no. 847

SamNS Group Inc

13181 Flores Street, Santa Fe Springs, Ca 90670

This Letter requests time extension to Case no. 847.

The above address is currently working with the Santa Fe Springs, City Planning Department, registered as Project ID 47113, and this Building & Safety Planned check & engineering project is under review. This plan was registered June 16, 2025, at the City hall. SamNS Group Inc is working with The H Studio at 2118 Crenshaw Blvd, Los Angeles, CA 90006. Mr. Suk, Hong Wook, the director of H Studio. The H Studio is fully aware of our CUP guidelines, so if you have any questions regarding this project, please feel free to contact him on 213.804.7258.

Since the approval of the CUP, SamNS Group Inc, and Sung Woon Jung (Applicant of CUP 847) has been gathering and researching proper food technologies and machinery which we will need to make the food processing facilities. We have been consulting with TK NongShim and other food manufacturers, local and overseas, for better understanding of the process. We have also met with the food processing machine companies, distributors of these machines, to find the most suitable machines to make our products. We also hired private engineers to consolidate this information we gathered from food manufacturers and continued to develop our project that fits within our CUP guidelines.

Conditional Use Permit Case No. 847

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When Project ID 47113 is ready to go, we will start the building process, and as we go, we can update the planning department regarding this CUP.

Please grant our request for an extension of 12 months if possible. H Studio advised me that Santa Fe Springs City conducts both in-house and outside sourced plan checks, so this would require more time. If building safety and engineering plan check is finished early, we will swiftly move toward the next process.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sue Jang', with a long horizontal line extending to the right.

Sue Jang

SamNS Group Inc.

Attachment C
Conditions of Approval

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3811)

1. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
2. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

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

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409-1850 x3302)

6. The Applicant shall comply with all applicable conditions of approval imposed on Development Plan Approval (DPA) Case No. 759 granted by the Planning Commission at their meeting on September 15, 2003.
7. 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

Conditional Use Permit Case No. 847

Page 8 of 14

less than 17” wide by 22” long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner’s expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 567-9240). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center (562-409-1850) for an inspection no later than 30 days from the approval of this Permit by the Planning Commission once the project has been completed and prior to the occupancy permit being issued.

8. Food waste shall be properly disposed of at all times. Trash bins shall be emptied on a regular basis to avoid odors, attraction of flies and/or vermin.
9. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence. Any damage from any such cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.
10. Trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
11. The Applicant and/or his tenant be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

12. 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.
13. 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.
14. 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: Cynthia Alvarez 562.868-0511 x7519)

15. This approval shall allow the applicant, SAMNS Group Inc., to establish, operate, and maintain a food process use/facility that include fish and meat within an existing approximately industrial building located at 13181 Flores Street. Any modification to the hours of operation, increase in odorous products, etc. shall be subject to prior review and approval by the Director of Community Development or his/her designee.
16. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
17. The owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
18. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
19. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Community Development or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

20. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
21. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services and the Fire Marshall.
22. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
23. The subject food processing use shall comply with Section 155.420 of the City's Zoning Code regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
24. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Flores Street or Painter Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
25. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 - 1) Applicant shall provide a written covenant to the 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.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
26. 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>).
 27. 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.*

28. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Community Development.
29. All other requirements of the City's Zoning Code, Building Code, Property Maintenance Code, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
30. Conditional Use Permit Case No. 847 shall be subject to a compliance review in 1 year, until ~~August 12, 2025~~ **September 8, 2026**. Approximately three (3) months before ~~August 12, 2025~~ **September 8, 2026**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval
31. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
32. 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.

