



# *City of Santa Fe Springs*

Planning Commission Meeting

## AGENDA

### REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

June 9, 2014  
4:30 P.M.

Frank Ybarra, Chairperson  
Susie Johnston, Vice Chairperson  
Louie González, Commissioner  
Michael Madrigal, Commissioner  
Joe Angel Zamora, Commissioner

**Public Comment:** The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

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 Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

**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 City Clerk'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.

**Please Note:** Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

**1. CALL TO ORDER****2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners González, Johnston, Madrigal, Ybarra, and Zamora.

**4. ORAL COMMUNICATIONS**

*This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.*

**5. MINUTES**

Approval of the minutes of the May 12, 2014 Regular Planning Commission Meeting.

**6. PUBLIC HEARING****Alcohol Sales Conditional Use Permit Case No. 37**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M.  
(Luthra Wings, Inc.)

**7. PUBLIC HEARING****Entertainment Conditional Use Permit Case No. 15**

Request for approval to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

**8. PUBLIC HEARING****ZONING TEXT AMENDMENT – Private Educational and Recreational Uses**

Ordinance No. 1058: An ordinance of the City of Santa Fe Springs, amending Section 155.183, Section 155.213, Section 155.243 and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following areas: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; and FOZ, Freeway Overlay Zone.

**9. PUBLIC HEARING****ZONING TEXT AMENDMENT – Metal Buildings Requirements**

Ordinance No. 1059: An ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15, and Chapter 155: Zoning, and adding new subsection (3) to section 155.461(A) of



the City's Zoning Regulations regarding land use requirements for metal buildings.

10. **PUBLIC HEARING**

**DEVELOPMENT PLAN APPROVAL CASE No. 884 and MODIFICATION PERMIT CASE No. 1243**

A request for approval of a Development Plan Approval (DPA 884) to construct a new 3,985 sq. ft. industrial building and related improvements and a Modification Permit (MOD 1243) to allow a reduction of the overall landscape requirements for property located at 10200 Matern Place (APN: 8005-012-025), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Rose Paving Company)

11. **NEW HEARING**

**Modification Permit Case No. 1246**

Request for a Modification of Property Development Standards to allow the reduction of the minimum front yard setback requirement from 20'-0" to 18'-0" and allow the construction of a 180 sq. ft. patio addition along the front of the property located at 11527 Buell Street, within the R-1, Single-Family Residential, Zone. (Jeffrey Gutierrez)

12. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

**A. CONSENT AGENDA**

**Alcohol Sales Conditional Use Permit Case No. 5-3**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 5-3 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at 11770 E. Washington Boulevard within the C-4, Community Commercial, Zone. (G & M Oil Company)

**B. CONSENT AGENDA**

**Alcohol Sales Conditional Use Permit Case No. 6-5**

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6-5 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for onsite customer consumption at the restaurant known as Pescado Mojado located within the Santa Fe Springs Promenade in the C-4, Community Commercial, Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, Owner)

**C. CONSENT AGENDA****Alcohol Sales Conditional Use Permit Case No. 25-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 25-1 to allow the continued operation and maintenance of the sale of alcoholic beverages for on-site consumption at a family restaurant a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

**D. CONSENT AGENDA****Conditional Use Permit Case No. 184-10**

A compliance review of an asphalt and concrete crushing operation and an open storage yard use for the storage of heavy equipment and vehicles related to the crushing operation in the M-2, Heavy Manufacturing, Zone at 11927 Greenstone Avenue, within the Consolidated Redevelopment Project Area. (Dan Copp Paving, Inc.)

**E. CONSENT AGENDA****Conditional Use Permit Case No. 608-3**

A compliance review of an open storage yard at 12953 Sunshine Avenue in the M-1, Light Manufacturing zone. (Vince DiPiazza for DiPiazza Construction Services)

**F. CONSENT AGENDA****Conditional Use Permit Case No. 681-2**

A compliance review of a non-public recycling use involving post-industrial grade plastic products on the property located at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Spencer Chan for Multi-Link International Corporation)

**13. ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

**14. ADJOURNMENT**

*I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.*

Teresa Cavallo

Commission Secretary

June 5, 2014

Date



**MINUTES  
ADJOURNED MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
May 12, 2014**

**1. CALL TO ORDER**

Vice Chairperson Johnston called the meeting to order at 4:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

Vice Chairperson Johnston called upon Commissioner González to lead the Pledge of Allegiance.

**3. ROLL CALL**

Present: Commissioner González  
Commissioner Madrigal  
Commissioner Zamora  
Vice Chairperson Johnston

Staff: Wayne Morrell, Director of Planning  
Steve Skolnik, City Attorney  
Cuong Nguyen, Associate Planner  
Rafael Garcia, Planning Consultant  
Kristi Rojas, Planning Consultant  
Luis Collazo, Code Enforcement Officer  
Teresa Cavallo, Planning Secretary  
Gurdeep Kaur, Planning Intern  
Jose Elias, Planning Intern

Absent: Chairperson Ybarra

**4. ORAL COMMUNICATIONS**

Oral Communications were opened at 4:31 p.m. There being no one wishing to speak, Oral Communications were closed at 4:31 p.m.

**5. APPROVAL OF MINUTES**

Minutes of the May 12, 2014 Planning Commission Meeting

Commissioner Madrigal moved to approve the minutes of the May 12, 2014 meeting; Commissioner González seconded the motion. The minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING**

**Alcohol Sales Conditional Use Permit Case No. 36**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

Vice Chairperson Johnston opened the Public Hearing at 4:32 p.m. for Item No. 6. Code

Enforcement Officer Luis Collazo presented Item No. 6 before the Planning Commission.

Commissioner Madrigal inquired about the background information provided in the staff report. It indicates that the applicant has been operating without an ASCUP until the applicant was going to store more product. Commissioner Madrigal asked it was the applicant's responsibility to notify anyone when applying for an alcohol license. Luis Collazo indicated that if an ASCUP is required then ABC would place a hold on the ABC license application.

City Attorney Steve Skolnik asked if the applicant has been in business prior to the ASCUP requirements. Luis Collazo indicated that they had been in business and that ABC usually has a mechanism that triggers a response form the City; however, this applicant fell through the cracks.

Commissioner Madrigal also inquired about the section entitled Zoning Ordinance Requirements and the fact that it does not address graffiti removal. Luis Collazo indicated that although graffiti removal is not indicated within the staff report, graffiti removal is addressed under the City's Property Maintenance Ordinance.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:40 p.m. for Item No. 6 and requested a motion.

Commissioner Madrigal moved to approved Item No. 6; Commissioner Zamora seconded the motion, which passed unanimously.

## **7. PUBLIC HEARING**

### **Zone Change No. 135**

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Blvd. within the Washington Redevelopment Project Area from M-1-BP, Light Manufacturing– Buffer Parking to M-1, Light Manufacturing.

\*\*\* See Below \*\*\*

## **8. PUBLIC HEARING**

### **Tentative Parcel Map Case No. 72616**

Request for approval to consolidate four (4) existing assessor's parcels measuring approximately 3-acres into one (1) parcel in the M-1-BP (Light Manufacturing-Buffer Parking) and M-1 (Light Manufacturing) Zone, 11904 – 11920 Washington Blvd., and within the Washington Boulevard Redevelopment Project Area.

Vice Chairperson Johnston opened the Public Hearing at 4:32 p.m. for Item No. 6.

Planning Consultant Rafael Garcia presented both Item Nos. 7 and 8 before the Planning Commission. Present in the audience on behalf of Mission Linen Supply, was Consultant Andy Lazzaretto, and Engineer Samir Khoury.

Commissioner Zamora inquired as to the site contamination and if any surrounding properties were also contaminated. Rafael Garcia indicated that the property owner tested the soils on that site only, and contaminants were found; however, Rafael was unaware which contaminants were found on the site.

Andy Lazzaretto also indicated that the contaminants were localized and mostly cleaning solvents which were part of the Omega contamination plume which is part of Whittier.



Commissioner Madrigal inquired if all four (4) parcels were contaminated or just a small area. Andy Lazzaretto responded that only the southeast parcel is contaminated, primarily on Parcel four (4), but that the site is being treated as one parcel.

Commissioner Madrigal asked if when selling any of the parcels will it be necessary to disclose that the property was contaminated. Andy Lazzaretto indicated that it would have to be disclosed and that is why it is important to receive a letter to present to the buyer since the owners intent is to sell the property as one use.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:51 p.m. and requested a motion.

Commissioner González moved to approve Item Nos. 7 and 8; Commissioner Zamora seconded the motion, which was approved unanimously.

## **9. PUBLIC HEARING**

### **Conditional Use Permit Case No. 752**

A request for approval to allow the establishment, operation and maintenance of a new wireless telecommunications facility (stealth as a 58' high mono-palm) and related equipment on property located at 10629 Norwalk Boulevard (APN: 8009-025-070), within the M-2, Heavy Manufacturing, Zone. (AT&T Mobility)

Vice Chairperson Johnston opened the Public Hearing at 4:52 p.m. for Item No. 9.

Associated Planner Cuong Nguyen presented Item No. 9. Present in the audience representing AT& T Mobility was Jerry Ambrose.

Having no questions, Vice Chairperson Johnston closed the Public Hearing at 4:57 p.m. for Item No. 9 and requested a motion.

Commissioner Zamora moved to approved Item No. 9; Commissioner González seconded the motion, which was approved unanimously.

## **10. PUBLIC HEARING**

### **Conditional Use Permit Case No. 755**

A request for approval to allow the establishment, operation and maintenance of a sandblasting facility on property located at 8807 Pioneer Boulevard (APN: 8177-031-010), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

Vice Chairperson Johnston opened the Public Hearing at 4:57 p.m. for Item No. 10.

Associate Planner Cuong Nguyen presented Item No. 10. Present in the audience was applicant Maria De La Cruz and her consultant Bill De Casas.

Commissioner Madrigal inquired about if the City had any other sandblasting facilities and is most sandblasting done outdoors. Cuong Nguyen did not know how many sandblasting facilities, if any, were located in the City off the top of his head and that this use will be conducted inside the building in a self-contained and enclosed sandblasting unit.

Consultant Bill De Casas approached the Planning Commission and addressed his concerns with regards to Conditions of Approval No. 19. Cuong Nguyen indicated that it is staff's point of view when dealing with spray booths, vents are required, and staff wanted to take the precautionary measures necessary, should the enclosed sandblasting unit be similar to a spray booth.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 5:04 p.m. for Item No. 10 and requested a motion.

Commissioner Madrigal moved to approve Item No. 10; Commissioner González seconded the motion, which passed unanimously.

**11. CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

**A. CONSENT AGENDA**

**Alcohol Sales Conditional Use Permit Case No. 59-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59-1 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

**B. CONSENT AGENDA**

**Alcohol Sales Conditional Use Permit Case No. 61-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 61-2 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption within a mini-mart which coexists with a gas service station in the Heavy Manufacturing (M-2) Zone at 13352 Imperial Highway (Thrifty Oil for Sierra Foods)

**C. CONSENT AGENDA**

**Conditional Use Permit Case No. 719-2**

A compliance review for the continued operation and maintenance of a recycling buy back facility of CRV materials (glass, aluminum, plastic) within a portable structure the commercial center located at 11503 Carmenita Road in the C-4, Community Commercial Zone. (A&S Recycling)

**D. CONSENT AGENDA**

**Conditional Use Permit Case No. 723-2**

Compliance review of Conditional Use Permit Case No. 723-2 to allow the continued operation and maintenance of a pawnshop at 14156 Rosecrans Avenue located within a 1,032 sq. ft. portion of a 5,295 sq. ft. commercial building located in the C-4-PD, Community Commercial – Planned Development, Zone. (Fares Tabbello)

City Attorney Steve Skolnik asked the Planning Commissioners if they required a presentation or if the staff reports were sufficient.

With no one requesting a presentation, Vice Chairperson Johnston requested a motion.

Commissioner Zamora moved to approve Item No. 11A – D; Commissioner González seconded the motion, which unanimously passed.



**12. ANNOUNCEMENTS**

- ♦ Commissioners  
Commissioner Zamora announced that the boxers his brother represents will be appearing on Boxeo on Friday, May 23<sup>rd</sup>.
- ♦ Staff  
Associate Planner Cuong Nguyen introduced Jose Elias, the Planning Department's new Planning Intern.

**13. ADJOURNMENT**

Chairperson Ybarra adjourned the meeting at 5:08 p.m.

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Vice Chairperson Johnston

ATTEST:

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Teresa Cavallo, Planning Secretary







**PUBLIC HEARING**

**Alcohol Sales Conditional Use Permit Case No. 37**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M. (Luthra Wings, Inc.)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 37, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 37 subject to the conditions of approval contained within this report.

**BACKGROUND**

The Applicant, Wing Stop, is part of a chain of aviation-themed restaurants founded in 1994; their main focus is on chicken wings. The restaurant chain's headquarters are in Texas, where the restaurant chain was founded. Wing Stop currently has approximately 600 restaurants either open or under development.

The Applicant, recently opened a 1,318 sq. ft. restaurant at 13345 Telegraph Road, unit M, which is part of a 10,992 sq. ft. retail center zoned C-4 (Community Commercial). As part of its tasty wing menu, Wing Stop is proposing to add the sale of beer to its customers for on-site consumption.

In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow the sale of alcoholic beverages for on-site consumption. Concurrent with this request, the

Applicant is seeking approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales. If the ABC alcohol license is denied, this Permit shall immediately become null and void.

#### **ENVIRONMENTAL DOCUMENTS**

Staff finds and determines that because the building was previously built this proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

#### **ZONING ORDINANCE REQUIREMENTS**

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

- a. **Conformance with parking regulations.**  
*The restaurant is within the retail business center. The center was built in 1986. Overall the center provides 60 parking spaces; 19 more stalls than required by current parking requirements.*
- b. **Control of vehicle traffic and circulation.**  
*The subject property has on-site vehicle circulation with ingress and egress driveways on Carmenita Road and Telegraph Road.*
- c. **Hours and days of operation.**  
*The restaurant operates from 10:00 a.m. to midnight seven days per week.*
- d. **Security and/or law enforcement plans.**  
*As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.**  
*The proposed restaurant is within walking distance to schools, and a religious facility. The restaurant allows children into the premises considering that the restaurant is a commonly known as a family establishment. The proposed conditions of approval and the ABC*



*regulations are designed to mitigate any potential negative impacts.*

- f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.**  
*The proposed restaurant is within walking distance to other retail uses and restaurants selling alcohol beverages. Each use within the City is regulated by a conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments. It should be noted that ABC does not classify the area as over concentrated with alcoholic beverage sales uses.*
- g. Control of noise, including noise mitigation measures.**  
*The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area.*
- h. Control of littering, including litter mitigation measures.**  
*As part of the conditions of approval, the Applicant, and/or his employees, is required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.*
- i. Property maintenance.**  
*The shopping center is well maintained. As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.**  
*Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police whenever these activities take place.*

#### **SURROUNDNG ZONING AND LAND USE**

The subject property is zoned C-4, (Community Commercial) and is developed with a variety of retail/commercial uses, including a few other eating establishments, a beauty salon, a cell phone store, and a dentist office. The subject property is



bordered to the east by a service station and a CVS to the west; the CVS is within the Los Angeles County unincorporated area.

