



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**January 12, 2015
6:00 P.M.**

**Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Ken Arnold, Commissioner
Frank Ybarra, 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 Arnold, 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 December 8, 2014 Planning Commission Meeting.

**6. PUBLIC HEARING - (Continued from Dec. 8, 2014 Planning Commission Meeting)
Conditional Use Permit Case No. 750**

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

7. PUBLIC HEARING**Conditional Use Permit Case No. 759**

A request for approval to modify the interior and exterior of an existing building to accommodate an indoor café with a drive-thru lane on property located at 11570 Telegraph Road (APN: 8008-004-086), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

8. CONSENT ITEMS

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 ITEM**Conditional Use Permit Case No. 563-4**

A compliance review of a food processing facility located on an approximately 4.2- acre site at 14420 Bloomfield Avenue, (APN: 8082-003-006), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zones.
(Fuji Food Products, Inc.)

B. CONSENT ITEM - (Continued from Nov. 10, 2014 Planning Commission Meeting)**Conditional Use Permit Case No. 685-2**

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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

January 8, 2014

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
December 8, 2014**

1. CALL TO ORDER

Vice Chairperson Madrigal called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Arnold
Commissioner Zamora
Vice Chairperson Madrigal

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement
Kristi Rojas, Planning Consultant
Paul Garcia, Planning Consultant
Elijio Sandoval, Planning Intern
Teresa Cavallo, Planning Secretary

Absent: Chairperson Johnston
Commissioner Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. APPROVAL OF MINUTES

Minutes of the November 10, 2014 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the November 10, 2014 meeting; Commissioner Arnold seconded the motion. The minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING - (Continued from Nov. 10, 2014 Planning Commission Meeting)

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy

Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

Vice Chairperson Madrigal opened the Public Hearing at 6:03 p.m. and requested a motion on Item No. 6.

Commissioner Arnold moved to continue Item No. 6 to January 12, 2015; Commissioner Zamora seconded the motion. There being no objections, Item No. 6 was continued to the next Planning Commission meeting on January 12, 2015.

**7. PUBLIC HEARING - (Continued from Nov. 10, 2014 Planning Commission Meeting)
Development Plan Approval Case No. 881 and Environmental Document (Mitigated
Negative Declaration and Initial Study SCH Number: 2014091050)**

A request by applicant, InterHealth Corporation, for development plan approval to construct a 35,076 sq. ft., three-story Medical Office Building (MOB) and appurtenant improvements, on the 2.327-acre property located at 12438 Bloomfield Avenue (APN: 8026-042-019) in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone. (Allen Conception for InterHealth Corp.)

Vice Chairperson Madrigal at 6:04 p.m. opened the Public Hearing.

Director of Planning Wayne Morrell presented Item No. 7 before the Planning Commission. Present in the audience on behalf of InterHealth Corp. was James Gilmore, Sr. Vice President at BDG Architects, Inc., Clare M. Look-Jaeger, Principal Engineer at Linscott, Law & Greenspan Engineers, Allen J. Conception, Principal Planner at Planning Associates, Inc., and Dave Klinger, Vice President of Facilities and Real Estate for PIH Health.

Commissioner Zamora inquired about the possible increase of traffic on a left hand turn into the building. Director of Planning Wayne Morrell replied that a left hand turn is out of the question and was also a concern to the applicant. Also, Public Works has the ability to say, as noted within the Conditions of Approval to restrict a left hand turn.

Commissioner Arnold was also concerned with traffic along Imperial Highway and the impact of PIH employee's leaving and arriving at peak times. Commissioner Arnold also inquired if Planning had received any objections from the City of Norwalk or any Norwalk residents. If no objections were received then it should be ok to proceed. Director of Planning Wayne Morrell indicated that the City's Traffic Consultant Tom Lopez was ok with the traffic report, and that the City of Norwalk was provided with the traffic report and that they provided comments.

Commissioner Arnold commented that traffic can become congested along Imperial Highway, especially around Norwalk City Hall and the LA County Records offices. Commissioner Arnold inquired if a traffic study was done to synchronize traffic signals along Imperial Highway to allow traffic to flow better. Director of Planning Wayne Morrell responded that he would contact the City of Norwalk's Director of Community Development Bing Hyun regarding this matter.

Vice Chairperson Madrigal welcomed PIH to the City and is looking forward to seeing the site developed; however, he is also concerned about traffic along Imperial Highway and was wondering if a traffic signal would be installed to give those vehicles a change to merge onto Imperial Highway. Director of Planning Wayne Morrell replied that a traffic signal is not being proposed by the Public Works Department at this time.