Conditional Use Permit Case No. 847

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33. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
34. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
35. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
36. The subject food process use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
37. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services, and Fire Marshall.
38. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development, and Fire-Rescue Department for the proposed improvements.
39. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property, or has had a substantial adverse impact on public facilities or services, the Director of Community Development may refer Conditional Use Permit Case No. 847 back to the Planning Commission for review. If, upon such review, the Commission finds that any of the aforementioned results have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 847.
40. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical

Conditional Use Permit Case No. 847

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Exemption from California Environmental Quality Act prior to or within two (2) days
of Planning Commission approval



ITEM# 4

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, AICP, Associate Planner

SUBJECT: **CONSENT CALENDAR – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 930-5 – A TIME EXTENSION REQUEST TO ALLOW THE CONSTRUCTION OF A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.**

DATE: September 8, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve a one (1) year time extension for DPA Case No. 930 (until September 10, 2026), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT:

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

BACKGROUND:

Project/Applicant Information

Project site: 12451 Telegraph Road (APN: 8005-015-047)

Development Plan Approval Case No. 930-5

Page 2 of 7

Project Applicant:	Bridgeland Resources, LLC
Property Owner:	Bridgeland Resources, LLC
General Plan Designation:	Light Industrial
Zoning Designation:	M-1 (Light Manufacturing)
Existing Use on Property:	Undeveloped parcel, containing abandoned oil wells

ANALYSIS:

History:

On September 10, 2018, the Planning Commission approved Development Plan Approval (DPA) Case Nos. 930 to 933 to allow the original applicant, BreitBurn Operating LP, to construct four (4) new concrete tilt-up industrial buildings totaling approximately 318,121 square feet (“Project”). At the same meeting, the Planning Commission concurrently approved Tentative Parcel Map No. 78232 to allow for the reconfiguration of an approximately 44.67-acre site into five (5) parcels. The intent was to create independent parcels for each of the four proposed buildings and retain one parcel for oil extraction operations. DPA Case Nos. 931 and 932 were sold and are currently under construction. DPA Case No. 933 was sold and is presently seeking construction permits through the plan check process. The property owner of DPA Case No. 930 has an interested buyer who specializes in industrial development and is requesting this extension to help secure the transaction.

Per Section 155.745 of the City’s Zoning Code, a DPA becomes null and void if not utilized within 12 consecutive months. Staff recognized the unique challenges associated with developing the subject property and recommended an extended validity period of two (2) years from the initial September 10, 2018, approval date. The Planning Commission concurred with this recommendation. Since then, the applicant has been granted four (4) additional time extensions, with the most recent granted on August 12, 2024, extending the DPA through September 10, 2025.

Current Status:

Bridgeland Resources, LLC, completed the plugging and abandonment of all on-site oil wells in early 2023. In February 2023, the certified abandonment report was deemed complete and compliant with Chapter 117 (Oil and Gas) of the Municipal Code.

On July 1, 2025, the applicant submitted a Time Extension Request Letter (Attachment B), noting that DPA Case No. 930 may already be considered “utilized” and may not require an additional extension. Nonetheless, the applicant is requesting the extension to provide added assurance that the DPA remains valid through September 10, 2026.

On August 4, 2025, the applicant submitted for plan check with the City's Building Department—thereby officially “utilizing” the privileges of DPA Case No. 930 ahead of the September 10, 2025, expiration. While a time extension is not technically required, the applicant and a prospective buyer have requested a formal extension as a due diligence measure associated with the pending sale of the site.

As detailed in the Performance Schedule (Attachment C) provided by the applicant, the City's plan check process should be completed by the middle of 2026, with permit issuance anticipated in July 2026 and on-site grading to occur by August 2026.

ENVIRONMENTAL:

N/A

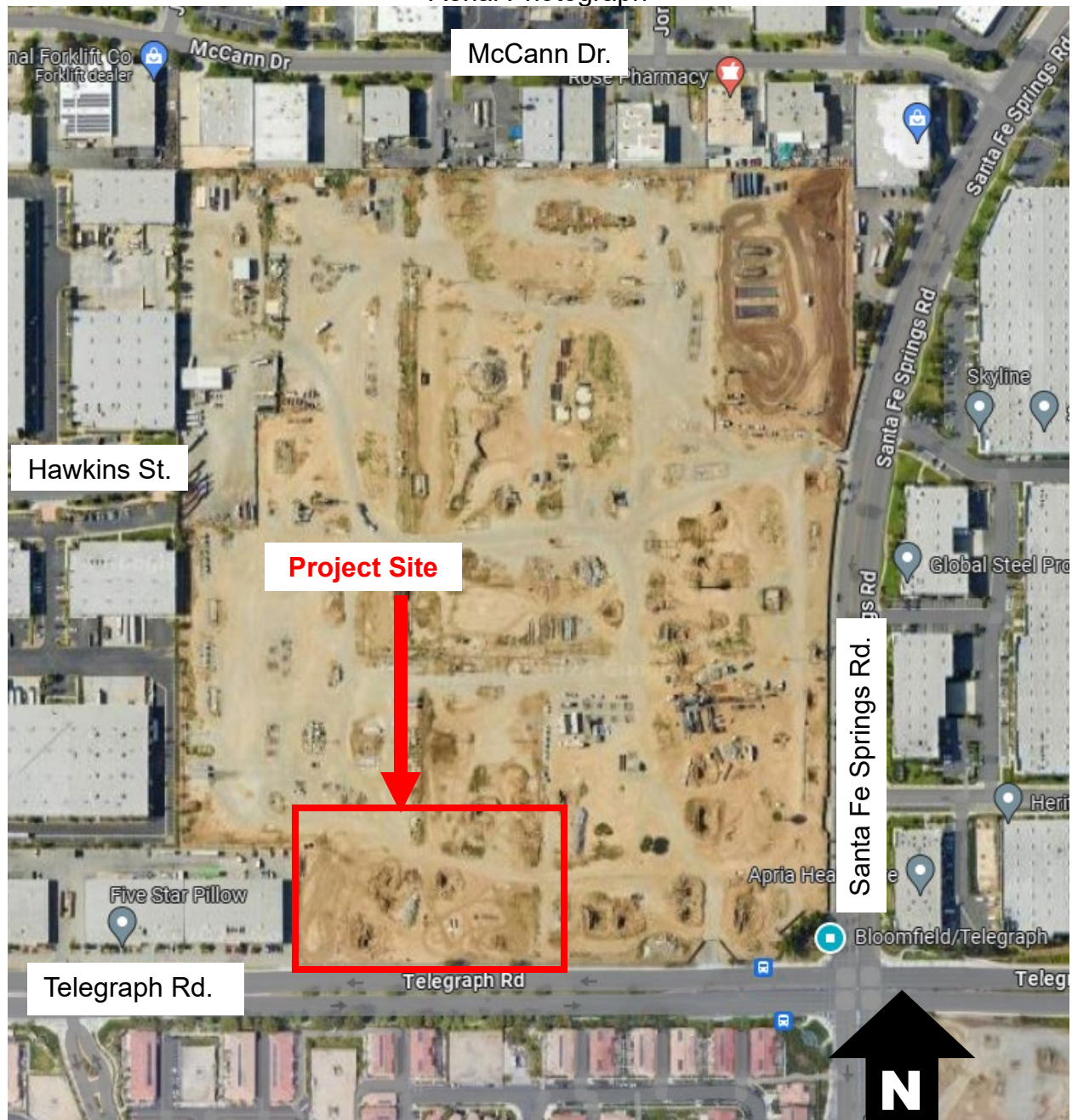
SUMMARY:

Staff believes the applicant has diligently worked with the City to meet the conditions and timelines associated with DPA Case No. 930. With the completion of oil well abandonment and the recent plan check submission, the DPA is considered utilized. However, granting a formal one-year extension will provide additional certainty to both the applicant and the prospective buyer, ensuring uninterrupted use of the entitlements granted under the original DPA. Therefore, staff recommends extending DPA Case No. 930 for one (1) year, through September 10, 2026, subject to the conditions of approval (Attachment D).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Time Extension Request Letter
3. Attachment C – Performance Schedule
4. Attachment D – Conditions of Approval

