



CITY OF SANTA FE SPRINGS
ADJOURNED MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 16, 2024
AT 6:00 P.M.

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

PLANNING COMMISSION

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

PLANNING DIRECTOR

Wayne M. Morrell

CITY ATTORNEY

Kristi J. Smith

CITY STAFF

Assistant Director of Planning
Senior Planner
Associate Planner
Associate Planner
Planning Intern
Planning Intern
Planning Consultant
Planning Consultant
Planning Secretary

Cuong Nguyen
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. 2023 DEPARTMENT OF PLANNING AND DEVELOPMENT ACCOMPLISHMENTS****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****2. PUBLIC HEARING – AMENDMENT TO DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 969 AND AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1322 – TO ALLOW THE REPLACEMENT OF ONE (1) EXISTING TANK AT 8 FT. IN DIAMETER AND 18 FT. IN HEIGHT AND THREE (3) EXISTING TANKS AT 8 FT. IN DIAMETER AND 12 FT. IN HEIGHT WITH FOUR (4) NEW TANKS AT 14 FT. IN DIAMETER AND 30 FT. IN HEIGHT, AND TO NOT PROVIDE FULL SCREENING FOR THE FOUR (4) PROPOSED TANKS FROM THE PUBLIC RIGHT-OF-WAY (EMMENS WAY) AT 10747 PATTERSON PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES) (BRENNTAG PACIFIC, INC.)****RECOMMENDATION:** That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to DPA Case No. 969, and Amendment to MOD Case No. 1322, and thereafter, close the Public Hearing; and

- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- 4) Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- 5) Find that the applicant's MOD requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- 6) Approve Amendment to DPA 969 and Amendment to MOD 1322, subject to the conditions of approval as contained within Resolution No. 255-2024; and
- 7) Adopt Resolution No. 255-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

NEW BUSINESS

3. PLANNING COMMISSION ELECTIONS

RECOMMENDATION: That the Planning Commission:

- 1) Entertain nominations for the positions of Chairperson and Vice Chairperson for 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.

4. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 495-7 - A COMPLIANCE REVIEW OF AN EXISTING DANCE STUDIO AND THEATRICAL ARTS SCHOOL, LOCATED AT 9730 ALBURTIS AVENUE, IN THE ML, LIMITED MANUFACTURING, ZONE.
(SFS PERFORMING ARTS CENTER BY JASON WEISS)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the existing dance studio and theatrical arts school, if conducted in strict compliance with the conditions of approval, will be harmonious and adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- 2) Require that CUP Case No. 495 be subject to a compliance review in ten (10) years on, or before, January 16, 2034, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

5. CONDITIONAL USE PERMIT ("CUP") CASE NO. 815-1 - A TIME EXTENSION OF A TEMPORARY TRUCK TRAILER AND TRACTOR STORAGE YARD AT 11708 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (BRENNTAG PACIFIC, INC.)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject temporary truck trailer and tractor storage yard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 815-1 be subject to a compliance review in one (1) year on, or before, January 16, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

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: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Rudy Lopez, Planning Intern

SUBJECT: PUBLIC HEARING – AMENDMENT TO DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 969 AND AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1322 – TO ALLOW THE REPLACEMENT OF ONE (1) EXISTING TANK AT 8 FT. IN DIAMETER AND 18 FT. IN HEIGHT AND THREE (3) EXISTING TANKS AT 8 FT. IN DIAMETER AND 12 FT. IN HEIGHT WITH FOUR (4) NEW TANKS AT 14 FT. IN DIAMETER AND 30 FT. IN HEIGHT, AND TO NOT PROVIDE FULL SCREENING FOR THE FOUR (4) PROPOSED TANKS FROM THE PUBLIC RIGHT-OF-WAY (EMMENS WAY) AT 10747 PATTERSON PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES) (BRENNTAG PACIFIC, INC.)

DATE: January 16, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to DPA Case No. 969, and Amendment to MOD Case No. 1322, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City’s General Plan; and

- 4) Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- 5) Find that the applicant's MOD requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- 6) Approve Amendment to DPA 969 and Amendment to MOD 1322, subject to the conditions of approval as contained within Resolution No. 255-2024; and
- 7) Adopt Resolution No. 255-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND:

On August 21, 2023, Brenntag Pacific ("Applicant") filed a request for an Amendment to Development Plan Approval (Case No. 969) to allow the replacement of four (4) existing tanks with four (4) new tanks of greater size and an Amendment to Modification Permit (Case No. 1322) to address the visibility of the four (4) proposed tanks from the public-right-of-way ("Project") at 10747 Patterson Place ("Project Site").

Project/Applicant Information

Project Site:	10747 Patterson Place (APNs: 8011-017-053 & 8011-017-054)
Project Applicant:	Brenntag Pacific, Inc.
Property Owner:	Brenntag Pacific, Inc.
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Wholesale Distributor of Chemicals and Ingredient Solutions

Project Description

The Applicant seeks approval of an Amendment to DPA (Case No. 969) to allow the replacement of four (4) existing tanks with four (4) new tanks of greater size and an Amendment to MOD (Case No. 1322) to address the visibility of the four (4) proposed tanks from the public right-of-way (Emmens Way). The Project Site is currently developed with a ±128,178 sq. ft. concrete tilt-up industrial building, rail spurs, and a tank farm. The property to the north is currently undeveloped, the properties to the east are occupied by various uses (such as an auto body shop and warehouse), the properties to the south are occupied by various uses (Santa Fe Springs Corporate Center), and the property to the west is occupied by the City of Santa Fe Spring's Municipal Yard. Therefore, the Project is consistent and compatible with the surrounding uses.

Surrounding Land Uses:

Direction	Zone	Land Use
North	M-2	Industrial
South	M-2	Industrial
East	M-2	Industrial
West	PF	Public Facilities

Additionally, the Project Site is located within 500 feet of an oil well. Therefore, the Project Site is considered to be within the City's Methane Zone.

The Applicant is proposing to replace four (4) existing tanks with four (4) new tanks and address the visibility of the four (4) proposed tanks from the public right-of-way (Emmens Way). Increasing the above-ground storage will allow the applicant to eventually vacate its underground tank farm.

ANALYSIS:**Amendment to Development Plan Approval (DPA Case No. 969)**Site Plan

The Project will include the replacement of three (3) existing 6,420-gallon tanks and one (1) existing 10,000-gallon tank with four (4) new 28,000-gallon tanks. The Project meets the minimum development standards within the M-2 (Heavy Manufacturing) Zone for setbacks, parking, lot depth, lot area, and lot coverage. The Project, however, will need to address the screening of the four (4) proposed tanks from the public right-of-way. To help satisfy the visibility requirements in §155.261 (Other Required Conditions) and §155.742 (Conditional Approval) of the City's Zoning Ordinance, the Project will amend Modification Permit (MOD Case. 1322) to ensure sufficient screening is provided to address the tanks' visibility from Emmens Way.

Floor Plan

The floor plan for the existing industrial building will remain the same. There are no proposed changes to the existing layout in this project. The interior of the tanks is used for chemical storage.

Elevations

Three (3) of the existing tanks are made of reinforced fiberglass plastic and measure 8 feet in diameter and 12 feet in height. The fourth existing tank is made of stainless steel and measures 8 feet in diameter and 18 feet in height. The four (4) proposed tanks will be made of stainless steel and painted white to meet the requirements of the Air Quality Management District (AQMD) and aesthetically match the existing building. The new tanks will measure 14 feet in diameter and 30 feet in height and will store isopropyl, alcohol, xylene, n-butyl alcohol, and glycol ether EB.

Parking

A total of 178 parking stalls will be provided for the industrial building: 174 standard stalls and 4 accessible stalls. The project's parking calculation will consist of the following:

Use	Calculation	Required	Provided
Industrial	20,000 ÷ 500	40 stalls	178 stalls
	80,000 ÷ 750	107 stalls	
	28,174 ÷ 1,000	28 stalls	
Total		175 stalls	

The proposed project, therefore, continues to exceed the minimum parking requirements set forth by the City's Zoning Ordinance.

Amendment to Modification Permit (MOD Case No. 1322)

Pursuant to §155.261 of the City's Zoning Ordinance, the following additional conditions shall apply in the M-2 Zone:

(C) Outdoor storage of materials, products, and equipment and any other outdoor use shall be conducted in a neat and orderly manner and shall be screened on all sides by a minimum six-foot-high solid fence, wall, compact landscaping, or structures, adequate to completely conceal such storage or outdoor use from view from adjacent properties and public streets.