City Attorney Steve Skolnik clarified that at this time the Public Works Department doesn't see a problem but reserves the right should traffic become a problem in the future.

Director of Planning Wayne Morrell read an excerpt from Item No. 7's report regarding a second turn lane.

Having no further questions or comments, Vice Chairperson Madrigal closed the Public Hearing at 6:28 p.m. and requested a motion regarding Item No. 7.

Commissioner Zamora moved to approve Item No. 7; Commissioner Arnold seconded the motion, which was unanimously approved.

8. CONSENT ITEMS

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 ITEM

Alcohol Sales Conditional Use Permit Case No. 19

Compliance review of Alcohol Sales Conditional Use Permit Case No. 19 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Wal-Mart Inc. located at 13310 Telegraph Road and within the Gateway Plaza shopping center. (Wal-Mart Inc.)

B. CONSENT ITEM

Conditional Use Permit Case No. 485-2

A compliance review of a compressed gas repackaging facility on property located at 8832 Dice Road, in the M-2, Heavy Manufacturing, Zone. (Air Liquide)

C. CONSENT ITEM

Conditional Use Permit Case No. 643-2

A compliance review of a meat processing facility on property located at 13005 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone.
(St. Michael's Chicharon)

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

Vice Chairperson Madrigal requested that Item 8B be pulled from the Consent Items.

Commissioner Arnold moved to approve Consent Items No. 8A, and 8C; Commissioner Zamora seconded the motion, which unanimously passed.

Vice Chairperson Madrigal commented that he visited the site and noticed that the applicant has metal buildings located on the property. Vice Chairperson Madrigal inquired if these metal buildings would be covered. Director of Planning Wayne Morrell replied that at some point all metal building needs to be covered since they are considered non-conforming; however, the City is not aggressively doing Code Enforcement at this time.

Vice Chairperson Madrigal indicated that he was not comfortable granting a ten (10) year extension and would want to cut the compliance review time to five (5) years. At this time Vice Chairperson Madrigal moved to approve Item No. 8B based on a compliance review being required in five (5) years instead of ten (10) years.

Senior Planner Cuong Nguyen indicated that the applicant was actually being granted an eight (8) year extension since their CUP expired two (2) years ago and that the Fire Department regularly inspects the applicant's site on a yearly basis.

Code Enforcement Officer Luis Collazo indicated that this site is regulated by the City's CUPA.

Commissioner Zamora questioned which companies surround the applicant since the smoke that comes from these buildings are a concern to the surrounding residents and the residents believe that the smoke comes from Phibro-Tech.

City Attorney Steve Skolnik clarified that a motion was on the floor and since no second was received the motion was now null and void.

Vice Chairperson Madrigal moved to approve Item No. 8B with a compliance review in seven (7) years instead of ten (10) years; Commissioner Zamora seconded the motion, which was unanimously approved.

Vice Chairperson Madrigal inquired if Planning Commission can add a condition that in seven (7) years the metal buildings are brought to code and covered. City Attorney Steve Skolnik replied that we can make a note but not needed since they are non-conforming. City Attorney Steve Skolnik requested that the minutes reflect that the Planning Commissioners expressed a hesitancy to grant any further extensions to the applicant with regards to CUP 485 unless all metal buildings are brought to conformity.

9. ANNOUNCEMENTS

♦ Commissioners

Commissioner Zamora wished everyone a Merry Christmas, a Happy New Year, and see everyone next year. God bless.

Commissioner Arnold wished everyone a Happy and Prosperous New Year and a Merry Christmas.

Vice Chairperson Madrigal wished everyone a safe and wonderful Christmas and a Happy New Year. Pray the lord to keep us in good health and strength.

♦ Staff

Senior Planner Cuong Nguyen wished everyone a Happy New Year and a Merry Christmas. Also, at this time Senior Planner Cuong Nguyen expressed, that in his eleven (11) years of service, this is the first time that the Planning Department has put together a Year to Date presentation that will be played before the City Council and since Planning Commission is a part of our accomplishments, staff also wanted to play the presentation for the Planning Commissioners at this time.

All staff members present echoed the same sentiments of the season.

10. ADJOURNMENT

At 6:50 p.m. Vice Chairperson Madrigal adjourned the meeting to Monday, January 12, 2015 at 6:00 p.m.