Attachment A
Aerial Photograph



12451 Telegraph Road

Development Plan Approval (DPA) Case No. 930

Attachment B

Time Extension Request Letter

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. 930 for 12451 Telegraph Road (Parcel 1/Building 1)

Dear Commissioners:

Our office represents BRIDGELAND RESOURCES, LLC (“**Owner**”), the owner of the real property located at 12451 Telegraph Road in Santa Fe Springs, CA (APN: 8005-015-047) (“**Property**”). On September 10, 2018, the Planning Commission adopted Resolution No. 82-2018 approving Development Plan Approval Nos. 930-933 (“**DPA Nos. 930-933**”) and Tentative Parcel Map No. 78232 authorizing the subdivision and development on the Property and adjacent parcels. We attach Resolution No. 82-2018 as **Exhibit A**. Development Plan Approval No. 930 (“**DPA No. 930**”) authorized the construction of an approximately 78,417 square foot concrete tilt-up building (referred to as “Building 1”) on the Property (referred to as “Parcel 1”).

The deadline to exercise DPA Nos. 930 was extended by resolutions of the Planning Commission adopted on April 14, 2020, June 14, 2021, and August 29, 2023. *See* the enclosed letter from Wayne Morrell dated August 29, 2023, attached as **Exhibit B**. DPA No. 930 is currently set to expire on September 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. 930 to September 10, 2026.**¹

I. Basis for Extension

“An extension of time may be granted by Commission or Council action.” *See* Resolution No. 82-2018, Condition #86; Zoning Ordinance § 155.745. While not required by Resolution No. 82-2018 or the Zoning Ordinance, good cause exists to grant the extension.

¹ Because Owner no longer owns the parcels entitled by DPA Nos. 931, 932, and 933, this request does not include those parcels/entitlements.

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

Since June 2021, Owner has diligently worked to plug and abandon the oil wells on the Property in order to prepare the Property for development. After completing the plugging and abandoning of the wells in early 2023, Owner submitted a report prepared by a certified petroleum engineer, which the City deemed complete for the purposes of Santa Fe Springs Code of Ordinances Section 117.130(b)(1) and (2) on February 28, 2023. The Owner, remains fully committed to developing the site and has elected to move forward with development. At this time, the owner is actively conducting site cleanup to support upcoming grading activities and is currently in plan check for final engineering.

While the conducting the foregoing work on the Property arguably has utilized DPA No. 930, and therefore, pursuant to Santa Fe Springs Code of Ordinances Section 155.745, DPA No. 930 should not expire at this time, Owner requests clarity from the City confirming that DPA No. 930 will remain effective past September 10, 2025.²

Accordingly, we respectfully request that the Planning Commission formally grant a one-year extension of DPA No. 930 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

² Resolution No. 82-2018 also indicates that DPA 930 will become “null and void” if it “has not been utilized” within the stated deadline. See Resolution No. 82-2018, Condition #86. Historically, the City has not considered entitlements to expire as long as the applicant enters plan check and continues to work toward obtaining a building permit. In this case, Owner has entered into plan check to actively pursue its building permit prior to the extension of DPA No. 930. Nonetheless, Owner makes this request out of an abundance of caution.

Attachment C

Performance Schedule

12451 Telegraph Road – One-Year Performance Schedule (September 2025 – August 2026)

The following schedule outlines the proposed sequence and timing for preparing construction drawings, submitting for plan check, acquiring the grading permit, and commencing grading.

Timeline	Task	Duration	Notes
Sep 2025	Finalize design team & kickoff CDs	14 days	Confirm consultants and initiate construction document (CD) preparation
Oct–Nov 2025	Prepare construction drawings (Grading & Building)	45 days	Includes coordination with civil, architectural, landscape, structural, MEP, etc.
Dec 2025	Internal QA/QC & preliminary agency check	15 days	Resolve conflicts and confirm submittal requirements
Jan 2026	Submit full CD package for plan check (Grading & Building)	7 days	Submit to City departments (Building, Engineering, Fire, etc.)
Jan–Apr 2026	plan check review cycle	45–90 days	2-3 review cycles
May 2026	Clear Conditions	20 days	
Jun 2026	Plan approval / permit ready-to-issue	14 days	Final sign-offs and clearances
Jul 2026	Pay fees / Post bonds / Acquire grading permit	10 days	Includes stormwater and encroachment, if needed
Aug 2026	Commence rough / precise grading	20 days	Site clearing, cut/fill, over excavation