In addition to the requirements of §155.261, §155.742 of the City's Zoning Ordinance requires all storage of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from the view of the public rights-of-way.

On March 9, 2020, the Planning Commission originally approved Modification Permit (MOD) Case No. 1322 to address the visibility of sixteen (16) storage tanks from Emmens Way, a local collector street approximately 335' west of the subject site. It should be noted

that only the top portion of each storage tank was visible from the street. Also, Brenntag agreed to paint each storage tank to match the associated building color to reduce visibility.

The Amendment to MOD Case No. 1322 addresses the visibility of the four (4) proposed tanks from Emmens Way. Brenntag has also agreed to paint the four (4) new tanks white. It should be noted that the tanks are shorter and less visible from Emmens Way than the original sixteen (16) tanks that were constructed via DPA 969.

ENVIRONMENTAL:

CEQA

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The proposed development involves the replacement of four (4) existing tanks with four (4) new tanks. These new tanks will be greater in storage capacity than the existing tanks, but will not result in an increase in the overall storage capacity of the facility since Brenntag will be vacating a portion of its existing underground storage tank area. The project will not create additional building square footage. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

DISCUSSION:

Authority of the Planning Commission

Development Plan Approval

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

Criteria for Granting a Development Plan Approval

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- (A) That the proposed development is in conformance with the overall objectives of this chapter.

- (B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- (D) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

Modification Permit

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

Criteria for Granting a Modification Permit

The Commission should note that in accordance with Section 155.695 of the City's Zoning Ordinance, before granting a Modification Permit, the Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

- (B) That the subject property cannot be used in a reasonable manner under the existing regulations.
- (C) That the hardship involved is due to unusual or unique circumstances.
- (D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

In addition, pursuant to Section 155.696 of the City's Zoning Ordinance, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.
- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.
- (C) That the alleged difficulties were not created by any person presently having an interest in the property.
- (D) That the conditions involved are not generally applicable to most of the surrounding properties.
- (E) That the requested modification would not diminish property values in the neighborhood.
- (F) That the proposed modification will not increase congestion or endanger the public safety.

SUMMARY:

Conditions of Approval

On November 16, 2023, the Department of Planning and Development staff provided a project summary, and all application materials related to the Project to various departments for their respective review, comments, and conditions of approval. In addition to the Department of Planning and Development conditions, the Departments of Fire, Public Works/Engineering, Police Services, and Waste Management responded with recommended conditions of approval. The comprehensive list of conditions are included as Exhibit A within Attachment #E.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 4, 2024. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Whittier Daily News) on January 4, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ATTACHMENT(S):

- A. Attachment A – Aerial Photograph
- B. Attachment B – Public Hearing Notice
- C. Attachment C – Radius Map for Public Hearing Notice
- D. Attachment D – Full Set of Plans
- E. Attachment E – Resolution 255-2024
 - a) Exhibit A – Conditions of Approval
 - b) Exhibit B – CEQA Notice of Exemption (NOE)

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

Attachment A:
Aerial Photograph



AERIAL PHOTOGRAPH

AMENDMENT TO DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 969
AMENDMENT TO MODIFICATION PERMIT (MOD) CASE NO. 1322



10747 Patterson Place

Attachment B:
Public Hearing Notice

FILE COPY



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US POSTAGE

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO DEVELOPMENT PLAN APPROVAL CASE NO. 969
AMENDMENT TO MODIFICATION PERMIT CASE NO. 1322**

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

AMENDMENT TO DEVELOPMENT PLAN APPROVAL CASE NO. 969 – A request for approval to allow the replacement of one (1) existing tank at 8 ft. in diameter and 18 ft. in height and three (3) existing tanks at 8 ft. in diameter and 12 ft. in height with four (4) new tanks at 14 ft. in diameter and 30 ft. in height; and

AMENDMENT TO MODIFICATION PERMIT CASE NO. 1322 – A request for approval to not provide full screening for the four (4) proposed tanks from the public right-of-way (Emmens Way).

PROJECT LOCATION/APPLICANT: 10747 Patterson Place (APN: 8011-017-053 & 8011-017-054)/Brenntag Pacific Inc.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Tuesday, January 16, 2024, at 6:00 p.m.**

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

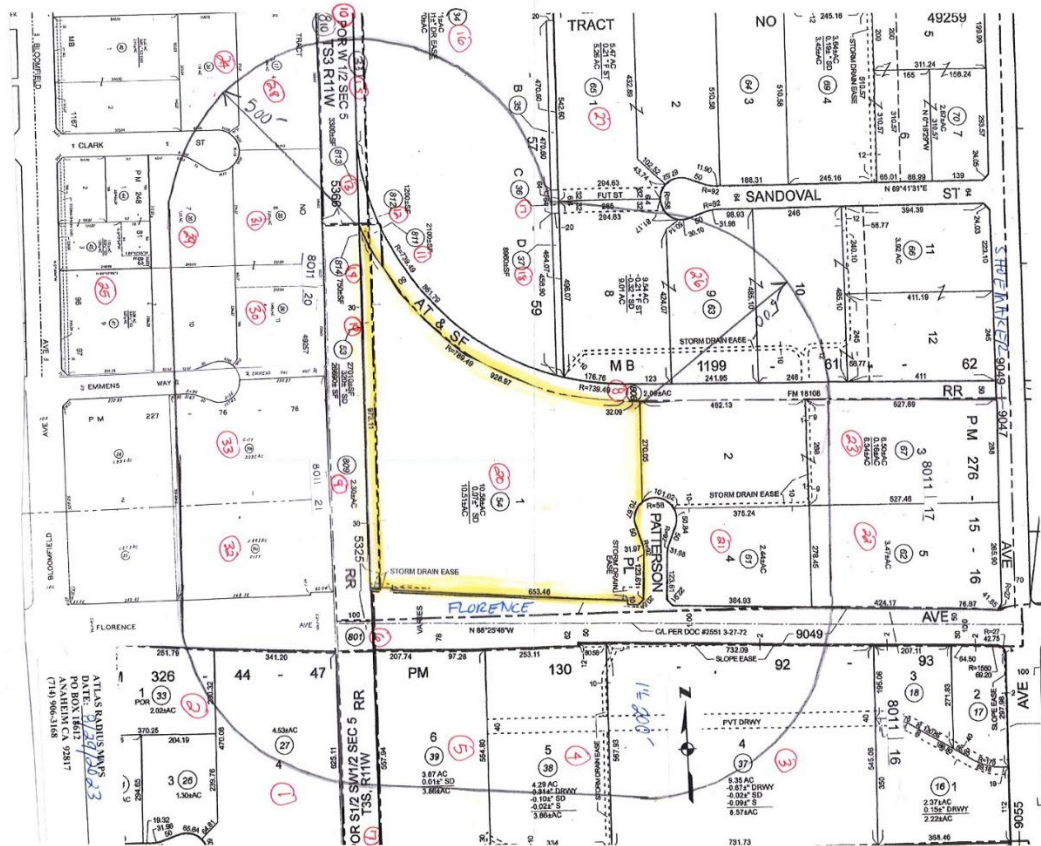
PUBLIC COMMENTS may be submitted in writing to the Department of Planning & Development at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Secretary Teresa Cavallo at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the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

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

FURTHER INFORMATION on this item may be obtained from Rudy Lopez, Planning Intern, via e-mail at: RudyLopez@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7519.