The properties to the south and north, across Telegraph Road and Carmenita Road, respectively, are also zoned C-4 and developed with retail shopping centers.

#### **LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 28, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of June 4, 2014, Staff has not received any inquiries regarding the proposal.

#### **CALLS FOR SERVICE**

Since its opening date, there have not been any calls for service for this location.

#### **STAFF COMMENTS**

As part of the permit review process, Staff conducted a review of the general area to identify any potential negative impacts as a result of the restaurant and the proposed alcohol sale use. Based on its findings Staff generated a list of conditions to mitigate any potential negative impacts. The conditions are typical conditions imposed to restaurants within the City.

Staff recommends approval of Alcohol Sales Conditional Use Permit Case No. 37, as requested by the Applicant. It should be noted that the Applicant has signed an affidavit in which he declares that he is aware of and is in acceptance of the conditions of approval. Any breach of the conditions of approval by the Applicant and/or his employees may result in the process to revoke this Permit if the violation is not corrected in a timely manner or if the violations continue.

#### **CONDITIONS OF APPROVAL**

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.

2. That it shall be the responsibility of the Applicant and/or his employees to monitor that outdoor consumption of alcoholic beverages is not conducted. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
3. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
4. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
6. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
7. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
8. That there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.
9. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.



10. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
14. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
15. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
16. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits with approval by the Department of Police Services.
17. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
18. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
19. 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.

20. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
21. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
22. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement officers; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
23. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
24. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
  - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
  - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
  - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
  - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.



- (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
25. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
  26. That failure to comply with the foregoing conditions shall be cause for suspension and/or initiation for the revocation process of this Permit.
  27. That ASCUP Case No. 37 shall be subject to any other conditions the City Council may deem necessary to impose.
  28. 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, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres  
Director of Police Services

Attachments

1. Location Map
2. Application



# City of Santa Fe Springs

Location Map

Wing Stop Restaurant  
13345 Telegraph Road



City of Santa Fe Springs  
Department of Police Services  
11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854  
**Supplemental Application for an Alcohol  
Sales Conditional Use Permit**

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One:      Corporation      Partnership      Sole Proprietor

1. Applicant's Name: LUTHRA WINGS, INC.

Doing Business As: WINGSTOP

Business Address: 13345 Telegraph Road, Suite M Phone: 562-777-9464

Mailing Address: 13345 Telegraph Road, Suite M, Santa Fe Springs, CA 90605

Residence Address: 1 Laketrail Cove, Buena Park, CA 90621 Phone: 714-523-1718

|     |     |      |     |      |      |               |                |                |
|-----|-----|------|-----|------|------|---------------|----------------|----------------|
| 38  | M   | 5'8" | 188 | Blk  | Blk  | 12/01/1976    | Punjab, India  | A9647933       |
| Age | Sex | Ht.  | Wt. | Eyes | Hair | Date of Birth | Place of Birth | Drivers Lic. # |

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes No

If yes, complete the following:

Court None Date \_\_\_\_\_

Charge \_\_\_\_\_ Disposition \_\_\_\_\_

2. Give Name and Address of owner or owners of premises:

TELEGRAPH-CARMENITA LLC (BERTRAM AMIRI, Manager)

c/o Ill Property Management, 17547 VENTURA BLVD, SUITE 304, ENCINO, CA 91316

3. Describe the type or nature of the business:

HOT WINGS RESTAURANT WITH A VARIETY OF SIDE DISHES

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: RICK LUTHRA

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) Yes No

If yes, complete the following for each business:

|    | Business Name | Address                           | Dates of Operation   | Type of Permit |
|----|---------------|-----------------------------------|----------------------|----------------|
| 1. | WINGSTOP      | 1101 S HARBOR BLVD, FULLERTON, CA | 0/31/2010 TO PRESENT | ALCOHOL PERMIT |
| 2. |               |                                   |                      |                |
| 3. |               |                                   |                      |                |
| 4. |               |                                   |                      |                |

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) Yes No

If yes, explain by giving the type of action and name of regulatory agency:

NONE

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes No

If yes, explain: NONE

8. Will minors be permitted on the premises? (Circle one) Yes No

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:

HOT WINGS RESTAURANT WITH A VARIETY OF SIDE DISHES

10. Give days and hours during which alcohol sales are to be conducted:

MONDAY - SUNDAY 10AM - MIDNIGHT DAILY

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes No

If yes, give location and license number: 41-4877738

12. Will there be other activities conducted at your place of business? (Circle one)

If yes, please explain: NO



## 13. Describe any Department of Alcoholic Beverage Control actions now pending:

NONE

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

13345 TELEGRAPH ROAD, UNIT M, SANTA FE SPRINGS, CA 90605

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: TELEGRAPH-CARMENITA LLC

Name: BERTRAM AMIRI-Manager

Phone No. 310-617-8225

Mailing Address: c/o Ili Property Management, 17617 VENTURA BLVD, SUITE 304, ENCINO, CA 91316

Date of Purchase: 1982

Is this application being filed by the record owner? NO - CONSULTANT

(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to file this application:

Name: SHERRIE OLSON - CONSULTANT FOR WINGSTOP RICK LUTHRA Phone No. 909-519-1816

Mailing Address: 1030 N MOUNTAIN AVE, #190, ONTARIO, CA 91762

Describe any easements, covenants or deed restrictions, controlling the use of the property:

The conditional Use Permit is requested for the following use:

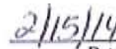
(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.)

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.



Applicant's Signature



Date



# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **PUBLIC HEARING**

### **Entertainment Conditional Use Permit Case No. 15**

Request for approval to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 15, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Entertainment Conditional Use Permit Case No. 15 subject to the conditions of approval contained within this report.

### **BACKGROUND**

Bruce's restaurant has operated as an established family restaurant at the subject site for approximately 51 years. Bruce's presents itself as an up-scale family restaurant specializing in prime rib. The premises provides a banquet room for private parties, and separate lounge/bar area for people over 21 years of age looking for live entertainment via karaoke or live bands.

Ordinance No. 801 was adopted by the City Council on October 3, 1991, which added Section 155.723 to the City Zoning Ordinance that requires all businesses engaged in conducting or providing amusement, entertainment, as defined in Section 155.003, and within dance halls or pavilions, or nightclubs to apply and be granted a valid Entertainment Conditional Use Permit.



In accordance with Ordinance 801, Section 155.723, the Applicant is requesting approval of Entertainment Conditional Use Permit Case No. 15 to allow live entertainment and the use of a Karaoke machine for its customers.

It should be noted that the premises has a valid ABC license and a valid Alcohol Sales Conditional Use Permit (ASCUP).

#### **ZONING ORDINANCE REQUIREMENTS**

Section 155.723 of the Santa Fe Springs Zoning Ordinance requires Conditional Use Permit approval for "entertainment, amusement, dance halls and other uses as defined in Section 155.003."

#### **ZONING AND LAND USES**

The subject property is located on the northeast corner of Bloomfield Avenue and Imperial Highway. The property is zoned M-2, Heavy Manufacturing, and developed with a two story building which is occupied by the subject restaurant, a liquor store, and miscellaneous service type businesses.

The properties to the south, southeast and east are in the City of Norwalk. The property to the south is developed with a newly constructed self-carwash. The property to the southeast is developed with a multi-story office building, and the property to the east is an unimproved parcel.

The property to the east is also zoned M-2, and developed with a business park occupied by office type uses.

#### **STREETS AND HIGHWAYS**

The property is located on the northeast corner of Bloomfield Avenue and Imperial Highway. Both streets are classified as major highways in the City's General Plan. The premises provides driveways for ingress and egress on both streets.

#### **STAFF COMMENTS**

Staff conducted an inspection of the restaurant and found that it has not posed a problem or a negative impact on the surrounding area. Police records indicate that the restaurant has had some calls for service, but they were mostly related to disturbance calls unrelated to the restaurant or its activities. The calls for service related to disturbances were preventative calls to prevent matters from escalating; this practice is encouraged by the Police and its administrative Staff.

Staff believes that the continued use of live bands and other similar entertainment will not pose a significant risk or nuisance to patrons or the public in general if conscientiously conducted in strict accordance with the Conditions of Approval. Consequently, Staff is recommending approval of the Entertainment Conditional Use

Permit request by the applicant, Mr. Wright, subject to the Conditions of Approval set forth herein. Staff is recommending approval of Entertainment Conditional Use Permit Case No. 15 for an initial one-year period until June 9, 2015.

**CONDITIONS OF APPROVAL**

1. That the applicant shall comply with all of the conditions of approval as required by the companion Alcohol Sales Conditional Use Permit Case No. 25.
2. That the applicant shall continue to maintain digital video surveillance cameras. Any relocation or modification of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall continue to be of high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-site manager shall be proficient in the use of the cameras and related recording equipment.
3. That the applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
4. That mosh pits, mosh dancing and slam-type dancing is prohibited and management shall remove patrons from premise who initiate, or participate in such activity or other similar type of activity.
5. That equipment, decorations, props or other similar ornaments shall not interfere with interior doors, emergency exits or emergency access at all times.
6. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate, or participate in such activity or other similar type of activity.
7. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare, and safety:
  - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
  - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;



- (C) A description of how the applicant plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors, and the conditions of approval set forth herein;
  - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises, and the procedures for such notifications;
  - (E) That the City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
8. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
9. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours who will be responsible for the entertainment activities. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an ABC Manager's Permit, and the City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager prior to the Manager assuming manager responsibilities.
10. That, as a minimum standard, during the closing time and 30 minutes after the established closing time, the applicant/licensee shall provide a security guard whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
11. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
12. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.

13. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
14. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.
15. That all existing exit signs shall continue to be maintained and illuminated at all times per California Fire Code 2501.15.
16. That the audible entertainment provided shall not be audible beyond the exterior of the building
17. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
18. That the applicant shall provide adequate professional security for the entertainment provided or any special event and/or private parties.
19. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
20. That in the event the owner(s) intend to sell, lease or sublease the subject the business operation or transfer the subject Permit to another party, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
21. That this Permit shall be subject to a compliance review in one year, no later than June 9, 2015, to ensure the entertainment activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
22. That Entertainment Conditional Use Permit Case No. 15 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
23. That it is hereby declared to the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated the Permit shall be subject to the revocation process at which time the privileges granted hereunder shall be terminated.



24. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
25. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning.
26. That the owner/operator must receive approval by the Director of Police Services for the installation of all pay telephones on the premises and such telephones shall not be capable of receiving calls.
27. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.
28. 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.



Dino Torres  
Director of Police Services

Attachments:

1. Vicinity Map
2. Application



# City of Santa Fe Springs

Location Map

Bruce's Restaurant  
12623 Imperial Highway





## City of Santa Fe Springs Department of Police Services

11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854

### Supplemental Application for an Entertainment Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: Jean Ann Mayer

Doing Business As: PRICE'S PRIME RIB & SPIRITS INC

Business Address As: 12623 IMPERIAL AVE Phone: 562 864 4660

Mailing Address: SAME

Residence Address: 9910 MOLLY KNOLL AVE Phone: (714) 349-5192

|     |     |      |     |      |       |               |                |                |
|-----|-----|------|-----|------|-------|---------------|----------------|----------------|
| 47  | F   | 5'8" | 175 | Blue | Blond | 12/12/66      | Calif          | 13465158       |
| Age | Sex | Ht.  | Wt. | Eyes | Hair  | Date of Birth | Place of Birth | Drivers Lic. # |

If the proposed permittee is a corporation, please list the names and addresses of the principal corporate officers.

| Name                 | Address                                 |
|----------------------|-----------------------------------------|
| <u>Blanche Mayer</u> | <u>15764 E. MAR VISTA WHITING, CA</u>   |
| <u>Jean Mayer</u>    | <u>9910 MOLLY KNOLL AVE WHITING, CA</u> |
|                      |                                         |
|                      |                                         |

Have you ever been convicted of a criminal charge other than minor traffic violation? (Circle one)

Yes ☐ No ☒

If yes, complete the following:

Court \_\_\_\_\_ Date: \_\_\_\_\_

Charge \_\_\_\_\_ Disposition: \_\_\_\_\_

2. Give name and Address of owner or owners of premises:

Blanche Mayer / Bruce Mayer

10. Give days and hours during which alcohol sales are to be conducted:

Mon 11-10 Tue 11-12 Wed 11-12  
Thurs 11-12 Fri - 11-1:30 a.m. Sat 5pm-1:30 a.m.  
Sun 4pm-11pm

11. Do you presently hold an alcoholic beverage control license?(Circle one)

☒ Yes

☐ No

If yes, give location and license number: SAME ADDRESS

21 211525 & #103613

12. What type of entertainment or amusement will be conducted? Band Friday & Saturday  
Karaoke Tue & Thurs (Sometimes Band on Wed or Fri)  
Sun Blues band Sometimes 4pm to 8pm. Once a month belly dancer group performs

13. Please list the number of performers of entertainers that are to be engaged in this activity. 4-6

14. Will the conduct or performance of amusement be restricted to a stage, platform or other fixed location

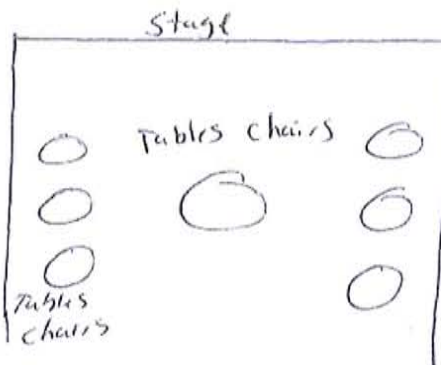
Upon the premises?(Circle one)

☒ Yes

☐ No

If no, please explain:

Please produce a sketch of the premises clearly designating the entertainment or amusement area in the space provided below or on a separate document.





Application is hereby made by the undersigned for a Conditional Use Permit in the property located at: (Give the street address, or, if no address, give the distance from the nearest cross streets.)

12623 E. Imperial Hwy  
Santa Fe Springs, Ca  
90670

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property:

Bruce & Blanche Mayer  
Name: Blanche Mayer Phone No. (562) 947-4520  
Mailing Address: 15764 E. Mar Vista St Whittier, Ca 90605  
Date of Purchase: 1970

Is this application being filed by the record owner? Yes

(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to this file application:

Name: Sean Mayer Phone No. (714) 349-5192  
Mailing Address: 9910 Mollyknot Ave Whittier, Ca 90603  
Describe any easements, covenants or deed restrictions, controlling the use of the property:

The Conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.)



