



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, MARCH 11, 2024
AT 6:00 P.M.

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

PLANNING COMMISSION

David Ayala, Chairperson
John Mora, Vice Chairperson
Francis Carbajal, Commissioner
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner

ACTING PLANNING
DIRECTOR

Cuong Nguyen

CITY ATTORNEY

Kristi J. Smith

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Planning Intern
Planning Intern
Planning Consultant
Planning Consultant
Planning Secretary

Vince Velasco
Jimmy Wong
Claudia Jimenez
Rudy Lopez
Pablo Castilla
Laurel Reimer
Alejandro De Loera
Teresa Cavallo

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.org/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 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, 2023 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 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 Staff. You may also submit comments in writing by sending them to the Planning Commission Secretary at teresacavallo@santafesprings.org. 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 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****PRESENTATIONS****1. BROWN ACT AND CONFLICT OF INTEREST TRAINING****PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and 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 Chairperson.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING - NONE****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.

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 81 – SCC DISTRIBUTION NETWORK, LLC

RECOMMENDATION: That the Planning Commission:

1. That the Planning Commission, based on staff's findings provided within this report, 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. 81; and
2. Request that this matter be brought back before March 11, 2029, 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.

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Commissioner announcements; requests for future agenda items; conference/meetings reports. 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, Teresa Cavallo, Planning Secretary Clerk 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.org; 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.



Teresa Cavallo
Planning Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Dino Torres, Director of Police Services

BY: Luis Collazo, Code Enforcement Inspector

SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 81 – SCC DISTRIBUTION
NETWORK, LLC

DATE: March 11, 2024

RECOMMENDATION(S):

1. That the Planning Commission, based on staff's findings provided within this report, 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. 81; and
2. Request that this matter be brought back before March 11, 2029, 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

SCC Distribution Network, LLC occupies a 1,000 square foot suite within the Tico-Imperial Business Park located at 13620 Imperial Highway. The business is an independently owned and operated craft beer distributor providing transportation and consulting services to the growing Latino craft beer market. SCC Distribution Network, LLC provides warehouse and distribution services to small businesses in the beer brewing industry that are getting started in beer crafting, and assisting them with marketing their craft with retail sellers.

In accordance with Section 155.628, SCC Distribution Network, LLC applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 81 by the Planning Commission and the City Council at their respective meetings of November 14, and

Alcohol Sales Conditional Use Permit Case No. 81 - Compliance Report

Page 2 of 5

December 6, 2022, to allow the operation and maintenance of a warehouse distribution use for alcoholic beverages.

SCC Distribution Network, LLC maintains a Type 17 License (Beer and Wine Wholesaler) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a compliance 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, the City codes, and the conditions of approval enacted for the approval of this Permit. Staff has not received any complaints stemming from the storage or distribution of alcoholic beverages.

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

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of ASCUP Case No. 81 in five years, before March 11, 2029.

SUMMARY/NEXT STEPS

Receive and file this compliance review report and request Staff to perform and provide another compliance review on or before March 11, 2029.

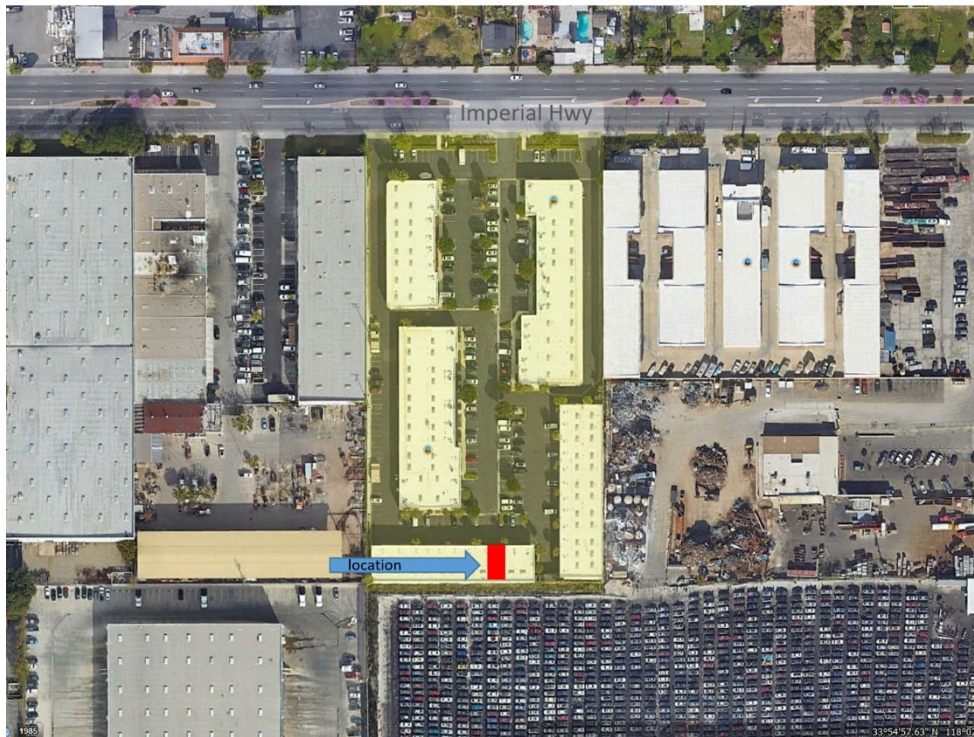
ATTACHMENT(S):

- 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. 81

SCC Distribution Network, LLC
13620 Imperial Highway, Unit 3
Santa Fe Springs

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That the building, including any lighting, fences, walls, cabinets, and poles shall continue to be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
2. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain his leased area clean and orderly.
3. That alcoholic beverages shall not be sold to the general public from the subject site.
4. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 17 license (Beer and Wine Wholesaler).
5. That alcoholic beverages shall be shipped to the Applicant's customer by the use of commercial trucks and/or licensed commercial transportation companies and not by passenger-type vehicles or domestic type vehicles.
6. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
7. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
8. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
 - (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of

Alcohol Sales Conditional Use Permit Case No. 81 - Compliance Report

Page 5 of 5

laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

- (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (D) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
9. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 12. That Alcohol Sales Conditional Use Permit Case No. 81 shall be subject to a compliance review in five (5) years; not later than March 11, 2029. With subsequent compliance reviews every five-years thereafter, to ensure that the business and its related alcohol sales activity is still operating in strict compliance with the original conditions of approval.
 13. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 8 and all other applicable regulations shall be strictly complied with.
 14. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.