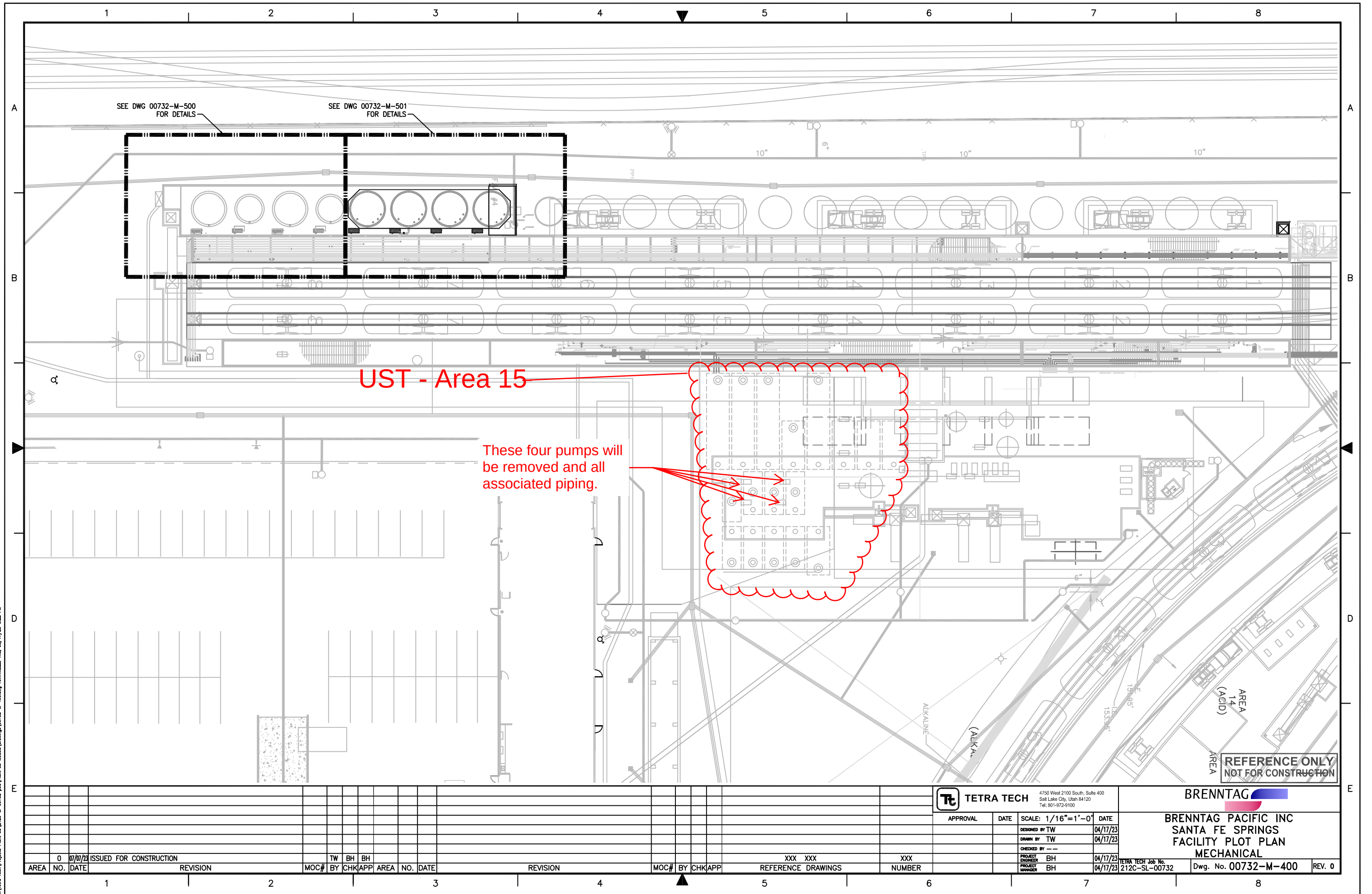
Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Juanita Martin • Annette Rodriguez • Joe Angel Zamora
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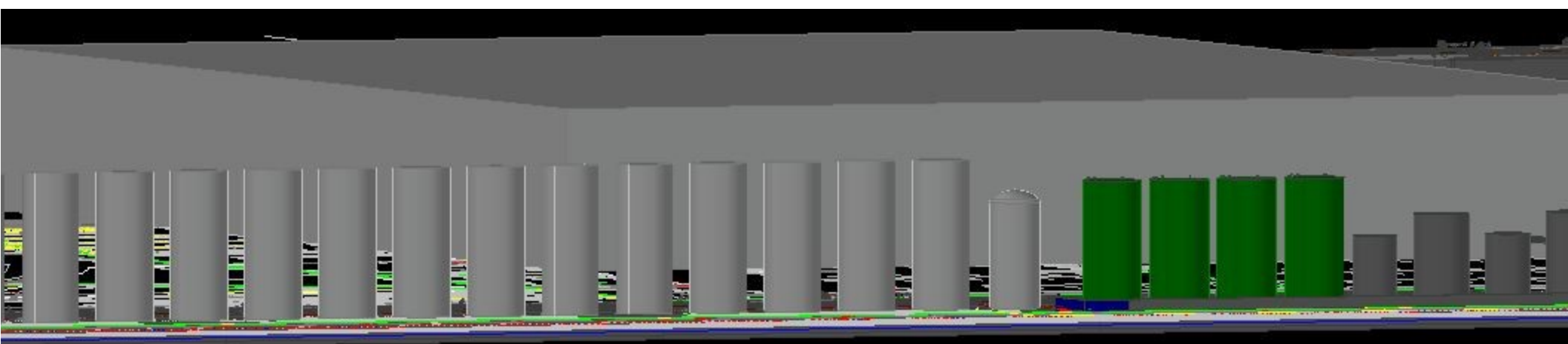
Attachment C:
Radius Map for Public Hearing Notice



Attachment D:
Full Set of Plans

D:\Tetra Tech\Projects\Plant_30\212C-SL-00732-M-400.dwg TOWNWELLS Thu, 08/17/23 4:22 PM





D:\Tetra Tech\Projects\Plant_30\212C-SL-00732_M-401.dwg TONY WELLS Mon, 09/25/23 10:01 AM



Attachment E:

Resolution No. 255-2024

Exhibit A – Conditions of Approval

Exhibit B – CEQA Notice of Exemption (NOE)

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 255-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING AMENDMENT TO DEVELOPMENT PLAN APPROVAL CASE NO. 969 AND AMENDMENT TO MODIFICATION PERMIT CASE NO. 1322 TO ALLOW THE REPLACEMENT OF ONE (1) EXISTING TANK AT 8 FT. IN DIAMETER AND 18 FT. IN HEIGHT AND THREE (3) EXISTING TANKS AT 8 FT. IN DIAMETER AND 12 FT. IN HEIGHT WITH FOUR (4) NEW TANKS AT 14 FT. IN DIAMETER AND 30 FT. IN HEIGHT, AND TO NOT PROVIDE FULL SCREENING FOR THE FOUR (4) PROPOSED TANKS FROM THE PUBLIC RIGHT-OF-WAY (EMMENS WAY) AT 10747 PATTERSON PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES) (BRENNTAG PACIFIC, INC.)

WHEREAS, an application was filed for an Amendment to Development Plan Approval (ADPA) Case No. 969 to allow the replacement of one (1) existing tank at 8 ft. in diameter and 18 ft. in height and three (3) existing tanks at 8 ft. in diameter and 12 ft. in height with four (4) new tanks at 14 ft. in diameter and 30 ft. in height; and

WHEREAS, an application was concurrently filed for an Amendment to Modification Permit (AMOD) Case No. 1322 to not provide full screening for the four (4) proposed tanks from the public right-of-way (Emmens Way) at 10747 Patterson Place, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the northwest corner of Patterson Place and Florence Avenue, with Accessor's Parcel Numbers of 8011-017-053 and 8011-017-054, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Brenntag Pacific, Inc., 10747 Patterson Place, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed use expansion which includes Amendment to Development Plan Approval Case No. 969 and Amendment to Modification Permit Case No. 1322 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 4, 2024, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 4, 2024, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on January 16, 2024, concerning the environmental findings and determination, Amendment to Development Plan Approval Case No. 969, and Amendment to Modification Permit Case No. 1322.

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

SECTION I. RECITALS

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

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is Categorically Exempt, in that the proposed project consists of an existing use, will not create additional building square footage, and with the concurrent removal of the underground storage tanks, the total quantity of chemical storage will remain the same. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

Lastly, the Project Site the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission has made the following findings:

(A) *That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).*

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Ordinance "The purpose of the M-2 Zone is to

preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses.”

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its General Plan Land Use designation of Industrial. The proposed project is consistent with the goals and policies within the Industrial land use section of the City’s General Plan.