Attachment D

Conditions of Approval

Attachment D:
Conditions of Approval

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Alex Flores 562.868.0511 x7507)

STREETS

1. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$203,715 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road & Santa Fe Springs Road.
2. Prior to the issuance of building permits, the applicant and/or developer shall pay a flat fee of \$5,000 for the upgrade and installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Santa Fe Springs Road as determined by the City Engineer and Fire Chief.
3. The applicant/or developer shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Telegraph Road & Santa Fe Springs Road street frontage. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. The applicant and/or developer shall design and construct/modify one (1) existing raised Median Island on Santa Fe Springs Road to accommodate left turns into the northernmost proposed driveway.
5. Prior to the issuance of building permits, the applicant and/or developer shall pay the costs associated with the furnishing and installation of traffic signal modifications; including protected Northbound/Southbound left turn traffic signal phasing at the intersection of Telegraph Road and Santa Fe Springs Road. The cost estimate for the modifications (add left turn phasing) at the Telegraph/Bloomfield signal is \$191,000.
6. Full street improvements shall be constructed to the City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street to be improved shall include Telegraph Road & Santa Fe Springs Road for the purpose of installing Right turn pockets. A soils report shall be prepared and submitted as directed by the City Engineer to determine proposed street structural section.
7. Street right-of-way easements shall be dedicated as follows:
 - a) Along the north side of Telegraph Road for the construction of a right turn pocket.
 - b) Along the west side of Santa Fe Springs Road for the construction of a right turn pocket.

8. All above ground 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.
9. Adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant and/or developer shall pay \$ 3,000.00 to install (15) new signs.
10. The applicant and/or developer shall be responsible for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The applicant and/or developer shall be responsible for coordination of said work, as well as all associated fees, permits, materials, etc.
11. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

12. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road & Santa Fe Springs Road. Storm drain plans shall be approved by the City Engineer.
13. 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. The applicant and/or developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
14. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
15. All buildings shall be connected to the sanitary sewers.
16. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. 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.
17. The applicant and/or developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

18. The applicant and/or developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing the proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

19. All points of access to the proposed development have been reviewed and approved by the City Engineer. Left turns will only be allowed into the proposed development from the most northerly driveway on Santa Fe Springs Road. Left turns out of the proposed development will be allowed from both northerly and southerly driveways on Santa Fe Springs Road.

FEES

20. The applicant and/or developer shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. This mitigation fee shall be paid prior to issuance of building permits.
21. The applicant and/or developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. The applicant and/or developer shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

23. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant and/or developer shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
24. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
25. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.

26. The applicant and/or developer 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 and/ or developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Ha 562.409.1850 x3302)

27. The applicant and/or developer shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. 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 plans shall be submitted to the Director of Police Services prior to building permit issuance.
28. The developer shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the developer or their representative any time, 24 hours a day.
29. In order to facilitate the removal of unauthorized vehicles parked on the property, the developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The developer 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.
30. All work shall be conducted inside at all times including, but not limited to, all loading and unloading of trailers. Items shall not be left out awaiting loading.
31. Off-street parking areas shall not be reduced or encroached upon by outdoor storage and/or for the placement of merchandize.
32. All new businesses fronting on Telegraph Road shall be aware that they are subject strict noise levels pursuant to Section 155.424 (E).

33. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
34. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
35. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned.
36. During construction, out-houses, porta potties, or the like, shall not be visible from the public street and shall be maintained on a regular basis.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Kevin Yang 562.944.9713 x3818)

37. All buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
38. The applicant and/or developer shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
39. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department.
40. A methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
41. Interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.