**PUBLIC HEARING**

**ZONING TEXT AMENDMENT – Private Educational and Recreational Uses**

Ordinance No. 1058: An ordinance of the City of Santa Fe Springs, amending Section 155.183, Section 155.213, Section 155.243 and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following areas: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; and FOZ, Freeway Overlay Zone.

**RECOMMENDATION**

Staff is recommending a continuance of the Zoning Text Amendment – Private Educational and Recreational Uses (Ordinance No. 1058), to the next regularly held Planning Commission meeting on July 14, 2014.

**BACKGROUND/DESCRIPTION OF PROPOSAL**

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, this matter was set for Public Hearing. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 28, 2014, and published in a newspaper of general circulation (Whittier Daily News) May 30, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Staff is recommending a continuance of the Zoning Text Amendment to the next regularly held Planning Commission meeting on July 14, 2014, to allow staff additional time to finalize the proposed Amendment. Since this case was set for public hearing, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments and then take action to continue the project to the next meeting date.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell  
Director of Planning







# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **PUBLIC HEARING**

### **ZONING TEXT AMENDMENT – Metal Buildings Requirements**

Ordinance No. 1059: An ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15, Chapter 155: Zoning, and adding new subsection (3) to section 155.461(A) of the City's Zoning Regulations regarding land use requirements for metal buildings.

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Metal Building Requirements (Ordinance No. 1059), and thereafter close the Public Hearing.
2. Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan
3. Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project.
4. Adopt Resolution No. 47-2014, which incorporates the Commission's findings and actions regarding this matter.
5. Recommend that the City Council approve and adopt Ordinance No.1059, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

### **BACKGROUND**

In response to the prevalence of metal tilt-up and Quonset hut-type buildings common during the 1950s, and to enhance the quality of industrial buildings in Santa Fe Springs, the City adopted development standards and requirements in the early 1990s that significantly limited the potential for future metal buildings. While these regulations have served to achieve their original purpose, evolution in building approaches and materials for modern buildings has resulted in use of metal as an architectural feature and building component that distinguishes new structures.

The City has received proposals for such modern building approaches, but has been constrained in approving such approaches given the strict language in the City's Zoning Regulations regarding metal buildings. Thus, staff believes that modification of the



current restrictions on metal buildings is appropriate to distinguish between the original intent of the City's Zoning Regulations and to accommodate contemporary architectural designs for modern buildings that include metal materials/features.

Currently, the City's Zoning Regulations do not permit metal buildings in any zone unless, and subject to Development Plan approval, the physical characteristics of the project site renders any other construction method unfeasible; or if the proposed metal building is a portable metal shed not subject to a building permit and not visible from the street.

The proposed amendment to the City's Zoning Regulations consists of clarifying text to allow development of new buildings which include metal accents and finishes as architectural features, subject to prior review and approval of a Development Plan Approval (DPA) by the City's Planning Commission. The intent of the proposed text amendment is to facilitate architectural creativity through flexibility in building design.

All other requirements relating to metal buildings will remain the same. Metal and sheet-metal buildings, Quonset huts and storage sheds will continue to be restricted in accordance with the provisions of Section 155.461 of the Santa Fe Springs Zoning Regulations pertaining to metal buildings.

Section 155.461 would be amended to add a new subsection (3) to Section 155.461(A) of the City's Zoning Regulations. The Code section shown below would be the amended section with the proposed change shown as underlined.

#### **SANTA FE SPRINGS MUNICIPAL CODE**

##### **Chapter 155 - Zoning**

##### **§ 155.461 (A) METAL BUILDINGS.**

(A) Metal building shall not be permitted in any zone except in accordance with the following:

- (1) Metal buildings may be permitted subject to development plan approval on property composed of filled land where, due to geotechnical reason, no other construction method is reasonably feasible.
- (2) Portable metal sheds not visible from the street shall be permitted in all zoned if they do not require a building permit.
- (3) New construction of contemporary building designs that include exterior metal finish components, including architectural trim, accents or other design features that are integral to building design. Such design approaches may be permitted, subject to Development Plan Approval pursuant to Sections 155.735 through 155.747 of this Chapter. Any and all future additions to buildings approved under these provisions shall also require Development Plan Approval.

Attached for the Planning Commission review are the following:

1. Resolution No. 47-2014.
2. Proposed Ordinance No. 1059.

### **ENVIRONMENTAL DOCUMENTS**

The proposed Zoning Text Amendment is exempt as a ministerial project pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA). Consequently, Staff will file a Notice of Exemption with the Los Angeles County Clerk's office. The Notice will be filed within five days of approval by the Planning Commission.

### **LEGAL NOTICE OF PUBLIC HEARING**

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

The legal notice was posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 28, 2014, and published in a newspaper of general circulation (Whittier Daily News) May 30, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.



Wayne M. Morrell  
Director of Planning

#### Attachments:

1. Resolution No. 47-2014
2. Proposed Ordinance No. 1059

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**CITY OF SANTA FE SPRINGS**

**RESOLUTION NO. 47-2014**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING ADOPTION OF AMENDMENTS TO THE TEXT OF THE ZONING REGULATIONS REGARDING LAND USE REQUIREMENTS FOR METAL BUILDINGS.**

**WHEREAS**, the City of Santa Fe Springs has reviewed and considered proposed amendments to the text of the City Zoning Regulations to amend the requirements for metal buildings to accommodate contemporary architectural designs for modern buildings that include metal materials, and

**WHEREAS**, after study and deliberations by the Department of Planning and Development, the City has prepared for adoption an amendment to the text of the City's Zoning Regulations, and

**WHEREAS**, notice of the Public Hearing was given as required by law, and

**WHEREAS**, the Planning Commission held a Public Hearing on June 9, 2014 in regard to the proposed amendments to the text of the City's Zoning Regulations, and

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

**SECTION I.** The Planning Commission finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City's Zoning Regulations.
2. That the Planning Commission finds that pursuant to Section 21080 (b)(1) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City Zoning Ordinance is exempt as a ministerial project.
3. That the Planning Commission finds that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.

4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1059, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

**PASSED and ADOPTED** this 9<sup>th</sup> day of June, 2014.

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Frank Ybarra, Chairperson

ATTEST:

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**CITY OF SANTA FE SPRINGS**

**ORDINANCE NO. 1059**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AMENDING SANTA FE SPRINGS MUNICIPAL CODE TITLE 15, CHAPTER 155, AND ADDING NEW SUBSECTION (3) TO SECTION 155.461 (A) OF THE CITY ZONING REGULATIONS REGARDING LAND USE REQUIREMENTS FOR METAL BUILDINGS.**

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** Subsection (A) of section 155.461 of the City Code is hereby amended to add thereto new subsection (A)(3), so that said subsection (A) reads as follows:

**§155.461 METAL BUILDINGS**

- (A) Metal buildings shall not be permitted in any zone except in accordance with the following:
- (1) Metal buildings may be permitted subject to development plan approval on property composed of filled land where, due to geotechnical reasons, no other construction method is reasonably feasible.
  - (2) Portable metal sheds not visible from the street shall be permitted in all zones if they do not require a building permit.
  - (3) New construction of contemporary building designs that include exterior metal finish components, including architectural trim, accents or other design features that are integral to building design. Such design approaches may be permitted, subject to Development Plan Approval pursuant to Sections 155.735 through 155.747 of this Chapter. Any and all future additions to buildings approved under these provisions shall also require Development Plan Approval.

**SECTION 2.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance

irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

**SECTION 3.** The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed no later than fifteen (15) days after passage thereof.

Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2014,  
by the following roll call vote:

**AYES:** Councilmembers:

**NOES:** Councilmembers:

**ABSENT:** Councilmembers:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk







**PUBLIC HEARING**

**DEVELOPMENT PLAN APPROVAL CASE No. 884 and MODIFICATION PERMIT CASE No. 1243**

A request for approval of a Development Plan Approval (DPA 884) to construct a new 3,985 sq. ft. industrial building and related improvements and a Modification Permit (MOD 1243) to allow a reduction of the overall landscape requirements for property located at 10200 Matern Place (APN: 8005-012-025), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Rose Paving Company)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 884 and Modification Permit Case No. 1243, and thereafter close the Public Hearing.
2. 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 Regulations and consistent with the goals, policies and program of the City's General Plan.
3. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval.
4. Find that the applicant's request meets the criteria set forth in Sections 155.695 of the City Zoning Regulations for the granting of a Modification.
5. Find that Pursuant to Section 15332 – Class 32 (In-Fill Development Projects of the California Environmental Quality Act (CEQA), this project is categorically-exempt.
6. Approve Development Plan Approval Case No. 884 and Modification Permit Case No. 1243, subject to the conditions of approval as contained within the Staff Report.



**BACKGROUND**

The subject property is located on the southwest corner of Geary Avenue and Matern Place at 10200 Matern Place (APN: 8005-012-025). The property measures 59,527 sq. ft. (approximately 1.37-acres) and is located within the M-2 (Heavy Manufacturing) Zone and also within the Consolidated Redevelopment Project Area.

**DESCRIPTION OF REQUEST**

The applicant, Rose Paving Company, specializes in preventative pavement maintenance services including sealcoating, concrete repair, and crack sealing. Rose Paving was established in 1969 in the south suburbs of Chicago and has its corporate headquarters located in Bridgeview, Illinois. Today, Rose Paving has grown to be the largest service provider focused on parking lot management with offices in Atlanta, Chicago, Denver, and Los Angeles, in addition to its presence in Illinois.

Rose Paving (Los Angeles) is currently located in the City of Pomona but would like to re-locate to Santa Fe Springs for its centralized location. Rose Paving found the subject property to be the ideal location and, therefore, recently purchased the site. Rose Paving is proposing to develop the vacant site with a new industrial building and covered storage area and thereafter move their company from Pomona.

The project involves the following entitlements:

**Development Plan Approval Case No. 884**

A request to allow the construction of a new 3,985 sq. ft. industrial building (2,819 sq. ft. & 1,166 sq. ft. storage) and related improvements (1,296 sq. ft. covered storage area and on-site parking) on the subject property.

**Modification Permit Case No. 1243**

A request for a reduction to the City's landscape requirements set forth in Section 155.260 (A) of our zoning regulations for properties located within the M-2, Heavy Manufacturing, Zone. Specifically, the applicant is seeking a reduction of the overall landscape typically required for a, M-2 zoned property.

**DEVELOPMENT PLAN APPROVAL CASE NO. 884****Site Plan**

The applicant is proposing to construct a 3,985 sq. ft. building near the center of the site and a 1,296 sq. ft. covered storage area along the southwest corner of the site. The subject building will front onto Geary Avenue, setback approximately 81 feet from the front property line. Parking for employees and patrons will be provided along the east side of the building. Additionally, since the applicant is a paving contractor, they

are planning to provide truck stalls for their vehicles along the west side of the building. With the exception of landscape requirements, the site plan meets or exceeds the minimum development standards required for properties within the M-2, heavy manufacturing zone.

#### Floor Plan

The floor plan indicates that the proposed building will be divided into two areas: a 2,819 sq. ft. area will be used for office and a 1,166 sq. ft. area is designated storage/garage.

#### Elevations

It should be noted that since the site was previously utilized as a storage yard, an 8' high CMU wall is currently provided along the perimeter (behind an existing 20' landscape setback area). The applicant is not planning to remove the existing CMU wall. Nevertheless, the proposed building design was not compromised by that decision. The proposed building has an attractive contemporary industrial design that includes multiple variations in height, setback, materials and color. Although most of the building will not be visible from the street, the proposed elevations is comparable to other high quality office/industrial projects here in Santa Fe Springs.

#### Landscaping Requirements

The subject property currently has a 20 foot landscape setback along both Matern Place and Geary Avenue. As part of the proposed development, the applicant will be adding an additional 1,693+/- sq. ft. of landscape within the perimeter wall. Although it may appear that the project will meet the City's landscape requirements, it is actually deficient by 4,507 sq. ft. Since the subject property is a corner lot, the landscape requirements set forth by the City's Zoning Regulations requires 11,950 sq. ft. of landscaping (25 sq. ft. for each lineal foot of frontage). The applicant is, therefore, seeking approval for a reduction of the City's landscape requirements as set forth in Section 155.260 (A) of the zoning regulations.

#### Parking Requirements

A total of 24 parking stalls will be provided for the new building: 21 standard parking stalls, 3 compact parking stalls, and 1 handicap accessible parking stall. As proposed, the project is required to provide 15 parking spaces.

- 2,819sq. ft. (office) @ 1 space per 300sq. ft. = 9.40 (10 spaces).
- 1,166sq. ft. (storage/garage) + 1,296 sq. ft. (covered storage area) @ 1 space per 500 sq. ft. = 4.92 (5 spaces).

The proposed project, therefore, exceeds the minimum parking requirements set forth by the City's zoning regulations.



Loading / Roll Up Doors

As designed, the building will have two roll-up doors along the west and east sides of the proposed building. The doors will provide access to the storage / garage area. The door closest to the street is setback approximately 100' from the front property line. It should be noted that the doors are located behind an existing 8' high CMU wall along the perimeter of the site and thus should not be visible from the street.

Trash Enclosures

The site plan does not show a trash enclosure; however, staff has placed a condition to ensure the applicant provides a trash enclosure for the proposed development. Staff will continue to work with the architect to ensure the enclosure meets Building Code requirements and is also designed to match the development.

Driveways

Ingress and egress is provided by three existing driveways: one 24' wide driveway along Matern Place and two 24' wide driveways along Geary Avenue. This will remain unchanged from its present condition.

**DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.**

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for 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.

**Findings:**

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



Manufacturing and its General Plan Land Use designation of Industrial.

2. Since the proposed development (a concrete tilt-up industrial building) is industrial, rather than residential or commercial in nature, the land is therefore being maintained for industrial uses.
3. Because the project involves the construction of a new and attractive industrial building on a site that is currently vacant, the assessed value of the property will significantly improve, leading to an increase in property values for both the subject property and neighboring properties.
4. The construction of the project will facilitate the re-location of a new business from Pomona to the City of Santa Fe Springs.

(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.

**Findings:**

The proposed building will be a significant improvement to the subject site. Historically, the vacant site has been used as an overflow parking lot and for various open storage uses. The architectural design for the proposed building is contemporary and attractive. The architect used multiple variations in height, setback, materials and color. Although most of the building will not be visible from the street, the proposed elevations is comparable to other high quality office/industrial projects within Santa Fe Springs

(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.

**Findings:**

The proposed building has been well-designed to serve as an office for a paving contractor and open storage for their related vehicles and trucks. In fact, the existing 8' high CMU wall along the perimeter of the site provides the ideal screen for the proposed open storage activities.

The proposed project and site is therefore completely suitable for all of its intended uses, and the distinctive design of the building represents the architectural principles of proportion and harmony.