General Plan Consistency Analysis

Element	Policy	Project Consistency/Comment
Land Use	Goal LU-2: Industrial businesses that stimulate economic development and job growth.	The proposed project will allow an existing Santa Fe Springs business to storing chemicals in the proposed aboveground tanks rather in the underground storage tank farm. The project is not only more efficient for the business, but provides additional safety measure for persons on the subject property and the community in general.
	Policy LU-2.8: Catalyze business growth with programs ranging from incentives to help drive private investments, and create/improve the necessary infrastructure for growth, networking, communications, and business development.	The proposed project will allow an existing Santa Fe Springs business to improve their operations and the subject property itself.

2. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing. Maintaining a wholesale distributor of chemicals and ingredient solutions on the subject property is consistent with said zoning classification.
3. Since the proposed project is industrial, rather than residential or commercial in

nature, the land use will continue to be maintained for an industrial use and thus will continue to be consistent with its general plan designation of industrial.

4. The proposed project will allow an existing Santa Fe Springs business to remain in the City rather than go elsewhere outside the City, which would result in a net loss of jobs to the local job market. The proposed project will provide greater efficiency and safety in the storage of chemicals and also give the applicant the ability to vacate their underground storage tank farm in the future.

(B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

The project involves the replacement of four (4) existing tanks, one (1) at 8' in diameter and 18' in height and three (3) at 8' in diameter and 12' in height, with four (4) new tanks at 14' in diameter and 30' high. Although a Modification Permit is necessary since the tanks will not be entirely screened from a public right-of-way, it should be noted that the applicant has made considerable effort to provide practical screening of the proposed metal tanks. To minimize the visibility of the tank profiles from Emmens Way (which is approximately 335 feet away), the applicant is proposing to paint the proposed storage tanks, which are visible, to meet the requirements of the Air Quality Management District (AQMD) and match the existing building color and as a result, should visually blend with the existing development. The proposed metal tanks, therefore, will not have an adverse visual impact on the building or on the general appearance of the area.

(C) *That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*

The proposed steel tanks will store various chemicals that are part of the existing operations. Since the proposed tanks will be storing chemicals that are currently stored in an underground tank farm on site (reference site plan), the quantities of chemical storage will decrease. The proposed project is merely to replace an existing portion of the above-ground operations and the proposed structures mentioned are all located in a rear yard area where its visibility from the public is minimal. Nevertheless, as mentioned previously, the applicant is planning to paint the tanks to meet AQMD requirements and match the existing building color. Therefore, the project is harmonious with the existing building, structures, and general area.

(D) *That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*

The main focus of screening the metal tanks is by painting said tanks to meet AQMD requirements and match the existing building color. Staff believes the applicant has given proper attention and consideration to the location and design. Additionally, typical methods for screening the proposed metal tanks would not be practical for this project given its limited visibility from the public right-of-way. Based on the fact that

the proposed tanks are approximately 335 feet from Emmens Way and, more importantly, only the top portions of the tanks are visible, the applicant does not technically need to provide a complete screening method. Furthermore, the option of providing a landscape screening is halted by a downgrade slope in the area west of the proposed metal tanks. As a result, the proposed method of painting the tanks is the most viable solution. As such, the overall project will be in harmony with the existing development and the objectives of this chapter.

- (E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

The subject metal tanks are proposed to be screened by being painted to meet AQMD requirements and match the existing building color. The project does not involve the construction of any new buildings and/or walls. As a result, the proposed improvements will blend in with the existing building and the general area.

- (F) *That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.*

As evident from previous findings, staff has had considerable discussions with the applicant regarding the placement and screening of the proposed metal tanks to ensure that they would blend in with the existing building and general area and not have an adverse effect on surrounding properties. Compared to many other tanks in the surrounding area that are visible from a public street, the Planning Commission believes the applicant has made a noteworthy effort to design and place the proposed tanks in a manner that would help minimize its view from the public right-of-way.

- (G) *As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.*

The Planning Commission finds that the proposed project is not a residential development; therefore, the requirements pertaining to low-income units do not apply.

SECTION IV. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission has made the following findings:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar Modification Permits granted for a reduction of the standard screening of metal tanks requirements.

Previous Metal Tank Screening Modifications

Case No.	Site Address	Request	Date Approved
MOD 1322	10747 Patterson Pl.	Screening Reduction	May 2020
MOD 1260	9051 Sorenson Ave.	Screening Reduction	February 2016
MOD 1259	10643 Norwalk Blvd.	Screening Reduction	February 2016

As a result, the Planning Commission finds that the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

- (B) That the subject property cannot be used in a reasonable manner under the existing regulations.

The proposed project will allow an existing Santa Fe Springs business to remain in the City and modify its current operations rather than possibly re-locating outside the City, which would result in a net loss of jobs to the local job market. However, the steel tanks, which are the subject of the MOD request, are critical to the applicant's plans to modify their existing operations. As mentioned previously, only the top portions of the steel tanks will be visible from Emmens Way. A full screening of the steel tanks would not only be impractical but also cost ineffective.

- (C) That the hardship involved is due to unusual or unique circumstances.

As pertained in Section 155.742 of the City's Zoning Ordinance, the proposed steel tanks shall be screened from the public right-of-way. The existing and proposed steel tanks will not be visible from the two streets immediately adjacent to the subject property (Patterson Place and Florence Avenue) but will have slight visibility from a nearby street just west of the subject property (Emmens Way). It should be noted that the subject property and Emmens Way are separated by a ±100-foot railroad easement and a neighborly property to the west. There are approximately 335 feet between the subject property and Emmens Way. In addition, only the top portion of the steel tanks will be visible. Screening of the entire tank would not be necessary or practical and therefore, the applicant will be painting the steel tanks to meet AQMD requirements and match the existing building color. The combination of the distance and the painting of the tanks will help reduce public view from Emmens Way.

- (D) That the modifications, if granted, would not be detrimental to other persons or

properties in the area nor be detrimental to the community in general.

As mentioned previously, the existing and proposed steel tanks will not be visible from either of the adjacent streets (Patterson Place and Florence Avenue). Although the top portion of the proposed steel tanks will be visible from Emmens Way, they are located approximately 335 feet away and will be painted to match the existing building color. As a result, the aesthetic impacts will be mitigated. Therefore, the Planning Commission finds that an amendment to the Modification Permit, if granted would not be detrimental to other persons or properties in the area.

In addition, pursuant to Section 155.696 of the City's Zoning Ordinance, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.

The unusual or otherwise unique circumstance related to the subject property is the fact that it is located on a slope caused by the adjacent railroad underpass. The grade separation becomes greater as you travel from east to west. As a result of the grade separation, the existing and proposed storage tanks will not have a visual impact to the two streets immediately adjacent to the subject property (Patterson Place and Florence Avenue) but will have slight visibility from a nearby street just west of the subject property (Emmens Way). Although the proposed tanks will be visible from Emmens Way, they are separated by a ±100-foot railroad easement and a neighborly property to the west. There is approximately 335 feet between the subject property and Emmens Way. Therefore, only the top portion of the steel tanks will be visible. In addition, the project is a replacement of a few tanks in the existing above ground tank farm, therefore it would not be practical to position the proposed tanks anywhere else on the subject property.

- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.

Although the painting of the steel tanks is less costly than a full tank screening, a full tank screening would not be necessary or practical as only the top portion of the tanks will be visible. Additionally, the visual impacts will be mitigated by the distance from Emmens Way and by painting the steel tanks to meet AQMD requirements and match the existing building color. The immediate offloading of the chemicals into above-ground storage tanks that meet all regulating provisions will create a safer and more efficient process for the business and adjacent properties alike, and allow the applicant to vacate Underground Storage Tank – Area 15, which consists of four (4) pumps and associated piping. As a result, of the extensive on-site improvements the applicant is making, the granting of this modification is not exclusively based on the financial advantage.

- (C) That the alleged difficulties were not created by any person presently having an

interest in the property.

The location of the proposed tanks is the same location as the existing above-ground tanks because the project is a replacement of tanks. Furthermore, the subject property slopes down into the adjacent railroad easement along the west side of the subject property, therefore preventing the placement of trees for a landscaping screening.

(D) That the conditions involved are not generally applicable to most of the surrounding properties.

The subject property is unique in that it is located on a downward slope created by the adjacent railroad underpass. Additionally, it is uncommon for a property to require screening from three nearby streets as one or two streets is more typical. Furthermore, the proposed improvements are related to the existing use. The steel tanks are a critical component of their business operations. Furthermore, due to the nature of the business and the chemicals involved, access and circulation of persons and vehicles are limited to the front portion of the property. The Planning Commission, therefore, finds that the conditions involved are not generally applicable to most of the surrounding properties.