42. If on-site fire hydrants are required by the Fire Department, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
43. 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 Uniform 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.
44. Prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
45. Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
46. Signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
47. The applicant and/or developer shall apply for a permit with the Department of Fire-Rescue and comply with the requirements of Section 117.127 of the Santa Fe Springs Municipal Code, Criteria for Abandonment, prior to abandoning or re-abandoning any oil wells on-site.
48. A system for venting of abandoned oil wells over which there will be construction, in accordance with Section 117.130 of the Santa Fe Springs Municipal Code, shall be required. Plans for the venting system shall be submitted to the Department of Fire-Rescue prior to construction.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION):
(Contact: Eric Scott 562.868.0511 x3812)

49. Permits and approvals. The applicant and/or developer 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.
50. The applicant and/or developer shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

51. The applicant and/or developer shall provide a sampling plan to the Department of Fire-Rescue for active oil wells that will be abandoned prior to site development.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868.0511 x7342)

52. The developer 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.
53. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
54. The developer 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: Alejandro De Loera 562.868.0511 x7358)

55. Approval of Development Plan Approval Case Numbers 930, 931, 932 and 933 is contingent upon approval of Tentative Parcel Map Case No. 78232.
56. The owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
57. The owner/developer 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. The owner/developer shall indicated on the first page of the construction drawings that the subject property is located within the methane zone. Said indication shall be clearly printed with a minimum 12 point font size.
59. The owner/developer shall apply for a Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Community Development Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
60. The owner/developer shall apply for an Oilfield Site Plan Review through the Community Development Department prior to issuance of a building permit.

61. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
62. The owner/developer 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.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A 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.
63. The owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
64. The owner/developer agrees and understands that any existing overhead utilities within the development shall be placed underground.
65. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Community Development.
66. All approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Community Development or designee. The calculation to determine the required storage area shall be determined by the City Building Division.
67. All outdoor trash enclosures shall provide a solid roof cover.
68. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.

69. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
70. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
71. The owner/developer shall submit a mailbox plan (locations and sizes) for all parcels prior to the issuance of building permits. The plan shall be approved by the Santa Fe Springs Post Office. The owner/developer shall submit to the City a written confirmation from the Santa Fe Springs Post Office that the mailbox locations are approved. The City shall review and approve the location plan to ensure adequate site distance and traffic safety measures are incorporated.
72. The Department of Community Development 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.
73. Owner/developer 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, and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), 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 shall 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.)
74. 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).*

75. 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, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
76. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Community Development Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning 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.)
77. The applicant and/or developer shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Santa Fe Springs Road, use Telegraph Road or Santa Fe Springs Road as a staging area, or to back-up onto the street from the subject property.
78. All activities shall occur inside the buildings. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services and the Fire Marshall.
79. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
80. The owner/developer shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

81. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
82. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
83. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
84. Pursuant to the sign standards of the Zoning Regulations and related sign guidelines of the City of Santa Fe Springs, a comprehensive sign program for the development shall be prepared and submitted to the Director of Community Development or designee for approval prior to obtaining a building permit for any signs related to the subject development. All signs throughout the subject site shall be installed in accordance with the approved comprehensive sign program for the subject development.
85. The Department of Community Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
86. Prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Owner/developer 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Owner/developer, 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 owner/developer to comply with such regulatory requirements.
87. The owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
88. The Mitigation Monitoring Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan

Approval Case No. 930, 931, 932 and 933. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

89. The owner/developer 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.
90. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).
91. Prior to occupancy of the property/buildings, the owner/developer and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
92. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Community Development or his/her designee.
93. The final site 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.
94. The owner/developer understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
95. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
96. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 24 12 consecutive months from the effective date shall become null and void on **September 10, 2026**. 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.

97. The applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
98. This approval is not effective until the applicant has completed and signed the signature element appearing at the bottom of the last page of these conditions, and returned the original completed and signed document to the City, confirming the applicant's understanding of these conditions and its willingness to accept and comply with them.