(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.

**Findings:**

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. Although the landscape areas do not meet the minimum landscape requirements, it is evident that the applicant has made every effort to maximize the landscape potential within the project site with the landscape being provided along the street frontages and surrounding the building for maximum value. Secondly, although already existing, the existing 8' high CMU wall along the perimeter of the site provides the ideal screen for the proposed open storage activities.

- (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.

**Findings:**

As stated previously, the proposed building is contemporary and attractive. The architect used multiple variations in height, setback, materials and color. The style and architecture of the proposed building is therefore consistent with other buildings in 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.

**Findings:**

Pursuant to § 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general."

The proposed building will be constructed on a site that is currently vacant and under-utilized. Staff finds that the new contemporary industrial building is very attractive and thus will be an enhancement to the area. Staff believes that proper attention has been giving to the location, size, and design of the building. This is evident in the project's overall compliance with the Code. With the exception of the concurrent Modification Permit request for a reduction of the required landscape, the project meets or exceeds all other requirements of the City's Zoning Regulations.

**STAFF REMARKS**

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in § 155.739 of the Zoning Regulations, for the granting of Development Plan Approval.



**MODIFICATION PERMIT CASE NO. 1243**

In accordance with Section 155.260 (A) of the City's Zoning Regulations, the subject property shall be provided with a minimum of 11,950 sq. ft. of landscaping. Said landscape requirement is based on a requirement to provide 25 sq. ft. of landscaping for each foot of frontage. Since the site is a corner lot, the property fronts onto two streets. Both streets combined for a total of 478 lineal feet which equates to a requirement to provide 11,950 sq. ft. (478 x 25 sq. ft.) of landscaping. As shown, the proposed project will be deficient by 4,507 sq. ft. The applicant is, therefore, requesting approval of a Modification Permit (MOD 1243) to allow a reduction to the City's landscape requirements as set forth in Section 155.260 (A) of our zoning regulations.

**MODIFICATION PERMIT - REQUIRED SHOWING BY APPLICANT IN NON RESIDENTIAL ZONES.**

Pursuant to Section 155.695 of the Zoning Regulations, before any modification shall be granted, the Planning Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

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

The following table (Table 1) shows that the Planning Commission has granted other requests for modifications to the City's landscape requirements in the past. Granting of the modification would, therefore, not provide special privileges to the applicant that is not enjoyed by other property owners in the area.

Table 1 – Recent Approvals for Landscape Reduction

| <b>Case No.</b> | <b>Site Address</b>        | <b>Date Approved</b> |
|-----------------|----------------------------|----------------------|
| ZV 69           | 15306-15510 Carmenita Road | 6/28/2010            |
| ZV 71           | 13630 Firestone Blvd       | 5/23/2011            |
| MOD 1158        | 15905 Valley View Avenue   | 6/28/2004            |
| MOD 1084        | 11770 Washington Blvd      | 7/27/1998            |

2. That the subject property cannot be used in a reasonable manner under the existing regulations.

The subject property is a corner lot with a total of 478 lineal feet of frontage along both Matern Place and Geary Avenue. Per Section 155.260 (A) of the Zoning Regulations, this would require that a minimum of 11,950 sq. ft. of landscape be provided for the site. Since the site measure 59,527 sq. ft., the required landscape

area would affect 20% of the total gross site area.

Given the shape of the lot, the dual street frontage, and the fact that the site is also impacted by an existing oil well, applying the City's landscape requirements in this instance would significantly limit the economic viability to develop the existing vacant site.

3. *That the hardship involved is due to unusual or unique circumstances.*

The unique circumstance related to this project is its corner location with 478 lineal feet of frontage along Matern Place and Geary Avenue. A standard interior lot would have significantly less street frontage and thus also less landscape requirements. Additionally, the site is also impacted by an existing oil well that further limits development of the site.

4. *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 noted previously, the Planning Commission has granted similar modification requests in the past. Nevertheless, staff finds the applicant has made every effort to maximize the landscape potential within the project site with the landscape being provided along the street frontages and surrounding the building for maximum value. It should also be noted that although the Zoning Regulations only require a 15' wide landscape setback be provided along a local street, the subject property has and will continue to maintain a 20' wide landscape setback along both frontages. Based on these factors, Staff believes that the modification, if granted, would not be detrimental to other persons or properties in the area, nor be detrimental to the community in general.

### **STAFF REMARKS**

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in Sections 155.695 of the City Zoning Regulations for the granting of a Modification.

### **STREETS AND HIGHWAYS**

The subject site has frontage on both Matern Place and Geary Avenue. Both are considered local industrial streets within the Circulation Element of the City's General Plan.



## **ZONING AND LAND USE**

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows (see Table 2 on following page):

Table 2 – Current Zoning, General Plan and Land Use

| <b>Surrounding Zoning, General Plan Designation, Land Use</b> |                         |                     |                                                                                            |
|---------------------------------------------------------------|-------------------------|---------------------|--------------------------------------------------------------------------------------------|
| <b>Direction</b>                                              | <b>Zoning District</b>  | <b>General Plan</b> | <b>Land Use (Address/Business Name)</b>                                                    |
| North                                                         | M-2 Heavy Manufacturing | Industrial          | <u>Printing Distributor</u><br>(10035 Geary Ave/Robert Michael LTD)                        |
| South                                                         | M-2 Heavy Manufacturing | Industrial          | <u>Oil Tool Service &amp; Manufacturer</u><br>(10135 Geary Ave/Kemp Bros Construction Inc) |
| East                                                          | M-2 Heavy Manufacturing | Industrial          | <u>Water Pump Manufacturer</u><br>(10107 Norwalk Blvd/Cascade Pump Company)                |
| West                                                          | M-2 Heavy Manufacturing | Industrial          | <u>Electrical Contractor</u><br>(10240 Matern Pl/Cupertino Electrical, Inc)                |

## **LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Section 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 Development Plan Approval and Modification Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 28, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on May 28, 2014, and published in a newspaper of general circulation (Whittier Daily News) May 30, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

## **ENVIRONMENTAL DOCUMENTS**

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15303, Class 32 (In-Fill Development

Projects) of the California Environmental Quality Act (CEQA).

The project entails the construction of a small 3,985 square foot building and 1,296 sq. ft. covered storage area. The proposed project is consistent with the general plan; the project site is less than 5-acres; the project has no value as habitat for endangered, rare or threatened species; the project will not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services. In fact, the proposed project will be an enhancement to the property and surrounding properties.

For the reasons mentioned, additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

#### **AUTHORITY OF PLANNING COMMISSION:**

The Planning Commission may grant, conditionally grant or deny approval of a proposed development plan or modification request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of Development Plan Approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

#### **CONDITIONS OF APPROVAL:**

#### **ENGINEERING / PUBLIC WORKS DEPARTMENT:**

**(Contact: Robert Garcia 562.868-0511 x7545)**

1. That the owner shall pay a flat fee of \$21,114.00 to reconstruct/resurface the existing street frontage to centerline for Matern Place and Geary Avenue.
2. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along the Matern Place and Geary Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. 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 owner shall pay the actual cost of sign installation.

4. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of (1) street light on Geary Avenue at Matern Place. The City will design and cause construction of said street light.
5. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
6. 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.
7. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
8. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
9. That all points 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.
10. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
11. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

12. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
13. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner 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.
14. 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.
15. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**  
**(Contact: Brian Reparuk 562.868-0511 x3716)**

16. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
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 Uniform Fire Code.

**DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**  
**(Contact: Tom Hall 562.868-0511 x3715)**

18. That prior to issuance of building permits, the owner/developer shall comply with the applicable conditions below and **obtain notification in writing** from



the Santa Fe Springs Department of Fire-Rescue (SFSDFR) that all applicable conditions have been met:

- a. At a minimum, the owner/developer must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The owner/developer shall provide the SFSDFR Environmental Protection Division (EPD) with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the owner/developer must comply with part b.
  - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
  - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and soil remediation during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
19. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
20. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

**POLICE SERVICES DEPARTMENT:****(Contact: Luis Collazo 562.868-0511 x3319)**

21. That bollards, tire stops, k-rails, or any other type of protection shall be provided along the wall to the tilt-up building located on the south portion of the property to prevent damage from trucks and other vehicles.
22. That the Urban Runoff Mitigation Plan (as required under Section 52.24 (B-5)) shall address runoff containment of the proposed seal coat material storage area.
23. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
24. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (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.
25. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.



**WASTE MANAGEMENT:****(Contact: Teresa Cavallo 562.868.0511 x7309)**

26. 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.
27. 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.

**PLANNING AND DEVELOPMENT DEPARTMENT:****(Contact: Cuong Nguyen 562.868-0511 x7359)**

28. That this Development Plan Approval (DPA 884) allows the applicant, Rose Paving Company, to construct a new approx. 3,985 sq. ft. industrial building (2,819 sq. ft. & 1,166 sq. ft. storage) and related improvements (approx. 1,296 sq. ft. covered storage area and on-site par) on the subject property located at 10200 Matern Place (APN 8005-012-025).
29. That the Modification Permit (MOD1243) provides for a total landscape deficiency of 4,507 sq. ft. The applicant, therefore, understands that any further reductions would be subject to review and approval by the City's Planning Commission.
30. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
31. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
32. That the maintenance, washing and repair of trucks or vehicles shall not be allowed on-site.
33. That the parking of trucks or vehicles shall only occur within designated areas as shown on the site plan provided by the applicant and on file with this case.
34. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this

Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

35. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Geary Avenue or Matern Place, use said streets as a staging area, or to back up onto said street from the subject property
36. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
37. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
38. That the applicant understand that all new fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire-Rescue Department, Planning Department and Building Department.
39. That the Planning Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City.
40. That a 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.
41. That 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. Owner/developer 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- B. Owner/developer understands and agrees that it is the responsibility of the 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. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the 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

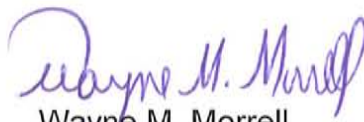
expenses arising from any failure of the applicant to comply with such regulatory requirements.

42. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site ([www.santafesprings.org](http://www.santafesprings.org)).
43. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
44. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at [www.santafesprings.org](http://www.santafesprings.org).
45. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
46. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
47. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
48. That the applicant, Rose Paving Company, 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 Development Plan Approval and Modification Permit, 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.

49. That 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.



Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Site Plan
3. Proposed Floor Plan
4. Colored Elevations
5. Colored Rendering
6. Development Plan Approval Application
7. Modification Permit Application

C:\Cuong\Cases\Aug.13-Aug.14\DPA 884 & MOD 1243 - Rose Paving\DPA884&MOD1243\_PCStaffReport.doc