(E) That the requested modification would not diminish property values in the neighborhood.

As mentioned previously, the existing and proposed steel tanks will not be visible from either of the adjacent streets (Patterson Place and Florence Avenue). Although the top portion of the proposed steel tanks will be visible from Emmens Way, they are located approximately 335 feet away and will be painted to match the existing building color. As a result, the aesthetic impacts will be mitigated.

(F) That the requested modification will not increase congestion or endanger the public safety.

The Planning Commission finds that the proposed modifications will not increase congestion or endanger the public safety. The proposed exterior improvements will not increase the existing building's square footage and, therefore, will not require additional parking stalls. Additionally, the applicant uses an existing rail spur to transfer products to and from the subject property, which reduces the impact of congestion normally caused by large trucks. Lastly, the proposed storage tanks will allow the applicant to vacate a portion of their existing underground tanks in the near future.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 255-2024 to find and determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1 (Existing Facilities); approve Amendment to Development Plan Approval Case No. 969 to allow the replacement of

one (1) existing tank at 8 feet in diameter and 18 feet in height and three (3) existing tanks at 8 feet in diameter and 12 feet in height with four (4) new tanks at 14 feet in diameter and 30 feet in height, and approve Amendment to Modification Permit Case No. 1322 to not provide full screening for the four (4) proposed tanks from the public right-of-way (Emmens Way) within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 16th day of January 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Francis Carbajal, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A – CONDITIONS OF APPROVAL

Brenntag Pacific, Inc.

Amendment to Development Plan Approval Case No. 969

Modification Permit Case No. 1321

Amendment to Modification Permit Case No. 1322

10747 Patterson Place

APNs: 8011-017-053 & 8011-017-054

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562.868.1511 x7507)

STREETS

1. That the applicant shall pay a flat fee of \$ 104,317.90 to reconstruct/resurface the existing street frontage to centerline for Patterson Place and Florence Avenue. **(Satisfied)**
2. That 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 shall pay \$ 1,800.00 to install (9) new signs. **(Satisfied)**

CITY UTILITIES

3. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Patterson Place and Florence Avenue. Storm drain plans shall be approved by the City Engineer. **(Ongoing)**
4. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants. **(Ongoing)**
5. That 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. **(Ongoing)**

6. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system. **(Ongoing)**
7. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer. **(Ongoing)**

MISCELLANEOUS

8. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant 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. **(Ongoing)**
9. That 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. **(Ongoing)**
10. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit record drawings and an electronic file (AutoCAD Version 2014 or higher) to the office of the City Engineer. **(Ongoing)**
11. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID). **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868.0511 x3335)

12. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall continue to maintain, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an

inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. *(New – Ongoing)*

13. That the proposed buildings, 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 surface. *(New – Ongoing)*

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Kevin Yang 562.868.0511 x3811)

14. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue. *(Ongoing)*
15. That if on-site fire hydrants are required by the Department of Fire-Rescue, 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. *(Ongoing)*
16. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the **2022** California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. *(Revised – Ongoing)*
17. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on the plan that all entrance gates that will be installed. *(Ongoing)*
18. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. *(Ongoing)*

19. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways. **(Ongoing)**
20. The Applicant shall comply with all applicable sections of the 2019 California Fire Code including any referenced NFPA standards. **(Ongoing)**
21. The Applicant shall not store chemicals in rail cars without prior approval from the Department of Fire-Rescue. **(Ongoing)**
22. **Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations. (New – Ongoing)**
23. **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. (New – Ongoing)**
24. **When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. (New – Ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868.0511 x3812)

25. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity. **(Ongoing)**
26. That the applicant shall update the hazardous materials inventory and site plan in the California Environmental Reporting System (CERS) within 30 days of filling the new storage tanks. **(Ongoing)**
27. **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. (New – Ongoing)**

CONDITIONS FOR CHEMICAL DISTRIBUTION OPERATIONS

- 28. The applicant shall not load or unload tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless automatic and manual shut-off valves and secondary containment are provided. *(New – Ongoing)***
- 29. The applicant shall provide secondary containment for all in-use tanks and piping. Containment shall be provided for all hazardous and industrial grade liquids. Fire suppression water and foam runoff shall also be contained. Drainage shall be to a Fire-Rescue Department approved location. *(New – Ongoing)***
- 30. The applicant shall provide high-level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity. *(New – Ongoing)***
- 31. The applicant shall provide an in-house emergency response system that includes the following:**
- a. Visual and audible alarms connected to fire detection, hazardous gas detection, leak detection, liquid level limit detection, seismic event detection, fire protection systems and to manual emergency stations.**
 - b. Liquid level limit alarms on stationary tanks.**
 - c. Automatic shut-off valves on stationary tanks.**
 - d. Back-up electrical power for emergency alarm systems and required safety systems with a duration in accordance with NFPA 70, Section 701-11.**
 - e. Adequately trained manpower and equipment.**
 - f. Remote cameras (when applicable) at Fire-Rescue Department-approved locations.**
 - g. A.U.L. Listed central station shall monitor all alarms. Gas detection sensors shall have a minimum of two set points. Initial alarms shall be internal to the facility, and secondary alarms shall be to the Central Station. Sensor alarms set points shall be approved by the Fire-Rescue Department. *(New – Ongoing)***
- 32. The applicant shall install and maintain windsocks and placards as required. *(New – Ongoing)***

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7569)

33. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. ***(Ongoing)***
34. ~~That 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 Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.~~ **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. *(Revised – Ongoing)***
35. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. ***(Ongoing)***

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Rudy Lopez 562.868.0511 x7519)

36. Approval of the subject Development Plan Approval (DPA) Case No. 969 is still contingent upon approval of Modification Permit Case No. 1321 to replace a portion of the required front yard landscape strip with 8 new standard parking stalls and Modification Permit Case No. 1322 to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way). ***(Satisfied on May 11, 2020)***
37. **The Amendment to Development Plan Approval (DPA) Case No. 969 is contingent upon the approval of Amendment to Modification Permit (MOD) Case No. 1322 to not provide full screening of the proposed tanks for the public right-of-way (Emmens Way). *(New – Ongoing)***
38. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process. ***(Ongoing)***

39. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used, shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). **(Satisfied)**
40. 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 ensure 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 ensure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). **(Satisfied – Ongoing)**
41. The applicant, Brenntag Pacific, Inc., 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. **(Satisfied)**
42. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (Calculations are subject to change). **(Ongoing)**
43. The project shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(Ongoing)**
44. That all parking areas shall be re-striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. **(Ongoing)**
45. A minimum of 178 parking stalls shall be provided and continually maintained on-site at all times. **(Ongoing)**
46. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. 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. **(Ongoing)**

47. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. It should be noted that certain changes may also require approvals from other departments. **(Ongoing)**
48. The final plot plan, floor plan and elevations of the proposed project and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning. **(Ongoing)**
49. That the existing and proposed tanks shall be painted a color to match the adjacent building on the subject property and thereafter continuously maintain in a state of good condition. **(Ongoing)**
50. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material. **(Ongoing)**
51. The applicant, Brenntag Pacific, Inc., shall not allow commercial vehicles, trucks and/or truck tractors to queue on Patterson Place and/or Florence Avenue, use said streets as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
52. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(Ongoing)**
53. 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 Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant 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. **(Ongoing)**
54. The applicant, Brenntag Pacific, Inc., 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. **(Ongoing)**
55. The applicant, Brenntag Pacific, Inc., shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject

project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. ~~Please contact the Finance Department at (562) 868-0511 extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.~~ **A business license application can be accessed online at <https://santafesprings.HdLGov.com>. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative. (Revised – Ongoing)**

56. 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. **(Ongoing)**

57. 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. **(Ongoing)**

58. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

59. All otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. **(Ongoing)**

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): City of Santa Fe Springs

11710 Telegraph Road

Santa Fe Springs, CA 90670

(Address)

Project Title: New Brenntag Pacific Tank Development

Project Applicant: Brenntag Pacific, Inc.