Vice Chairperson Madrigal

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING (Continued from December 8, 2014 PC Meeting)

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

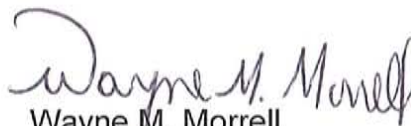
RECOMMENDATION

Staff is recommending that both Conditional Use Permit Case No. 750 and Zone Variance Case No. 76 be tabled until all outstanding issues have been fully resolved.

BACKGROUND/DESCRIPTION OF PROPOSAL

On July 14, 2014, at the applicant's request, the Planning Commission opened and continued the subject CUP and ZV to the August 11th Planning Commission meeting. The applicant has since requested several continuances to allow additional time to work with staff and obtain consensus on the conditions of approval and also finalize the Development Agreement associated with the proposed digital billboard. To date, the subject entitlements have been continued five (5) times.

Given that the applicant has had five months to resolve the outstanding issues with very little progress since July, staff is not confident that the remaining issues will be fully resolved by the regularly scheduled meeting on February 9, 2015. Although the applicant is requesting that a further continuance be granted, Staff is however recommending that the subject entitlements be tabled until all outstanding issues have been fully resolved.


Wayne M. Morrell
Director of Planning

Attachment

1. Applicant's request for Continuance

BULLETIN DISPLAYS, LLC

"CREATIVE OUTDOOR ADVERTISING"

3127 E. South Street, Ste. B
Long Beach, CA 90805
(310) BULLETIN [285-5384]
(562) 470-6680 * Fax (562) 470-6686

December 29, 2014

Mr. Wayne Morrell
Planning Director

Mr. Cuong Nguyen
Planner

City of Santa Fe Springs
Telegraph Road
Santa Fe Springs, CA

Dear Wayne and Cuong,

I am requesting that my case CUP 760 & ZV 76 (Gilbert Blank LLC) being heard before the Planning Commission in December be continued until the February meeting.

You will see below that the applicant, Bulletin Displays LLC, has made progress on all the reasons for the continuance.

There are three reasons for Bulletin Displays requesting this continuance. Although we have discussed the terms of the Development Agreement with Staff, Bulletin Displays has not received a formal copy of the Development Agreement from the city. It is our belief that the Development Agreement, CUP 760 and ZV 76 should run simultaneously through the Planning Commission and City Council. We believe that progress has been made in the negotiations and anticipate a resolution to the Development Agreement in the near future. We currently have a meeting scheduled with Staff for December 9th to finalize our Development Agreement.

Secondly, Bulletin Displays is working with Staff to amend the language in the Conditions of Approval provide by the city. We believe that this will be achieved prior to the next meeting. We have made progress on the Conditions of Approval with both the Land Owner, Tenant, and Staff and anticipate a positive outcome. Currently the Tenant on the property has complied with the Code Enforcement Department and upgraded the condition of the property and has asked the property owner to provide a parking layout of the property.

Lastly, Staff has requested a survey and letter from Bulletin Displays showing the size of the property prior to the taking by Cal Trans. We have completed a survey of the property and have obtained a letter confirming the size of the property prior to the taking by Cal Trans. The total size of the property was 5.04 acres prior to Cal Trans widening of the freeway and the measurement between the two electronic signs in that area is over the 1000' required by both the city and Cal Trans.

bulletindisplays.com

Thank you for your understanding, we look forward to meeting with you in the near future.

Thank you

Andy Goodman
Vice President Real Estate
Bulletin Display



PUBLIC HEARING

Conditional Use Permit Case No. 759

A request for approval to modify the interior and exterior of an existing building to accommodate an indoor café with a drive-thru lane on property located at 11570 Telegraph Road (APN: 8008-004-086), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee 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 Conditional Use Permit Case No. 759, and thereafter, close the Public Hearing.
2. Find that the proposed indoor café with a drive-thru lane, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
3. Find and determine that the proposed indoor café with a drive-thru lane meets the criteria for "Existing Facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
4. Approve CUP No. 759, subject to a compliance review after one (1) year to ensure the indoor café with a drive-thru lane use is operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

The subject site is located on the south side of Telegraph Road, west of Jersey Avenue, at 11570 Telegraph Road (APN: 8008-004-086), in the C-4-PD, Community Commercial–Planned Development Overlay, Zone and along the Telegraph Road Corridor. The site, measuring approximately 15,839 sq. ft., is located within the Santa Fe Springs Promenade Shopping Center and is developed with an existing 2,486 sq. ft. sit down fast food restaurant with a drive-thru lane currently occupied by Kentucky Fried Chicken/Taco Bell. On June 11, 1984, the Planning Commission approved Conditional Use Permit (CUP) Case No. 385 to allow the establishment and operation of the existing sit down fast food restaurant with a drive-thru lane.