### Aerial Photograph



**AERIAL PHOTOGRAPH – 10200 Matern Place**

**DEVELOPMENT PLAN APPROVAL CASE No. 884 &  
MODIFICATION PERMIT CASE No. 1243**

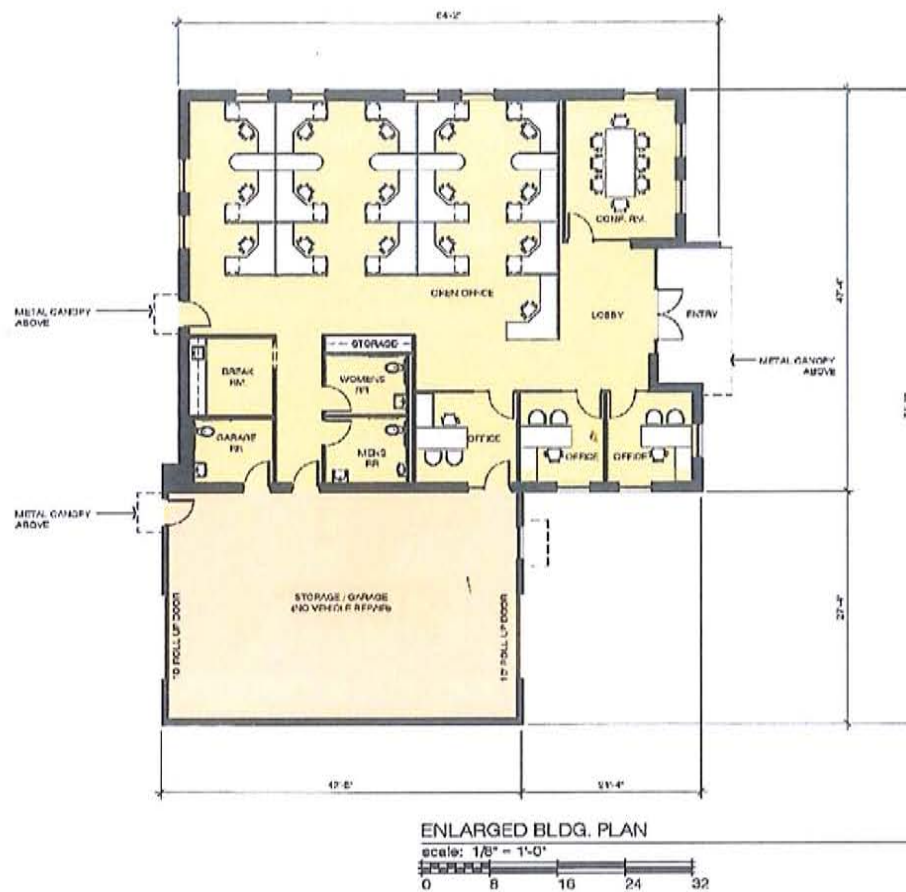


**APPLICANT: Rose Paving Company**



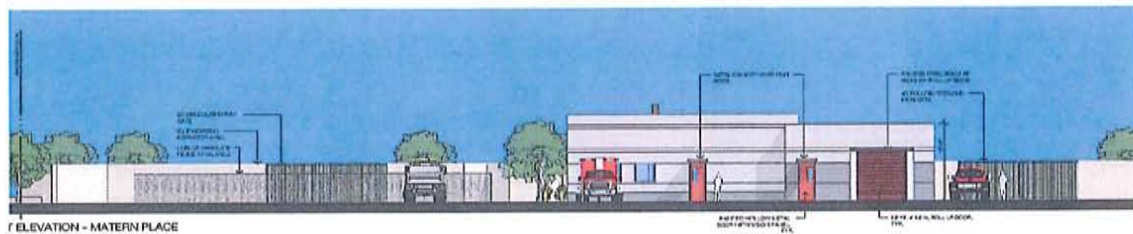
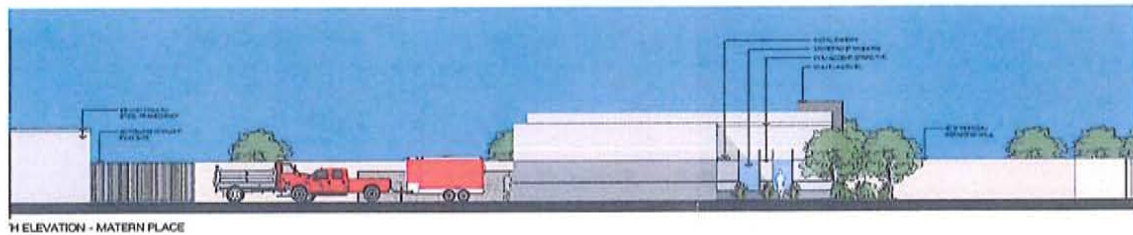
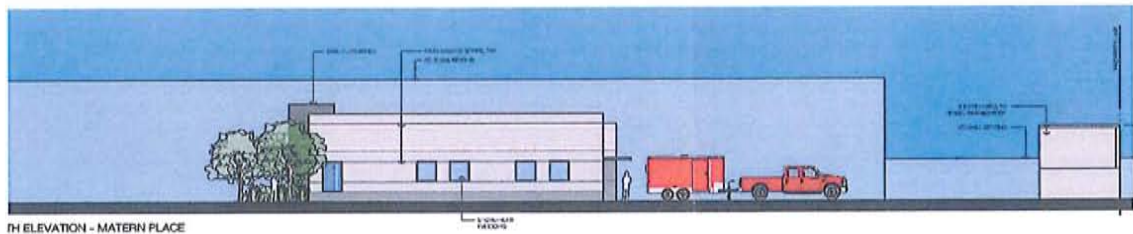
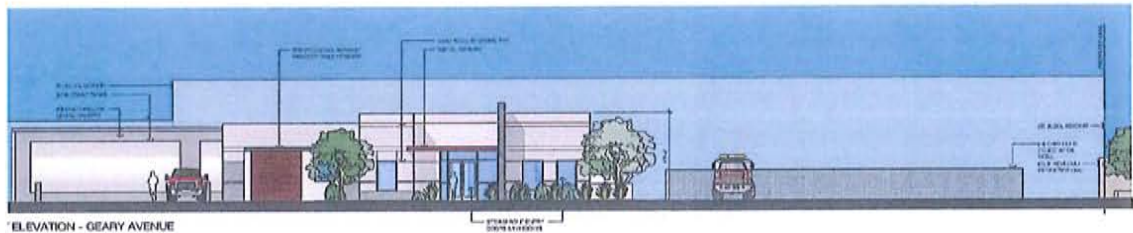
[illegible]

### Proposed Floor Plan





## Colored Elevations



### Colored Rendering



GEARY AVENUE ENTRY VIEW



## Development Plan Approval Application

RECEIVED

MAR 25 2014

Planning Dept.



City of Santa Fe Springs  
Application for  
**DEVELOPMENT PLAN APPROVAL (DPA)**

The undersigned hereby petition for Development Plan Approval:

**LOCATION OF PROPERTY INVOLVED:**

Provide street address or Assessor's Parcel Map (APN) number(s) if no address is available.

Additionally, provide distance from nearest street intersection:

10200 Matern Place, Santa Fe Springs, CA

APN: 8005-012-025 LOT 1

Subject property is located at the corner of Matern Place and Geary Avenue

**RECORD OWNER OF THE PROPERTY:**

Name: Rose Pauk

Phone No: 909-525-2481

Mailing Address: 7300 W 100th Pl

Beckman, CA 90605

Fax No: 909-670-4900

E-mail: Walter.Rose.Pauk@comcast.net

**THE APPLICATION IS BEING FILED BY:**

☒ Record owner of the property

☐ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent:

Engineer/Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Lessee: \_\_\_\_\_

Other (describe): \_\_\_\_\_

**DESCRIBE THE DEVELOPMENT PROPOSAL** (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

Provide new office building with attached enclosed storage & exterior covered storage

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_

Chris T. Pauk  
Signature

Print name

(If signed by other than the record owner, written authorization must be attached to this application.)

**NOTE**

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

## Development Plan Approval Application (Cont.)

Form DP-001 (03/03)  
Page 1 of 1

## PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition  
(Attach a supplemental sheet if necessary)

Name (please print) CHRISTOPHER TANNER - Vice President  
Mailing Address: 1502 W 100th Place, Gardena, CA 90247  
Phone No: 310-523-2484  
Fax No: 310-523-4400 E-mail: csvelter@csvelter.com  
Signature: [Signature]

Name (please print) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone No: \_\_\_\_\_  
Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Signature: \_\_\_\_\_

## CERTIFICATION

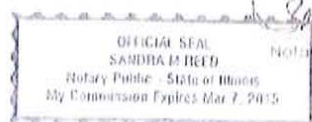
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

I, CHRISTOPHER TANNER, being duly sworn, depose and say that I am  
the petitioner in this application for a Development Plan Approval, and I hereby certify under  
penalty of law that the foregoing statements and all statements, maps, plans, drawings and  
other data made a part of this application are in all respects true and correct to the best of my  
knowledge and belief.

Signed: [Signature]  
(If signed by other than the Record Owner, written  
authorization must be attached to this application)

On 3/24/14 before me, SANDRA M REED  
Personally appeared CHRISTOPHER TANNER  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me  
that he/she/they executed the same in his/her/their authorized  
capacity(ies) and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal



|                         |                |
|-------------------------|----------------|
| FOR DEPARTMENT USE ONLY |                |
| CASE NO:                | <u>DPA 884</u> |
| DATE FILED:             | <u>3/25/14</u> |
| FILING FEE:             | _____          |
| RECEIPT NO:             | _____          |
| APPLICATION COMPLETE?   | _____          |

03-25-14 10:1554

CHECK 5486.00



## Development Plan Approval Application (Cont.)

City  
of  
Santa Fe Springs

## DISTRIBUTION

| FUND | G/L | ACTIVITY | OBJECT | PROJECT | AMOUNT  |
|------|-----|----------|--------|---------|---------|
| 110  | 511 | 7110     | 7200   | 110100  | \$2,252 |
| 110  | 511 | 7110     | 7200   | 110100  | \$1,140 |
| 110  | 511 | 7110     | 7200   | 110100  | \$1,140 |
| 110  | 511 | 7110     | 7200   | 110100  | \$1,140 |

\$5,186.00

(NAME)

(ADDRESS)

(CITY AND STATE)

(DESCRIPTION)

RECEIPT

03-25-14 1014551

CHECK 5186.00

**Modification Permit Application**

RECEIVED  
MAR 25 2014  
Planning Dept.



City of Santa Fe Springs  
Application for  
**MODIFICATION PERMIT (MOD)**

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection):  
10200 Matern Place, Santa Fe Springs, CA

Legal description of property:  
See Attachment A.

## Record Owner of Property:

Name: Rose PARIASPhone No. 909-525-2184Mailing Address: 7300 W. 10th St. Suite 10010300 Lakeside Dr. 20155Fax No. 909-620-1400E-mail: wfeller@cityofsantafesprings.com

The application is being filed by:

P

Record Owner of the Property

Authorized Agent of the Owner

(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): \_\_\_\_\_

Describe the modification requested: The modification requested is in reference to the reduction of landscape requirement set forth in Santa Fe Springs Ordinance Section 155.200(a)

**NOTE**

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"



## Modification Permit Application (Cont.)

SD-47 (Applicable)  
Page 3 of 3

### PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary)

Name (please print) Rose Marie Cher Tanner  
 Mailing Address: 2300 W 10th Ave, Henderson NV 60435  
 Phone No: 709 525 2484  
 Fax No: 709 610 4440 E-mail: skiller@compuserve.com  
 Signature: [Signature]

Name (please print): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone No: \_\_\_\_\_  
 Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Signature: \_\_\_\_\_

### CERTIFICATION

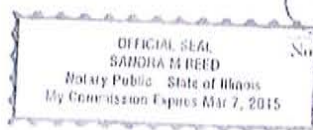
STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) ss

I, CHRISTOPHER TANNER, being duly sworn, depose and say that I am the petitioner in this application for a Modification Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Signature]  
 (If signed by other than the Record Owner, written authorization must be attached to this application)

On 3/24/14 before me, SANDRA M. REED,  
 personally appeared CHRISTOPHER TANNER,  
 personally known to me (or proved to me on the basis of  
 satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and acknowledged to me that  
 he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the  
 instrument, the person(s) or the entity upon behalf of which the  
 person(s) acted, executed the instrument.

WITNESS my hand and official seal



[Signature]  
 Notary Public

|                         |                 |
|-------------------------|-----------------|
| FOR DEPARTMENT USE ONLY |                 |
| CASE NO:                | <u>MOD 1243</u> |
| DATE FILED:             | <u>3/25/14</u>  |
| FILING FEE:             |                 |
| RECEIPT NO:             |                 |
| APPLICATION COMPLETE?   |                 |

03-25-14 103 1551 CHECK 5156.00

## Modification Permit Application (Cont.)

ATTACHMENT A

CITY OF SANTA FE SPRINGS - MODIFICATION PERMIT

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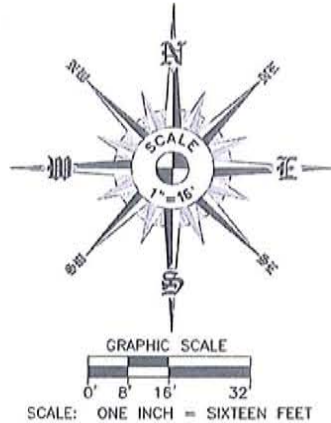
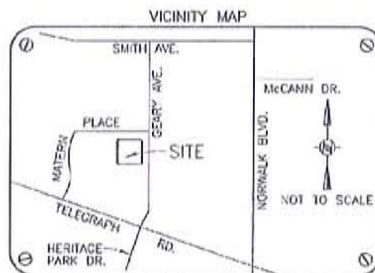
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m

U.S.

MILE

### ALTA/ACSM LAND TITLE SURVEY OF 10200 MATERN PLACE FOR: FOR RP PROPERTY, LLC



#### CT BENCHMARK:

IS SHOWN HEREON ARE RELATIVE TO THE  
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)  
BY DEPARTMENT OF PUBLIC WORKS YEAR 2005  
MT, PER THE FOLLOWING BENCHMARK:

Y BM Y-B723 EL=143.477 FT (NAVD88-2005ADJ)

SURVEY MONUMENT IN WELL 1 FT. WEST OF CURB  
END OF BEGINNING OF CURB RETURN AT SOUTH-  
WALK BLVD. & TELEGRAPH ROAD,  
BM 7-11R 1970 RES669

IF ELEVATIONS AND/OR COORDINATES SHOWN HEREON  
WITNESS OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS  
ONLY, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

#### LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SANTA FE SPRINGS, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 IN THE CITY OF SANTA FE SPRINGS, AS SHOWN ON PARCEL MAP NO.  
16577 FILED IN BOOK 174 PAGES 89 AND 90 OF PARCEL MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM THOSE PORTIONS OF PARCEL 1 INCLUDED WITHIN THE LINES  
OF THE LAND DESCRIBED IN DEED RECORDED JANUARY 22, 1979 AS INSTRUMENT  
NO. 79-86626 OFFICIAL RECORDS, ALL OIL, GAS AND OTHER HYDROCARBON  
SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED FROM A DEPTH BELOW  
500 FEET MEASURED VERTICALLY FROM THE SURFACE OF SAID PROPERTY,  
PROVIDED, THAT SUCH RESERVATION SHALL NOT ENTITLE GRANTOR, ITS SUCCESSORS  
OR ASSIGNS, TO ANY USE OF OR RIGHT IN OR TO ANY PORTION OF THE SURFACE  
OF SAID PROPERTY TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREON; AS  
EXCEPTED AND RESERVED BY THE AMERICAN LUTHERAN CHURCH IN THE DEED LAST  
ABOVE MENTIONED.

ALSO EXCEPT, FROM THOSE PORTION OF PARCEL 1 OUTSIDE THE LINES OF THE  
LAND DESCRIBED IN THAT CERTAIN DEED RECORDED JANUARY 22, 1979 AS INST-  
RUMENT NO. 79-86626, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, ALL  
OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE  
PRODUCED FROM A DEPTH BELOW 500 FEET MEASURED VERTICALLY FROM THE  
SURFACE OF SAID PARCEL 1, PROVIDED THAT SUCH RESERVATION SHALL NOT ENTITLE  
GRANTOR, ITS SUCCESSORS OR ASSIGNS, TO ANY USE OF OR RIGHT IN OR TO ANY  
PORTION OF SURFACE OF SAID PARCEL 1 TO A DEPTH OF 500 FEET BELOW THE  
SURFACE THEREOF, AS RESERVED IN DEED RECORDED MAY 30, 1986 AS INSTRUMENT  
NO. 86-669789, AND 86-669791, OFFICIAL RECORDS.

APN: 8C05-012-025

#### SURVEYOR'S NOTES:

1. BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM  
PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER





# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **NEW BUSINESS**

### **Modification Permit Case No. 1246**

Request for a Modification of Property Development Standards to allow the reduction of the minimum front yard setback requirement from 20'-0" to 18'-0" and allow the construction of a 180 sq. ft. patio addition along the front of the property located at 11527 Buell Street, within the R-1, Single-Family Residential, Zone. (Jeffrey Gutierrez)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that the applicant's request meets the criteria set forth in Section 155.694 (B) of the City's Zoning Ordinance for the granting of a Modification.
2. Approve Modification Permit Case No. 1246, subject to the conditions of approval as contained within this staff report.

### **BACKGROUND**

The subject property is located on the north side corner of Buell Street between Jersey Avenue and Roseton Avenue. The subject property measures 5,260 sq. ft. and is currently developed with a single-family home that was built in 1953. The home measures 1,044 sq. ft. and has a total of three bedrooms and one bathroom.

The owner, Jeffrey Gutierrez, is proposing to construct a 180 sq. ft. (20'-0" x 18'-0") patio addition along the front of the existing home. Since the addition will result in a setback of only 18 feet from the front property line, approval of the subject Modification Permit (MOD 1246) is required to allow a reduction of the minimum front yard setback requirement (see Section Below) from 20'-0" to 18'-0".

### **CITY OF SANTA FE SPRINGS – ZONING REGULATIONS R-1, Single Family Residential, Zone**

#### **Section 155.068 – FRONT YARD SETBACK**

Except as provided in this subchapter, each lot shall have a front yard of not less than 20 feet...

## **STREETS AND HIGHWAYS**

The subject property is a residential lot located on the north side corner of Buell Street. Buell Street is classified as local residential street within the Circulation Element of the City's General Plan.

## **ZONING AND LAND USE**

The subject property, as well as the surrounding properties to the North, South, East and West are zoned R-1, Single-Family Residential, and developed with single-family residential uses.