Project Location - Specific:

10747 Patterson Place

Project Location - City: Santa Fe Springs

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

An amendment to Development Plan Approval (Case No.969) to allow the replacement of four (4) existing tanks with four (4) new tanks, and an amendment to Modification Permit (Case No. 1322) to not provide full screening for the four (4) proposed tanks.

Name of Public Agency Approving Project: City of Santa Fe Springs

Name of Person or Agency Carrying Out Project: City of Santa Fe Springs

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Section 15301 (Existing Facilities)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed development involves the replacement of four (4) existing tanks with four (4) new tanks. These new tanks will be greater in storage capacity than the existing tanks, but will not result in an increase in the overall storage capacity of the facility since Brenntag will be vacating a portion of its existing underground storage tank area. The project will not create additional building square footage. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

Lead Agency

Contact Person: Rudy Lopez

Area Code/Telephone/Extension: (562) 868-0511 Ext. 7519

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Teresa Cavallo, Planning Secretary

SUBJECT: PLANNING COMMISSION ELECTIONS
Nomination of Chairperson and Vice Chairperson

DATE: January 16, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

FISCAL IMPACT

N/A

BACKGROUND

It would be appropriate at this time to select a Chairperson and Vice Chairperson from among its appointed members for a term of one year.

The Director of Planning will declare the office of Chairperson vacant and call for nominations. Once a Chairperson has been chosen, the Director of Planning will then declare the office of Vice Chairperson vacant and call for nominations for Vice Chairperson.

Any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in order they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

N/A

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Pablo Castilla, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 495-7 - A COMPLIANCE REVIEW OF AN EXISTING DANCE STUDIO AND THEATRICAL ARTS SCHOOL, LOCATED AT 9730 ALBURTIS AVENUE, IN THE ML, LIMITED MANUFACTURING, ZONE. (SFS PERFORMING ARTS CENTER BY JASON WEISS)**

DATE: January 16, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the existing dance studio and theatrical arts school, if conducted in strict compliance with the conditions of approval, will be harmonious and adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan.
- 2) Require that CUP Case No. 495 be subject to a compliance review in ten (10) years on, or before, January 16, 2034, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

At their respective meetings of December 14 and December 22, 1992, the Planning Commission and the Community Development Commission initially approved Conditional Use Permit Case No. 495, a request to establish, operate and maintain a dance studio and theatrical arts school in a 6,840 sq. ft. unit located within a four-acre office and light manufacturing multi-tenant complex at 9730 Albutris Avenue. The original approval was for a period of two (2) years. The Planning Commission has since granted six time extensions, each for a five-year period, with the last five-year period ending on April 10, 2022. This is the seventh compliance review that has been conducted since the original Conditional Use Permit was approved.

The dance studio and theatrical arts school conducts classes in tap, jazz, ballet, acrobatics, voice, piano, and musical theater. The dance studio has approximately 150 students enrolled. Although, no more than approximately 30 students are present at one time. Hours of operation are 3:00 pm – 10:00 pm Monday-Friday, with Saturday hours of 8:00 am – 10:00 pm. The dance studio has scaled back their hours of operation since the original approval; Condition of Approval No. 2 allows for hours of operation beyond what the dance studio is currently utilizing. It should be noted that, if desired, the dance studio may still operate within the time frames outlined in Condition of Approval No. 2

Project/Applicant Information

Project Location:	9730 Albutris Avenue
Project Applicant:	Jason Weiss
Property Owner:	Jason Weiss
General Plan Designation:	Business Park
Zoning Designation:	ML (Limited Manufacturing)
Existing Use on Property:	Dance Studio and Theatrical Art School

In accordance with Section 155.183 (A) and (C) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required for a dance studio and theatrical arts school within the ML (Limited Manufacturing) Zone:

Code Section:	Conditional Uses:
§ 155.183 (A and C)	(A) Public, private or quasi-public uses of an educational or recreational nature. (C) Business, technical trade or professional schools.

ANALYSIS:

As a standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on October 17, 2023, and found the dance studio and theatrical art school was operating in full compliance with the existing conditions of approval.

ENVIROMENTAL:

N/A

SUMMARY:

Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 495 be subject to a compliance review in ten (10) years, on or before, January 16, 2034, to ensure the subject dance studio and theatrical school use is still operating in strict compliance with the conditions of approval (see Attachment D).

Wayne M. Morrell
Director of Planning

ATTACHMENT(S):

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

ATTACHMENT A – AERIAL PHOTOGRAPH

SFS Performing Arts Center



9730 Albutris Avenue

ATTACHMENT B – Inspection Photos



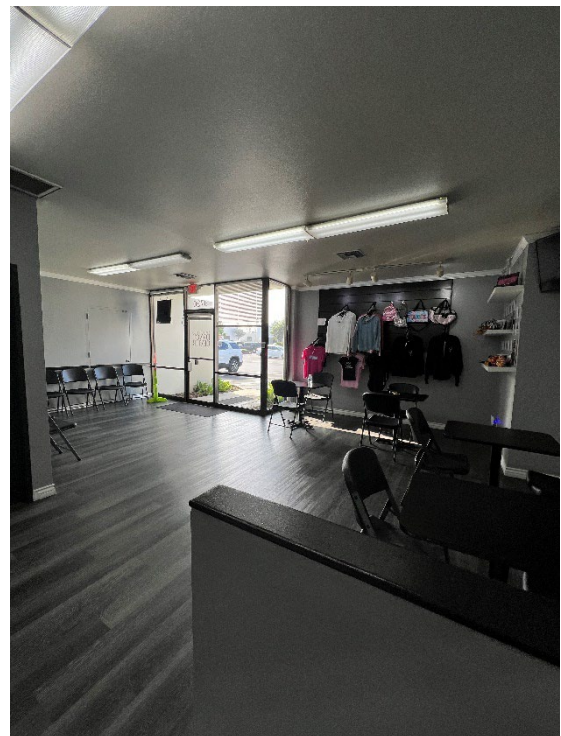
Dance room number 1



Dance room number 2



Dance room number 3



Entrance/Lobby

ATTACHMENT C – TIME EXTENSION REQUEST LETTER

To: City of Santa Fe Springs – Planning and development – CPU case 495

9/15/2023

From: Jason Weiss

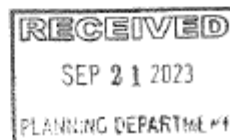
Showcase Studio dba Santa Fe Springs Center for the Performing Arts

9730 Alburdis Ave.

Santa Fe Springs, CA 90670

Dear Planning and development dept. This letter is a request to review the conditional use permit for case number 495. Nothing has changed since first approved. We are still a dance studio, theatrical arts school. All activities are conducted inside the building. The hours of operation are Monday through Friday, beginning from 3:00 until 10 pm, and Saturday and Sunday no earlier than 8:00 am and until 10 pm.

Sincerely, Jason Weiss



ATTACHMENT D – CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL (ORIGINAL)

***NOTE:** Staff did not change or add any additional Conditions of Approval, except for the compliance review date on #4.*

1. That, except for the off-street parking, all other aspects of the subject dance studio and theatrical school shall be conducted inside the enclosed building at all times. At no time shall any activity be conducted outside of the building without first obtaining the written approval of the Director of Planning and Development. **Condition is ongoing.**
2. That the hours of operation for the dance studio and theatrical school shall be Monday through Friday, beginning from 3:00 pm until 10 pm, and Saturday and Sunday no earlier than 8:00 a.m. and until 10:00 p.m. except on holidays when the school may operate from 8:00 a.m. until 10:00 p.m., if desired. **Condition is ongoing.**
3. The operation for the dance studio and theatrical school shall be established and conducted in accordance with all of the applicant requirements of the Building Code, Fire Code, Zoning Regulations, Property Maintenance Ordinance, and all other applicable regulations. **Condition is ongoing.**
4. That Conditional Use Permit Case No. 495 shall be subject to a compliance review in five years to ensure the dance studio is still operating in strict compliance with the **on or before December 18, 2022**, conditions of approval. **Condition is ongoing.**
5. ~~That Conditional Use Permit Case No. 495 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs, an affidavit stating that he is aware of all conditions of approval.~~ **Condition has been satisfied.**
6. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **Condition is ongoing.**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Rudy Lopez, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 815-1 - A TIME EXTENSION OF A TEMPORARY TRUCK TRAILER AND TRACTOR STORAGE YARD AT 11708 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (BRENNTAG PACIFIC, INC.)**

DATE: January 16, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject temporary truck trailer and tractor storage yard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 815-1 be subject to a compliance review in one (1) year on, or before, January 16, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On December 11, 2023, Brenntag Pacific, Inc. (“Applicant”) filed a Time Extension request for CUP Case No. 815 to allow the continued operation and maintenance of the subject temporary truck trailer and tractor storage yard at 11708 Pike Street (APN: 8002-013-002) (“Project Site”).