## **REQUIRED SHOWING**

In accordance with Section 155.694 (B) of the City's Zoning Ordinance, a residential Modification may be granted if the applicant shows the following:

1. *That the Modification is needed to allow the property to be used in a more beneficial manner.*

The existing single-family residence was constructed as a three bedroom, one bathroom, detached home. Although the home does have a covered patio along the rear of the house, without the subject patio area, there would be no covered area along the front of the house. The proposed front patio area will allow the property owner and members of the family with a much needed covered area to help protect everyone from the elements during poor weather conditions, especially when bringing in groceries from the car into the house.

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

The front setback requirements established in the Zoning Code was created to help ensure that properties provide and maintain adequate front yard areas. Although the proposed patio will reduce the front setback (directly in front of the patio) from 20'-0" to 18'-0", the property itself still maintains a front yard area with an average setback of 20'-0".

As stated, correctly in the applicant's justification statement, the property line to the front wall diminishes from one end (east) of the house to the other end (west) due to the curvature in the street. Although the setback directly in front of the proposed patio structure will be 18'-0", it should be noted that the setback along the southeast corner of the home will remain +/- 23'-0".



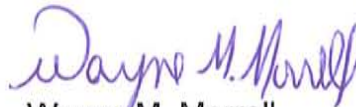
Lastly, as with similar requests, staff has mailed a letter to the property owners immediately adjacent to the subject property to advise them of the Modification Permit request. The letter also informed those owners of the date and time when this matter would be considered by the Planning Commission. To date, Staff received one call regarding the proposed modification request. The caller asked why they received the Notice. Staff explained why they received the Notice and also explained the specifics of the proposed request. The caller had no objections to the proposal and thought the work was well done. Aside from this one call, there were no other calls received.

### **STAFF CONSIDERATIONS**

For the reasons stated in this report, Staff finds that the subject request meets the required showing necessary for approval of a Modification Permit. Therefore, staff is recommending that the Planning Commission approve Modification Permit Case No. 1246, subject to the conditions of approval contained in this report.

### **CONDITIONS OF APPROVAL**

1. That the applicant shall obtain all the necessary Building Permits and approvals from the Building Division and Planning and Development Department for the construction of the proposed patio addition.
2. That the patio addition shall be located substantially in accordance with the plot plan submitted by the applicant on file with this case.
3. That all other applicable requirements of the City's Zoning Ordinance, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.
4. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be void and the privileges granted herein shall lapse.



Wayne M. Morrell  
Director of Planning

#### Attachments:

1. Aerial Photograph
2. Site Plan
3. Modification Permit Application

C:\Cuong\Cases\Aug.13-Aug.14\MOD 1246 - 11527 Buell St\MOD1246\_PCRPT.doc

## AERIAL PHOTOGRAPH



# CITY OF SANTA FE SPRINGS



## AERIAL PHOTOGRAPH



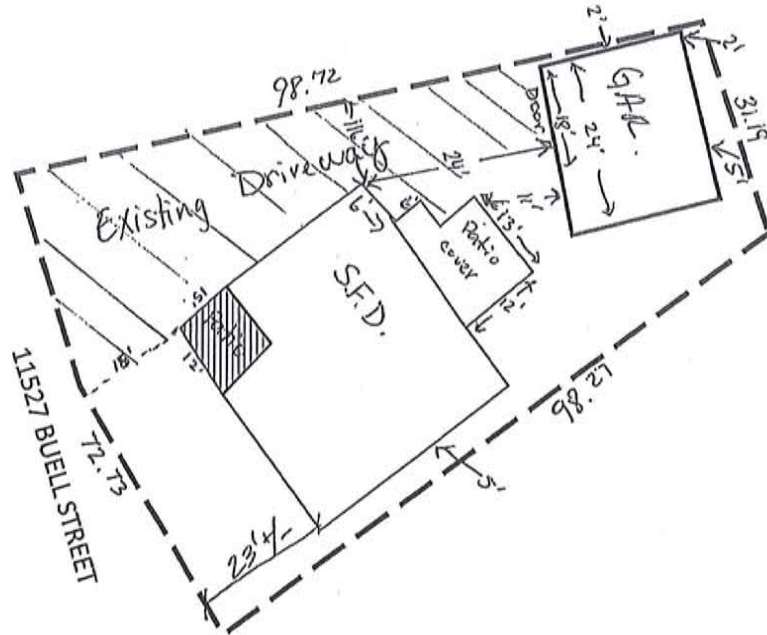
**NORTH**

**MODIFICATION PERMIT CASE NO. 1246**

**11527 Buell Street**



# SITE PLAN



Scope of work proposed for  
approval for Front Ratio,  
180 Square Ft.

## MODIFICATION PERMIT APPLICATION



City of Santa Fe Springs  
Application for  
**MODIFICATION PERMIT (MOD)**

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) Involved (Provide street address or if no address, give distance from nearest street intersection): 11527 Buell St Santa Fe Springs CA 90670

Legal description of property: Single Residential Property (R1)

Record Owner of Property:  
Name: Jeffrey Gutierrez Phone No: (213) 216-4247  
Mailing Address: 11527 Buell St  
Santa Fe Springs CA 90670  
Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_

The application is being filed by:  
☒ Record Owner of the Property  
☐ Authorized Agent of the Owner  
(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): \_\_\_\_\_

Describe the modification requested: Front Porch, modification to property (set back)

**NOTE**

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"



**MODIFICATION PERMIT APPLICATION (cont.)**MOD Application  
Page 3 of 3**PROPERTY OWNERS STATEMENT**

We, the undersigned, state that we are the owners of all of the property involved in this petition  
(Attach a supplemental sheet if necessary):

Name (please print): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone No: \_\_\_\_\_  
 Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone No: \_\_\_\_\_  
 Fax No: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**CERTIFICATION**

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES )ss.

I, \_\_\_\_\_, being duly sworn, depose and say that I am  
 the petitioner in this application for a Modification Permit, and I hereby certify under penalty of  
 law that the foregoing statements and all statements, maps, plans, drawings and other data  
 made a part of this application are in all respects true and correct to the best of my knowledge  
 and belief.

Signed: \_\_\_\_\_  
 (If signed by other than the Record Owner, written  
 authorization must be attached to this application)

(seal)

On \_\_\_\_\_ before me, \_\_\_\_\_  
 Personally appeared \_\_\_\_\_  
 personally known to me (or proved to me on the basis of  
 satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to the within Instrument and acknowledged to me  
 that he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the  
 Instrument, the person(s) or the entity upon behalf of which the  
 person(s) acted, executed the Instrument.

WITNESS my hand and official seal

\_\_\_\_\_  
Notary Public

|                                |         |
|--------------------------------|---------|
| <b>FOR DEPARTMENT USE ONLY</b> |         |
| CASE NO:                       | 1246    |
| DATE FILED:                    | 4/30/14 |
| FILING FEE:                    | \$46.00 |
| RECEIPT NO:                    | 123380  |
| APPLICATION COMPLETE?          |         |

## MODIFICATION PERMIT APPLICATION (cont.)

City  
of  
Santa Fe Springs

| FUND | G/L | ACTIVITY | DISTRIBUTION |         |        |
|------|-----|----------|--------------|---------|--------|
|      |     |          | OBJECT       | PROJECT | AMOUNT |
| 110  | 44  | 5110     | 800          |         | 46.00  |
|      |     |          |              |         |        |
|      |     |          |              |         |        |

Tellray Gutierrez  
(NAME)  
11527 Buell St.  
(ADDRESS)  
Santa Fe Springs CA 90670  
(CITY AND STATE)  
modification (mob)  
(DESCRIPTION)

**RECEIPT**

04-30-14 1CL3380 CASH 46.00





# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **CONSENT AGENDA**

### **Alcohol Sales Conditional Use Permit Case No. 5-3**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 5-3 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at 11770 E. Washington Boulevard within the C-4, Community Commercial, Zone. (G & M Oil Company)

### **RECOMMENDATIONS**

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before June 9, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

### **BACKGROUND**

The subject property is located on the southwest corner of Washington Boulevard and Sorensen Avenue. The 16,988 sq ft parcel is developed with a 1,161 sq ft building that houses the Chevron Gas Station payment register and a convenient store. The gas station has been under the ownership and management of G&M Oil Company since 1997. In 1998, the management decided to sell alcoholic beverages (beer and wine) to its customers for off-site customer consumption.

In compliance with Section 155.628 of the City's Zoning Regulations, G&M Oil Company applied for and was granted Alcohol Sales Conditional Use Permit Case No. 5 by the Planning Commission and the City Council at their respective meetings of September 28, and October 8, 1998.

This Permit has been granted several extensions since it was initially approved in 1998. This matter is now before the Planning Commission because the last time extension requires (based on the conditions of approval) a review to determine if the business and the alcoholic beverage use has been conducted in compliance with the conditions of approval and all applicable laws.

**CALLS FOR SERVICE**

There have been 7 calls for service to this location. The calls were related to petty thefts and public disturbances, but not as a result of the sale of alcoholic beverages.

**STAFF CONSIDERATIONS**

As part of the permit review process, Staff conducted a review of the applicants' request and the subject site to ensure compliance with regulatory ordinances, conditions and codes. Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff contacted the management for the adjacent mobile park who stated that he has not received any complaints nor has witnessed any unusual circumstances as a result of the gas station or the sale of alcoholic beverages. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time.

**CONDITIONS OF APPROVAL**

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***.

1. That the sales of alcoholic beverages shall not be permitted between the hours of 10:00 p.m. and 7:30 a.m., seven days a week or as required by the Alcohol Beverage Code.
2. That the Type 21 Alcoholic Beverage Commission license, allowing off-site sale of liquor, shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
3. That it shall be the responsibility of the ownership to continue to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site. Additionally, it is the responsibility of the ownership to make every good faith effort to assure that no alcoholic beverages purchased on the subject site shall be consumed on the adjacent property to the west, 11758 Washington Boulevard. Such actions shall include, but not be limited to, placing a sign at the northerly end of that fence and other prominent locations on the subject site indicating that no alcoholic beverages purchased on the subject site shall be consumed on site or on any adjacent site, and requiring applicant's employees to immediately notify the Santa Fe Springs Police Services Center if consumption of alcohol on the subject or adjacent site occurs in violation of this provision. It shall also be the responsibility of the ownership to assure that if an employee observes a customer, who has purchased alcohol at the subject site, walking toward the adjacent property to



the west, that the employee shall advise the customer of the signs restricting alcohol consumption on the subject site and the adjacent site.

4. That the applicant shall be responsible for maintaining control of litter on the subject property.
5. That the applicant shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code
6. That the applicant shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
7. That the petitioner/applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
8. That the petitioner/applicant shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
9. That the owner and/or his employees shall not permit any person under 21 years of age to sell alcoholic beverages.
10. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center, and shall post signs, approved by the Department of Police Services, prohibiting loitering.
11. That the Applicant shall receive approval from the Department of Police Services for any installation of pay telephones on the premises and such phones shall not be capable of receiving calls.
12. That only beer and wine is to be sold at the subject premises, as set forth in Section 25607 (a) of the Business and Professions Code.
13. That the operation shall abide by all Building Code, Fire Code, Business and Professional Code and other applicable Codes, and any other local and government regulations.
14. That the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement officers, and shall not obstruct or impede their entrance into the licensed premises while in

the course of their official duties.

15. That a copy of these conditions be posted and maintained with a copy of the City's Business License and Fire Department Permits, in a place conspicuous to all employees of the location.
16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease or sublease.
17. ***That this Permit shall be subject to a compliance review in five years, no later than June 9, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated the Permit shall be subject to the revocation process, at which time the privileges granted hereunder shall be terminated.



Dino Torres  
Director of Police Services

Attachment(s)

1. Location Map





# City of Santa Fe Springs

Location Map

G&M Oil Company  
11770 Washington Boulevard







# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **CONSENT AGENDA**

### **Alcohol Sales Conditional Use Permit Case No. 6-5**

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6-5 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for onsite customer consumption at the restaurant known as Pescado Mojado located within the Santa Fe Springs Promenade in the C-4, Community Commercial, Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, Owner)

### **RECOMMENDATIONS**

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before June 9, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

### **BACKGROUND**

Pescado Mojado is a Mexican themed restaurant specializing in seafood. The family restaurant has operated in the Santa Fe Springs Promenade since 1998. In accordance with Ordinance 834, Section 155.628, the applicant requested and was approved for an Alcohol Sales Conditional Use Permit (ASCUP) by the Planning Commission and the City Council, at their respective meetings of March 8, and March 11, 1999.

This Permit has been granted several extensions since it was initially approved in 1999. This matter is now before the Planning Commission because the last time extension requires (based on the conditions of approval) a review to determine if the business and the alcoholic beverage use has been conducted in compliance with the conditions of approval and all applicable laws.

### **CALLS FOR SERVICE**

As part of the renewal process Staff checked the crime data information. In the past year, there were four calls for service, none of which were related to the alcohol sales use. Staff has not received any complaints related to the sale of alcoholic beverages of the subject establishment.

**STAFF CONSIDERATIONS**

As part of the permit review process, staff conducted an inspection of the subject alcohol sales use to ensure compliance with regulatory ordinances and codes. Staff found that business or its alcohol sales has not posed a problem or a negative impact on the commercial shopping center or the residential townhomes to the south of the shopping center. It should be noted that there is an outdoor seating area to the east of the restaurant, which is commonly used by the shopping center's customers; alcohol beverage consumption is not permitted within the outdoor seating area.

Staff believes that the continued on-site sale of alcoholic beverages will not pose a significant risk or nuisance to patrons or the public in general if conducted in strict compliance with the conditions of approval.

**CONDITIONS OF APPROVAL**

The conditions listed below are from the original approval of this Permit; changes are shown in ***bold and italic***. Conditions with a strike-through are no longer applicable.

1. That the sale of alcoholic beverages shall not be permitted between the hours of 10:00 p.m. and 9:00 a.m., or as required by the Alcohol Beverage Code.
2. That the Type 41 Alcoholic Beverage Commission License allowing on-site sale of beer and wine in connection with a public eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and /or consumption off the subject premises.
3. That the consumption of alcoholic beverages is only permitted inside the restaurant and is prohibited outside in the parking lot or the adjacent outdoor eating area. It shall be the responsibility of the owner and/or his employees to monitor these areas and immediately notify the Whittier Police Department of any violators. Signs shall be placed within the said areas notifying customers that the consumption of alcoholic beverages outside of the restaurant is prohibited.
4. That there shall be no coin-operated mechanical games or music juke boxes maintained upon the premises at any time.
5. That vending machines, water machines, pay telephones, newspaper racks and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties. The location of said items shall be subject to the review and approval of the Director of Planning and Development.
6. That the owner and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon



the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.

7. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours, who will be responsible for activities and business operations. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an ABC Manager's Permit. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address and related work experience of the intended Manager prior to the Manager assuming the manager's responsibilities.
8. That the owner and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously intoxicated person as set forth in Section 25602 (a) of the State Business and Professions Code.
9. That the owner and/or his employees shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
10. That the owner and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
11. That the owner and/or applicant shall not permit any person under 21 years of age to sell alcoholic beverages.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.
14. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, as approved by the Department of Police Services, prohibiting loitering.
15. That all buildings, structures, walls, fences and similar appurtenances shall be maintained in good appearance and condition at all times.

16. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.
17. That the owner/operator must receive approval by the Director of Police Services for any installation of pay telephones on the premises, and such telephones shall not be capable of receiving calls.
- ~~18. That the owner/operator must receive approval by the Director of Public Works for any installation of newspaper racks on the exterior of the premises. Approval is only required by the property owner.~~
- ~~19. That the occupant for each room shall be conspicuously posted over the doorway to that room, and this limitation shall not be violated. The occupancy posting has been done under the approval of the Fire and Rescue Department.~~
- ~~20. That emergency lighting shall be tested monthly and replaced as necessary. This condition is no longer required.~~
21. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
22. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
23. That the applicant shall maintain video surveillance cameras overlooking the perimeter of the parking lot. The Director of Police Services shall approve location of the video surveillance cameras. Video surveillance cameras shall be high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained at all times and replaced as needed by the owner. The on-duty manager and owner/operator shall be proficient in the use of such video surveillance equipment.
24. That the owner/management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
25. ***That this Permit shall be subject to a compliance review in five years, no later than June 9, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the***



***privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

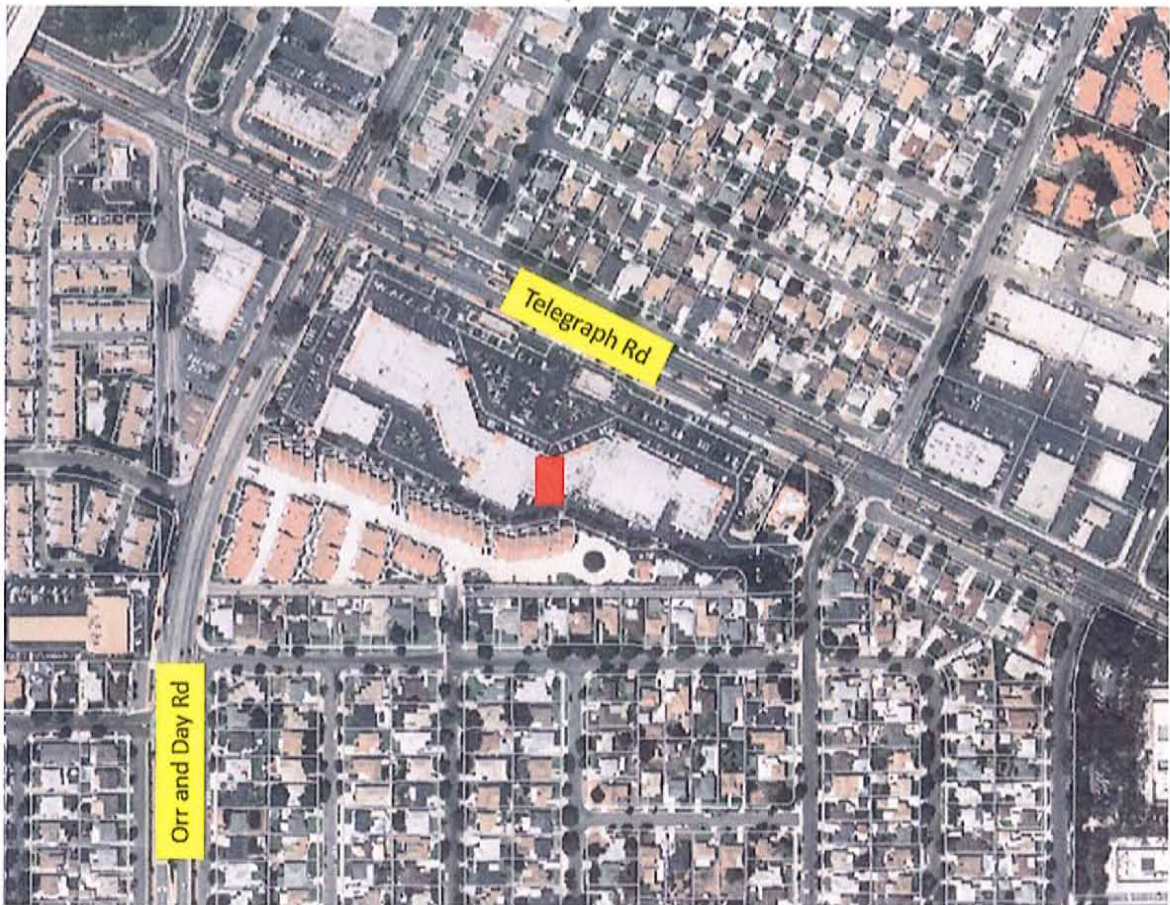
26. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
27. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.



Dino Torres  
Director of Police Services

Attachments:

1. Location Map



# City of Santa Fe Springs

Location Map

Pescado Mojado  
11530 Telegraph Rd





# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **CONSENT AGENDA**

### **Alcohol Sales Conditional Use Permit Case No. 25-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 25-1 to allow the continued operation and maintenance of the sale of alcoholic beverages for on-site consumption at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

### **RECOMMENDATIONS**

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before June 9, 2019, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

### **BACKGROUND**

Bruce's restaurant has operated as an established family restaurant at the subject site for approximately 51 years. Bruce's is an up-scale family restaurant specializing in prime rib. The premises provides a banquet room for private parties, and a separate lounge/bar area for people over 21 years of age looking for live entertainment via karaoke or live bands. Bruce's maintains an active license with ABC to store, sell and serve alcoholic beverages for on-site consumption.

In accordance with Section 155.628 of the City's Zoning Regulations, Bruce's owners applied for and were granted Alcohol Sales Conditional Use Permit Case No. 25-1 by the Planning Commission and the City Council at their respective meetings of January 26 and February 12, 2004.

This matter is before the Planning Commission because the last time extension required, under the conditions of approval, a review to determine if the business and the alcoholic beverage use has been conducted in compliance with the conditions of approval and all applicable laws.

**CALLS FOR SERVICE**

There have been four calls for service to this location within the last year. The calls were related to public disturbances within the parking area, yet, unrelated to the restaurant.

**STAFF CONSIDERATIONS**

As part of the permit review process, Staff conducted a review of the applicants' request and the subject site to ensure compliance with regulatory ordinances, conditions and codes. Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time.

**CONDITIONS OF APPROVAL**

1. That the Type 47 Alcoholic Beverage Control license allowing on-site consumption of beer and wine and distilled spirits in connection with a bonafide eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
2. That the Type 47 Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, nor operated as a public premises; thus, alcoholic beverage sales shall not comprise more than 25% of gross sales.
3. That alcoholic beverages shall not be consumed on any other property than the subject licensed premises under the control of the licensee/applicant.
4. That the Applicant shall be responsible for maintaining control of litter on the subject property generated by or originating from the subject restaurant use.
5. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages from customers. Refer to Section 303 of the California Penal Code and Section 25647 of the Business and Professions Code.



6. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours who will be responsible for the alcohol sales activity. The general manager and any newly/subsequent hired manager(s) of the licensed premises shall obtain an ABC Manager's Permit, and the City of Santa Fe Springs Director of Police Services shall be provided a copy of said Manager's Permit, including the name, age, residential address and related work experience of the intended manager prior to the manager assuming manager's responsibilities.
7. That the maximum number of occupants shall be established by the City Fire Marshall according to a floor plan of the restaurant use. A maximum occupancy placard shall be posted in a conspicuous place on the premises. This occupancy limitation shall not be violated.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
9. That the operation shall abide by all Building Codes, Fire Codes, Business and Professions Codes and other applicable Codes, and any other local governmental regulations.
10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than 60 (sixty) days prior to signing of the transfer agreement.
11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department permits in a place conspicuous to all employees of the location.
12. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this permit.
13. That vending machines, water machines, pay telephones, newspaper racks and other similar equipment shall not be placed outdoors where visible from the street or adjacent properties. The location of said items shall be subject to the review and approval of the Director of Planning and Development.
14. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.

15. That pool tables or coin-operated games shall not be maintained upon the premises at any time.
16. ***That this Permit shall be subject to a compliance review in five years, no later than June 9, 2019, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval***
17. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
18. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
19. 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.



Dino Torres  
Director of Police Services

Attachments:

1. Location Map





# City of Santa Fe Springs

Location Map

Bruce's Restaurant  
12623 Imperial Highway







**CONSENT ITEM**

**Conditional Use Permit Case No. 184-10**

A compliance review of an asphalt and concrete crushing operation and an open storage yard use for the storage of heavy equipment and vehicles related to the crushing operation in the M-2, Heavy Manufacturing, Zone at 11927 Greenstone Avenue, within the Consolidated Redevelopment Project Area.

(Dan Copp Paving, Inc.)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an asphalt and concrete crushing operation and an open storage yard for the storage of heavy equipment and vehicles, 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 Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 184-10 be subject to a compliance review in five (5) years, on or before June 9, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

**BACKGROUND**

The asphalt and concrete crushing plant operates on a portion of a former landfill site that has been identified by the State Department of Toxic Substances Control as containing hazardous waste substances. As a result, the site is not suitable for development and is, therefore, limited to surface use activities.

The Planning Commission initially approved Conditional Use Permit (CUP) Case No. 184 at its meeting of August 24, 1970. The subject CUP has since been granted an additional nine (9) extensions by the Planning Commission. The last extension was granted on March 24, 2008 for a period of five years. Since the last time extension period has expired, the Applicant is requesting an additional time period to continue the operation and maintenance of the asphalt and concrete crushing plant and the open storage yard use for the parking and storage of heavy equipment and other vehicles related to the crushing plant.

**STAFF CONSIDERATIONS**

Staff conducted an inspection of the subject site and found the operation to be in full compliance with all the applicable conditions of approval. Staff's main concern was the potential for dirt and sand to be tracked and/or spilled on the street. Staff's inspection revealed that the operation has been diligent in maintaining the street and driveway clean and free of dirt and sand. Furthermore, the applicant has implemented a Storm Water Prevention Plan that complies with the State's requirements.

It should be noted that, except for the 75-foot wide driveway access, the majority of the subject 5.58-acre property and the activity thereon, is located approximately 420 feet west of Greenstone Avenue. In addition, existing neighboring structures adjacent to the mentioned deep driveway provide substantial screening of the operation from the street frontage.

Based on its findings, Staff is recommending approval of Conditional Use Permit Case No. 184-10 subject to a compliance review in five years to ensure the use is in compliance with the conditions of approval contained within this Staff report.

**CONDITIONS OF APPROVAL**

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

**PLANNING AND DEVELOPMENT DEPARTMENT:**

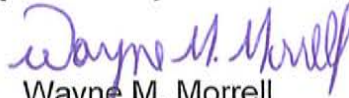
**(Contact: Kristi Rojas 562.868-0511 x7354)**

1. That the Applicant shall continue to comply with Section 155.415 of the Zoning Regulations regarding Performance Standards, especially in regard to controlling noise, dust and vibrations. **(Ongoing)**
2. That all areas used for parking, storage or maneuvering of trucks and vehicles shall be paved or maintained with a material so that no airborne dust will be produced. **(Ongoing)**
3. That all necessary precautions shall be taken to ensure that any elevated conveyor stacker equipment used in operation does not produce any airborne dust or noise which would be detrimental to adjoining properties and that a water spray installation shall be utilized to prevent dust emissions. **(Ongoing)**
4. That the applicant and/or his employees shall keep trucks and other heavy equipment from parking on the street to transfer aggregate or other similar



material. **(Ongoing)**

5. That the housekeeping of the batch plant and yard areas shall continue to be maintained in good order and no unsightly storage areas or accumulation of equipment shall be permitted. **(Ongoing)**
6. That the subject site shall not be subleased, sublet or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant. **(Ongoing)**
7. ~~That Consideration of Conditional Use Permit Case No. 184 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts all the conditions of approval. **(Satisfied)**~~
8. That all other requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. **(Ongoing)**
9. That Conditional Use Permit Case No. 184-10 shall be subject to a compliance review in five (5) years, by **June 9, 2019**. Approximately, three months before **June 9, 2019**, the owner/operator shall request in writing that the City review the circumstances of the case for an extension of the privileges granted. **(Revised – Ongoing)**
10. That the applicant, Dan Copp Paving, 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 concerning Conditional Use Permit Case No. 184-10, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. 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. **(New)**

  
Wayne M. Morrell  
Director of Planning

Attachments:

1. Aerial Photograph
2. Consideration Request Letter

AERIAL PHOTOGRAPH



Conditional Use Permit No. 184-10

11927 Greenstone (APN: 8026-020-080)





License #361248

August 27, 2013

RECEIVED  
SEP 06 2013  
Planning Dept.

City of Santa Fe Springs  
Planning & Development Department  
Attn: Cuong H. Nguyen  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

RE: CUP No. 184

Mr. Nguyen:

I recently received your letter dated July 24, 2013 regarding the above referenced permit. I would like to take this opportunity to correct our address. We moved our corporate offices in 2011 to 22895 Savi Ranch Parkway Suite C, Yorba Linda, CA 92887. Please make note of this change.

As regards CUP No. 184, I have enclosed a processing fee of \$563.00 and request that the City review compliance of the permit for renewal. We have operated under the CUP with the same usage for the past 35 years. The operation of a concrete and asphalt recycling site and the production of a road base product. We have made no changes to the usage of the property.

Please keep me informed of the progress for approval. If you have any additional questions, please contact me at 714 777-6400 x 7002 or [Karen@dancoppcrushing.com](mailto:Karen@dancoppcrushing.com)

Sincerely,

Karen S. Ayres  
Secty-Treas

09-06-13 410880 CHECK 563.00

22895 Savi Ranch Parkway, Ste. C, Yorba Linda, California 92887 - Phone (714) 777-6400 / Fax (714) 777-6410

DAN COPP CRUSHING CORP (GENERAL ACCOUNT)

58917

8/27/2013      082713      CONDITIONAL USE PERMIT      563.00      0.00      563.00

RECEIVED

SEP 06 2013

Planning Dept.