Project/Applicant Information

Project Location:	11708 Pike Street
Project Applicant:	Brenntag Pacific, Inc.
Property Owner:	Douglas Mars
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Project Site:	Truck Trailer and Tractor Storage Yard

In accordance with Section 155.243(I)(7) of the City’s Zoning Ordinance, any trucking, transit, and transportation facilities shall be permitted only after a valid CUP has first been obtained.

Code Section:	Conditional Uses:
§155.243	The following uses shall be permitted in the M-2 Zone only after a valid Conditional Use Permit has first been issued: (I) Public, private, or quasi-public uses of an educational or recreational nature. (7) Truck, truck trailer, or truck tractor storage

The Applicant has been in the chemical and ingredient distribution industry since 1912. Formerly known as SOCO-Lynch Corporation, Brenntag obtained a Conditional Use Permit (CUP 537) to operate and maintain a chemical distribution facility in February of 1997. It should be noted that CUP 537 was granted for the primary business location at 10747 Patterson Place, authorizing a maximum chemical volume of 897,000 gallons. The current infrastructure at said location comprises a ±128,178 sq. ft. concrete tilt-up industrial building, rail spurs, and a tank farm. Import and export of chemicals are facilitated through both rail cars and tanker trucks.

On March 8, 2021, the Planning Commission (PC) initially granted the subject CUP to the Applicant to establish, operate, and maintain a temporary truck trailer and tractor storage yard at the Project Site. At the time of approval, the Applicant was undergoing significant construction under Development Plan Approval (DPA) Case No. 969, which allowed the construction of 19 new steel tanks, a new pipe bridge, and a new utility bridge at their primary business location. The Project Site provided a temporary parking area for empty trucks and trailers since the storage area at the primary business location was used for

construction staging. Construction of the 19 new steel tanks, a new pipe bridge, and a new utility bridge was completed in March of 2023.

However, in August of 2023, Brenntag filed an application to amend DPA 969 to replace 4 existing tanks with 4 larger tanks. This project will also utilize a portion of the storage area at the primary business location for construction staging. As a result, Brenntag Pacific is seeking a Time Extension of CUP 815 until the replacement of the four existing tanks are complete. The anticipated time of completion is October 2024. This will be the first Time Extension for CUP 815.

ANALYSIS:

Section 155.721 (Expiration) of the City's Zoning Ordinance states that a Conditional Use Permit that has not been utilized within 12 months from the effective date shall become null and void. In addition, the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said Conditional Use Permit and any privileges granted thereunder shall become null and void.

Approval of CUP 815 allowed the temporary truck trailer and tractor storage yard for a period of up to two (2) years (Condition 29). In order for the Applicant to continue operations at the Project Site on a permanent basis, they were required to submit plans to construct a permanent office structure with built in-restrooms and provide sufficient screening to conceal all on-site activities from public street view. These permanent improvements required Planning Commission approval before March 8, 2023, but due to construction delays and complications, the Applicant was unable to submit any plans in time.

Although the Applicant is seeking approval to continue reutilizing the Project Site due to new proposed construction activities in 2024, staff believes that submittal of plans for permanent improvements is unnecessary because they will be vacating the Project Site at the end of their lease in October 2024 (the same time construction will finish). The Applicant has agreed to obtain a business license and work with the property owner to fulfill all other requirements under the original conditions of approval. Since the Applicant only intends remain at the Project Site for one additional year, staff finds that the requested time extension for CUP 815 is reasonable given the continued construction activities planned for their primary business location and that completion of said project coincides with the termination of their existing lease.

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY/NEXT STEPS:

The Amendment to DPA 969 is also on this PC agenda and, if approved by the Planning Commission, construction will commence as soon as the required building permits are issued. Given the continued construction activities planned for their primary business location and that completion of said project coincides with the termination of their existing lease, staff finds the request for a time extension is reasonable. The subject time extension will allow an existing city business to make necessary improvement to accommodate the needs of their operation and thus meets the City's goal to retain valued city businesses. Therefore, staff recommends that the Planning Commission grant a one (1) year extension until January 16, 2025, subject to the conditions of approval listed within this staff report. If the applicant requires additional time, they understand that they will need to obtain approval of another time extension or an amendment of CUP 815 to allow the use to remain on a permanent basis.

Wayne M. Morrell
Director of Planning

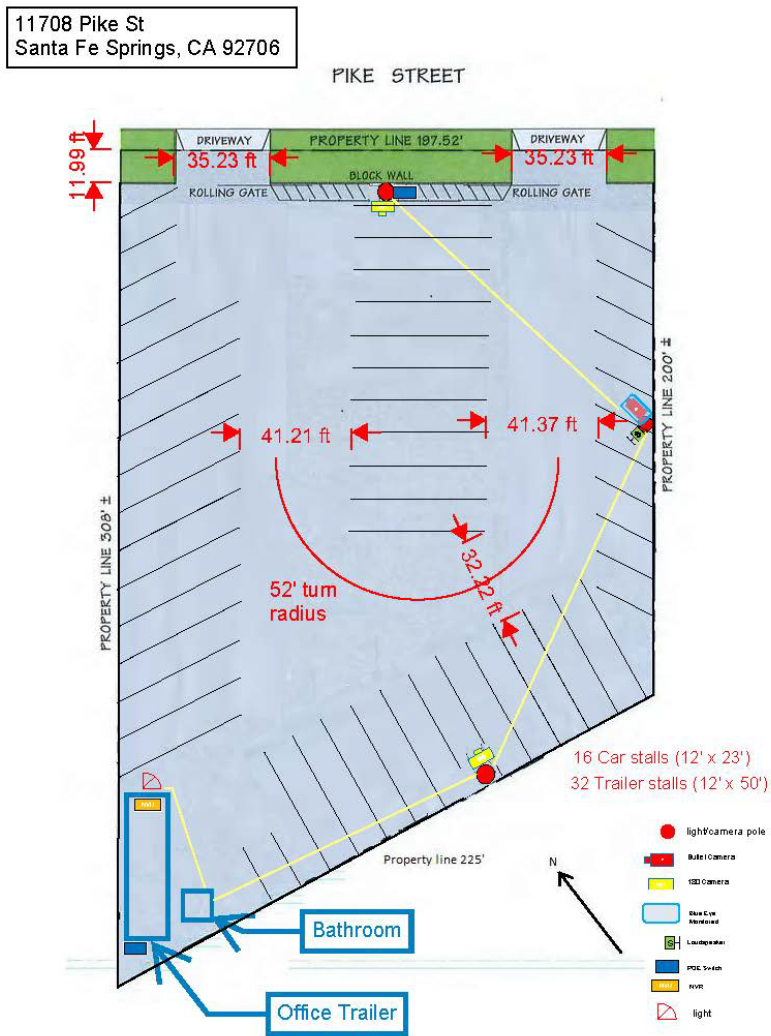
ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Site Plan
3. Attachment C – Time Extension Request Letter
4. Attachment D – Existing Site Photo
5. Attachment E – Conditions of Approval

ATTACHMENT A – AERIAL PHOTOGRAPH



ATTACHMENT B – SITE PLAN



ATTACHMENT C – TIME EXTENSION REQUEST LETTER

B BRENNTAG

December 4th, 2023

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



Re: Request for Time Extension

Dear Santa Fe Springs Planning Commission,

At your March 8th 2021, Planing commission meeting, you granted Brenntag Pacific as Conditional Use Permit (CUP No. 815) on 11708 Pike St. Santa Fe Springs, CA 90670 with regard to a temporary parking area for empty trucks and trailers to supplement our Chemical Distribution facility at 10747 Patterson Pl. Santa Fe Springs, CA 90670, during a time of construction for our approved and permitted expansion to said facility. The CUP expired on March 8th, 2022, and at the time of that expiration we were just beginning our principle construction phase of our project, which completed in March of 2023.

We are now seeking a renewal and extension of this Conditional Use Permit until the completion of our lease which ends in October 2024. At the behest of the City of Santa Fe Springs Fire Department, we will be commencing another construction project in 2024 to add new above ground storage tanks to replace and discontinue the use of our existing underground storage tanks. The project will again take up a portion of our truck/trailer storage area for construction tsaging, thus we will again require the use of this off-site parking area at 11708 Pike St. Principal construction should be completed by the end of our lease in October 2024, at which point we will vacate the Pike ST lot and no longer require the use of CUP No. 815. We will obtain a separate business license for the site in question and pay all applicable fees and fines in association with this process. We will continue to honor the conditions associated with this Conditional Use Permit and work with the site owner to fulfill any and all applicable permit requirements the City has.

Please accept this as our formal request for extension on CUP No. 815 through October 2024.

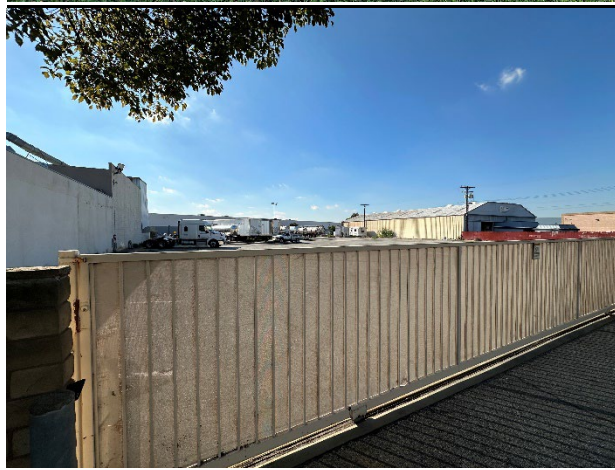
We appreciate your consideration of our request, your williness to work with Brenntag on this matter and look forward to your favorable response.

Thank you,

A handwritten signature in black ink, appearing to read "Jeff Brown", with a long horizontal line extending to the right.

Jeff Brown
District Manager – LA Basin

ATTACHMENT D – EXISTING SITE PHOTO



ATTACHMENT E – CONDITIONS OF APPROVAL

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

ENGINEERING/PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562.868.1511 x7507)

STREETS

1. That applicant shall remove and replace Northerly driveway approach, curb, & gutter per city standard plan R-6.4D along Pike Street.
2. That 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 shall pay \$600.00 to install (3) new signs.

MISCELLANEOUS

3. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant 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.
4. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

5. That the Applicant acknowledges and accepts that the subject parcel is strictly for the parking of trailers and diesel trucks, and shall not be used to store inoperative vehicles, or other items and/or equipment.
6. That the Applicant shall not allow the queuing of trailers on the street and acknowledges that trailers left on the street unhitched will be cited pursuant to the City Codes.
7. That the Applicant shall maintain the parking areas and the surrounding landscaping areas in compliance with Section 155.493 of the Zoning Code and Section 95.03 of the Property Maintenance Ordinance.
8. That outhouses, portable toilets, or the like shall not be located or otherwise placed on the subject site at any time.

9. If the applicant remains a tenant after the two-year temporary period, the parking areas shall be restored (i.e. pot-holes, asphalt/concrete cracking and other similar deterioration).
10. That the Applicant shall post the number address on the property with a minimum of 18" font. The letters shall be visible from the public street and white in color.
11. That the Applicant shall receive written approval by the Director of Police Services and all other applicable Departments for the location and installation of any guard shelter(s).
12. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
13. The installation of razor or barbed wire on the any part of walls, fences or other structures shall require review and approval prior to.
14. 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 Marshall, and all other applicable regulations shall be strictly complied with.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Kevin Yang 562.868.0511 x3811)

15. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
16. That if on-site fire hydrants are required by the Department of Fire-Rescue, 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.
17. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
18. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations, if already or planned to be installed on site. Include on plan

all entrance gates that will be installed.

19. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
20. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Eric Scott 562.868.0511 x3812)

21. 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.
22. That the applicant may need to obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) located at <https://smarts.waterboards.ca.gov>

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7569)

23. 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.
24. 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.
25. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Rudy Lopez 562.868.0511 x 7519)

26. If the subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Planning Department, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum font size of 20 point.

27. This approval shall allow the applicant, Brenntag Pacific, Inc., to establish, operate and maintain a temporary truck trailer and tractor storage yard on property located at 11708 Pike Street.
28. This approval shall not be transferred to another applicant and must remain solely under the operation of Brenntag Pacific, Inc.
29. The subject approval is for a period of up to ~~two (2) years~~ **one (1) year**, subject to a compliance review after one (1) year. This includes the temporary office trailer. In order for the applicant to continue operating past the ~~two (2)~~ **one (1)** year period, they shall submit revised plans to identify a permanent office structure with built-in restrooms and provide sufficient screening materials to conceal all on-site activities from the public street. Approval of the permanent improvements shall be made by the Planning Commission prior to ~~March 8, 2023~~ **October 31, 2024**. If materials are not submitted, the applicant understands that the subject CUP will be revoked.
30. The temporary truck trailer and tractor storage use shall otherwise be substantially in accordance with the plot plan and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee.
31. The applicant shall obtain a demolition permit prior to the removal of any structure(s). The applicant shall also obtain the necessary approvals and permits to re-surface or otherwise, re-pave the subject property.
32. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
33. The applicant shall obtain all necessary permits from and comply with all applicable requirements of the Local Enforcement Agency, Regional Water Quality Control Board, and all other applicable local, State, and Federal agencies prior to occupying the site.
34. All tankers shall remain empty while they are stored on the subject site.
35. The subject property shall have a maximum of 14 employees at any given time. Should the applicant wish to increase the number of employees, they shall submit a revised site plan and obtain approval from the Director of Planning to ensure the subject property maintains a sufficient number of standard parking stalls.
36. The applicant understands that trailers and tractors shall not be parked or otherwise stored on the subject property until the CUP has been improved and striped substantially in accordance with the site plan submitted by the applicant and on file with the case.

37. All trucks shall only be parked in designated stalls that are large enough to accommodate the dimensions of such vehicles. Said vehicles shall not be parked in a manner whereby they will impact existing driveways, parking areas, or on-site circulation.
38. The on-site loudspeakers shall be subject the City's Noise Ordinance.
39. In the event the need arises for the reconfiguration of on-site circulation as determined by the Director of Planning, the applicant shall submit a revised site plan to the Planning Department for review and approval.
40. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on Pike Street and that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
41. The applicant shall not allow vehicles to queue on Pike Street, use said street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the restriction or revocation of privileges granted under this Permit.
42. No portion of the 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 Planning Director, Director of Police Services, and the Fire Marshall.
43. The location and type of lighting proposed for the subject site shall be reviewed and approved by the Planning Department and the Police Services Department prior to installation.
44. 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 Planning and Development. To ensure that staging does not occur on the public street, the applicant shall leave the security gates open during operating hours otherwise, provide each driver with remote access to said gates.
45. The applicant shall ensure that the site and continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
46. The Department of Planning and Development shall first review and approve all sign proposals for the subject temporary truck trailer and tractor storage yard. 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 a 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

47. Prior to occupancy, the applicant 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 Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org~~ <https://santafesprings.HdLGov.com>).
48. 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.
49. The Conditional Use Permit Case No. 815, shall be subject to a compliance review in one (1) year, on or before January 16, 2025, to verify continued compliance with the established conditions and also analyze the current parking demands to ensure adequate parking for employees and related trucks, trailers and tractors, still remains available. Regardless of the above date, the applicant understands that at any point that the city finds and determines that parking related to the truck trailer and tractor storage yard use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures:
- a. Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
 - b. Provide carpool incentives for the employees.
 - c. Hold a local job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
 - d. Purchase and provide bus passes for workers to promote the use public transit.
 - e. Initiate vanpool program as an alternative means for employees and contractors to commute to work.
 - f. Reduction of workforce (employees and/or contractors).
 - g. Reduction of truck trailer/tractor stalls.
50. The applicant, Brenntag Pacific, Inc., 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 subject Conditional Use Permit (CUP) 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 owner/developer of such claim, action, or proceeding, and shall cooperate fully in the defense thereof.
51. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial

adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.

52. That it is hereby declare to be the intent that if any provision of this Approval is violated, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.