09-06-13 1010880 CHECK 563.00

Check: 058917

8/27/2013 CITY OF SANTA FE SPRINGS

563.00

City  
of  
Santa Fe Springs

## DISTRIBUTION

| FUND | GR  | ACTIVITY | OBJECT | PROJECT | AMOUNT |
|------|-----|----------|--------|---------|--------|
| 110  | 391 | 4110     | EQ00   |         | 563.00 |
|      |     |          |        |         |        |
|      |     |          |        |         |        |
|      |     |          |        |         |        |

DAN COPP CRUSHING CORP

(NAME)

22595 MC SAN RANCH PKWY

(ADDRESS)

YORBA LINDA, CA 92887

(CITY AND STATE)

Compliance Review - CUP 184

(DESCRIPTION)

**RECEIPT**

09-06-13 1010880 CHECK 563.00





# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **CONSENT ITEM**

### **Conditional Use Permit Case No. 608-3**

A compliance review of an open storage yard at 12953 Sunshine Avenue in the M-1, Light Manufacturing zone. (Vince DiPiazza for DiPiazza Construction Services)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an open 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 Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 608-3, be subject to a compliance review in five (5) years, on or before June 9, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

### **BACKGROUND**

In accordance, with Section 155.213 (W) of the City's Zoning Regulations, open storage yards are required to obtain a Conditional Use Permit (CUP) prior to commencement of such activities. At its meeting of July 14, 2003, the Planning Commission initially approved CUP Case No. 608, to allow the operation and maintenance of an open storage yard at 12953 Sunshine Avenue. The use was subsequently reconsidered by the Planning Commission at its January 10, 2005 and December 8, 2008 meetings.

The applicant, Vince DiPiazza, has maintained an open storage yard in the City of Santa Fe Springs since 1995. Since 2003, the contractor's storage yard has been operated at the 16,553 sq. ft. property where a variety of construction equipment, trucks, and other related materials have been stored in conjunction with a demolition business.

### **STAFF CONSIDERATIONS**

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the

Report Submitted By: Rafael Garcia  
Planning and Development Department

Date of Report: June 5, 2014

conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department, no deficiencies were discovered at the subject property.

Staff, therefore, finds that if the open storage yard continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 608-3, be subject to a compliance review within five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

### **CONDITIONS OF APPROVAL**

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

### **CONDITIONS OF APPROVAL**

1. That the parking lot serving the proposed use shall continue to be maintained with lighting of sufficient power to illuminate and make easily discernable the appearance of visitors and employees. The position of said lighting shall be maintained that only the intended area is illuminated and off-site glare is fully controlled. **(Ongoing)**
2. That any new fences, walls, gates, signs and similar improvements provided for the proposed use shall be subject to the approval of the Director of Planning and Development. **(Ongoing)**
3. That the subject property shall be continuously maintained in a state of good appearance and condition at all times. All trucks, tractors, backhoes, tractors, scrapers, graders, loaders, haulers, excavators or other similar vehicles used the connection with the use shall be parked on the premises in a neat and orderly manner and not on the public street or other properties not approved by the City. **(Ongoing)**
4. It is the responsibility of the applicant to ensure that customer and employee parking shall be provided on the subject site at all times. **(Ongoing)**
5. That no wrecked, abandoned, unlicensed or inoperative vehicles, trucks, tractors, backhoes, scrapers, graders, loaders, haulers, excavators or other similar equipment and/or vehicles that are inoperable or in a state of deterioration shall be parked or stored on the subject property. **(Ongoing)**
6. That the use of the contractor's storage yard shall be limited to only what is necessary for the equipment and material storage related to the contractor's storage yard use. No other commercial or industrial uses or storage shall be



allowed without prior written approval of the Director of Planning and Development. **(Ongoing)**

7. That the outdoor storage area shall not be used for the repair of vehicles. **(Ongoing)**
8. That all materials and equipment stored in the storage yard shall not be stacked or extend above the height of fences and walls. **(Ongoing)**
9. That in the event the owner/applicant intends to sell, lease or sublease the property or transfer the business to another party, the Director of Planning and Development and the Director of Police Services shall be notified in writing of such intentions not less than sixty (60) days prior to the signing of the agreement to transfer. **(Ongoing)**
10. That Conditional Use Permit Case No. 608 shall be subject to a compliance review in five (5) years, by ~~until December 8, 2013~~ **June 9, 2019**. Approximately, three (3) months before ~~December 8, 2013~~ **June 9, 2019**, the applicant may request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised Wording)**
11. ~~That this Permit shall not be valid for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all conditions of the Permit.~~ **(No Longer Applicable)**
12. That the owner, Vince DiPiazza, 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 CUP 608-3, 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. **(New)**



Wayne M. Morrell  
Director of Planning and Development

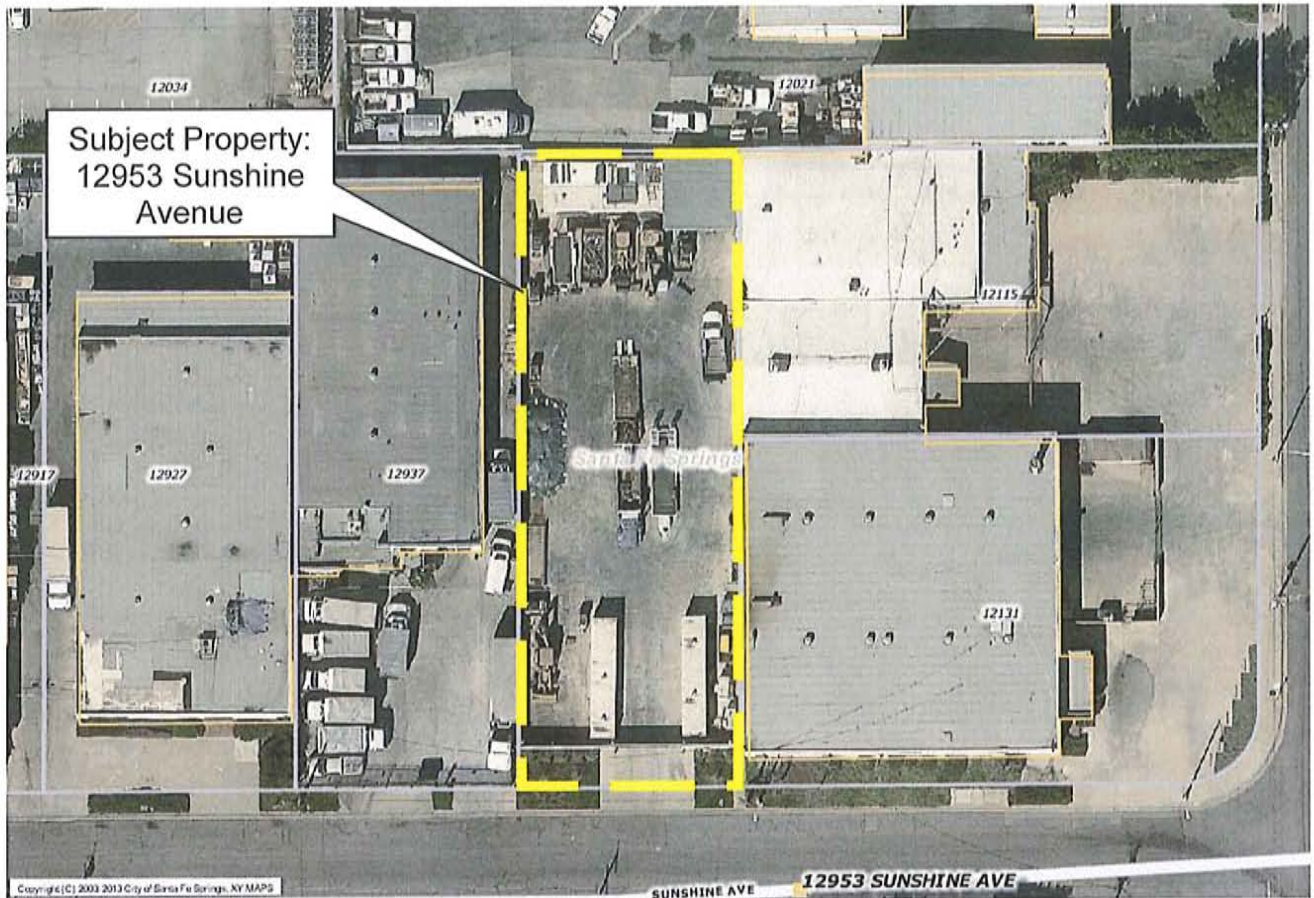
Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration



# CITY OF SANTA FE SPRINGS

## Aerial Photograph



Conditional Use Permit No. 608-3  
12953 Sunshine Avenue (APN: 8026-020-070)



## LETTER REQUESTING COMPLIANCE REVIEW

RECEIVED  
DEC 11 2013  
Mr. Vincent DiPiazza  
Planning Dept

REQUESTING REVIEW  
of CUP # 608

Also REQUESTING a longer  
time frame between  
inspections. This Property  
has no buildings, only  
a slab AND block wall  
fence. There has been  
NO change since last  
REVIEW. STORAGE YARD ONLY  
HAS CONSTRUCTION EQUIPMENT

*[Signature]* 12-3-13  
02(0112)







# *City of Santa Fe Springs*

Planning Commission Meeting

June 9, 2014

## **CONSENT ITEM**

### **Conditional Use Permit Case No. 681-2**

A compliance review of a non-public recycling use involving post-industrial grade plastic products on the property located at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area.  
(Spencer Chan for Multi-Link International Corporation)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a non-public recycling use, 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 Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 681-2, be subject to a compliance review within five (5) years, on or before June 9, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

## **BACKGROUND**

In accordance, with Section 155.243(C) of the City's Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of May 1, 2008, the Planning Commission initially approved CUP Case No. 681, to allow the operation and maintenance of a non-public recycling use involving post-industrial grade plastic products at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. The use was subsequently reconsidered by the Planning Commission at its September 28, 2009 meeting.

Multi-Link International Corporation has been in business for approximately 12 years. Prior to coming to Santa Fe Springs in May of 2008, Multi-Link was in the City of El Monte for four years (from 1997 to 2001); City of Vernon four years (from 2001 to 2005), and then City of Commerce three years (from 2005 to 2008). Desirous of owning rather than leasing, Multi-Link re-located their business to the City of Santa Fe Springs in May of 2008, where they purchased the subject property.

Multi-Link International Corporation handles only post-industrial grade, clean non-hazardous products, mainly received from plastic manufacturers. They receive the excess plastic products (i.e. compact discs, shrink wrap, and other various plastic products except for plastic bottles or other products containing liquid) which are generally referred to as obsolete inventory, rejected products due to defects, and scrap from manufacturing activities. These plastics are transported to the site by trucks.

The recycling facility operates five days a week, Monday through Friday. The hours of operation are between 7:00 am and 6:00 pm. It should be noted that the current operation as described will remain unchanged.

### **STAFF CONSIDERATIONS**

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department, the applicant was directed to comply with the following:

1. The applicant has removed approximately 36 on-site parking spaces due to additional outdoor storage and the relocation of the truck scale. The applicant was required to submit a revised site plan that reflect the changes made to ensure the minimum parking spaces are still provided and that the new outdoor storage would be properly screened from public view. The revised plan was submitted to Staff for review. Staff has confirmed that the applicant will provide 34 parking spaces, which satisfies the parking requirements of 33 parking spaces.

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the non-public recycling use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 681-2, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

### **CONDITIONS OF APPROVAL**

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



**FIRE DEPARTMENT – FIRE PREVENTION DIVISION:**  
**(Contact: Brian Reparuk 562.868-0511 x3703)**

1. That the applicant shall continue to provide 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. **(Ongoing)**

**FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:**  
**(Contact: Tom Hall 562.868-0511 x3715)**

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

**POLICE SERVICES DEPARTMENT:**  
**(Contact: Luis Collazo 562.868-0511 x3319)**

3. 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 surfaces. **(Ongoing)**

**PLANNING AND DEVELOPMENT DEPARTMENT:**  
**(Contact: Kristi Rojas 562.868-0511 x7354)**

- ~~4. That Multi-Link International Corporation shall be required to provide/construct a 6-foot high CMU wall (or a wall of sufficient height to screen any future outdoor storage area) along the northerly and easterly property lines within 3-years from the date of this approval. It should be noted that the height of the block wall shall be not more than 42 inches within the thirty (30) feet front yard setback area along Los Nietos Road. (Satisfied)~~
5. That Multi-Link International Corporation shall be required to provide/construct a 6-foot high CMU wall (or a wall of sufficient height to screen any future outdoor storage area) to screen the outdoor storage of materials along the western property line prior to storing items in said area, as shown on the revised site plan dated 2014. **(New Condition)**

6. ~~That the damaged and deteriorated concrete throughout the parking lot area shall be replaced within 3 years from the date of this approval. (Satisfied)~~
7. That the applicant shall continue to maintain the required landscaped areas in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(Ongoing)**
8. That discharge of wastewater and/or any other liquids or solids unto the adjoining property is not allowed. All such discharge shall immediately cease. **(Ongoing)**
9. That all recycling activities shall be limited to the area as shown on the site plan submitted by the applicant and on file with this case. The recycling facility shall not expand its recycling activities without prior written approval from the Director of Planning and Development. **(Ongoing)**
10. That the subject site shall continue to be monitored daily and cleared of any trash, junk, litter, debris, and safety hazards from the recycling activities. **(Ongoing)**
11. That outdoor storage of processed and/or unprocessed recyclables may only be permitted if it does not impact required parking, driveways, and Fire Department access, and also provided it does not occupy more than 60% of the site and that the outdoor activity is adequately screen from view. **(Ongoing)**
12. That all vehicles shall continue to be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Ongoing)**
13. That all other requirements of the City's Zoning Regulations, Property Maintenance Ordinance, and all other applicable Federal, State and local regulations shall be complied with. **(Ongoing)**
14. That ~~Reconsideration of Conditional Use Permit Case No. 681-2 shall be subject to a compliance review in three (3) years, until September 28, 2012~~ **five (5) years, by June 9, 2019.** Approximately three (3) months before ~~September 28, 2012~~ **June 9, 2019**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised-Ongoing)**



15. ~~That **Reconsideration of** Conditional Use Permit Case No. 681-2 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. (Satisfied)~~
16. That the applicant, Multi-Link International Corporation, 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 concerning ~~Reconsideration of~~ Conditional Use Permit Case No. 681-2, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. 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. **(Revised-Ongoing)**
17. It is hereby declare to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



Wayne M. Morrell  
Director of Planning and Development

Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration

## AERIAL PHOTOGRAPH





LETTER REQUESTING COMPLIANCE REVIEW



**MULTI-LINK INTERNATIONAL CORP.**

12235 Los Nietos Road, Santa Fe Springs, CA, 90670 U.S.A.  
Tel: (562)941-5380 Fax: (562)941-5854

September 20, 2013

City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs CA, 90670-3670

RECEIVED

SEP 24 2013

Planning Dept.

Subject: CUP No. 681  
Attn: Planning Department

Dear Sir:

This letter is to request a review for compliance of the subject permit for Multi-Link International Corporation.

There has been no change to the activities in this location for the last 4 years. We are currently buying/selling plastic scrap and repackaging it for overseas shipment.

We have been compliant with the conditions of approval from the prior inspection. Attached you will find a check for the processing fee. Please let us know when would be a good time to schedule a site inspection for compliance at your earliest convenience.

Best Regards,

Spencer Chan  
President  
Multi-Link International Corp.  
(562) 941-5380

00-24-15-102-1912

00-24-15-102-1912