The 8.63-acre Santa Fe Springs Promenade Shopping Center is located on the south side of Telegraph Road, with additional frontage on Orr & Day Road and Jersey Avenue. The shopping center is developed with a main building of 98,115 sq. ft. and five (5) satellite buildings, totaling 115,268 sq. ft. of building area.

The applicant, Starbucks Coffee Company, is proposing to modify the interior and exterior of the existing building to accommodate an indoor café with a drive-thru lane. The proposed indoor café will include a 925 sq. ft. sit down area with seating for up to 56 people. Additionally, the applicant will be re-locating the existing drive-thru window to allow for additional vehicle queuing, allowing for up to eight (8) vehicles. Exterior changes include a revised color scheme for the building in addition to a standing seam metal roof at the existing mansard, consistent with the new corporate image for Starbucks.

In accordance with Section 155.174(C) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties along the Telegraph Road Corridor and within the C-4 (Community Commercial) Zone. It should be noted that the aforementioned entitlement, CUP No. 385, which allowed for the establishment and operation of the existing drive-thru restaurant, was due for reconsideration. Starbucks Coffee Company is requesting to amend the existing entitlement to allow for their proposed modifications to the existing drive-thru restaurant. For the purposes of record keeping, and to allow staff to generate conditions of approval specific to the new operations/operator, staff assigned a new CUP number for the subject request by Starbucks.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.174 (C) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties with frontage on Telegraph Road and within the C-4 (Community Commercial) Zone.

Section 155.174 (C)

Section 155.174

Notwithstanding the list of uses set forth in Section 155.123, the following are the conditional uses permitted in the C-4 Zone, for the properties with frontage on Telegraph Road, only after a valid conditional use permit has first been granted by the Planning Commission:

(C) Drive-thru restaurants.

The applicant is, therefore, seeking approval of the subject CUP, to allow for the modifications to the existing drive-thru restaurant on the subject property.

DETAILS OF PROPOSED USE

Starbucks Coffee Company is a well-known company that offers a variety of beverages, pastries, and snacks based on a coffeehouse concept, and they are associated with creating a pleasant, comfortable atmosphere. As aforementioned, Starbucks Coffee Company is proposing to modify the interior and exterior of the existing drive-thru restaurant to accommodate an indoor café with a drive-thru lane.

Site Plan

The site plan details numerous improvements to the site, including, but not limited to: the widening of the secondary entry to the drive-thru lane; the placement of new illuminated directional signage; a new height restriction bar at the entry to the drive-thru lane; new protective bollards; a new pre-menu board; and a new illuminated menu board. Additionally, the applicant has agreed to provide new landscaping in the existing planter area(s) to help screen light generated from vehicles in the drive-thru lane to the adjacent residential properties on the north side of Telegraph Road.

Floor Plan

The floor plan details the interior modifications that will be made to accommodate for the indoor café. The café will provide seating for up to 56 individuals; as is typical with many Starbucks establishments, the type of seating includes a variety of tables, table heights, counters, and lounge-type fixtures.

Elevations

Exterior changes include re-locating the existing drive-thru window to allow for additional vehicle queuing, a revised color scheme for the building, and the addition of a standing seam metal roof at the existing mansard.

Operational Details

The interior café area will be open daily from 4:30 a.m. to 11:30 p.m. with the drive-thru lane open 24 hours a day. Starbucks Coffee Company anticipates 20 total employees, with a maximum of six (6) employees per shift. Based on data from other drive-thru Starbucks locations, the average time it will take to fulfill a drive-thru lane order, placed during peak times, will be three (3) minutes.

Although some Starbucks locations also serve alcoholic beverages, it should be noted that alcohol sales are not proposed for this location.

STREETS AND HIGHWAYS

The subject site is located on the south side of Telegraph Road, west of Jersey Avenue. Within the Circulation Element of the City's General Plan, Telegraph Road is classified as a major arterial, while Jersey Avenue is a local street.

ZONING AND LAND USE

The subject property is zoned the C-4-PD, Community Commercial–Planned Development Overlay, Zone and along the Telegraph Road Corridor. The property has a General Plan Land Use designation of Commercial.

The Zoning and General Plan designation of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>
North	R-1, Single-Family Residential	Single-Family Residential
South	R-3-PD, Multi-Family Residential Planned Development	Multi-Family Residential
East	R-1, Single-Family Residential	Single-Family Residential
West	C-4, Community Commercial	Commercial

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

As aforementioned, the project entails minor modifications (alterations) to the interior and exterior of the existing drive-thru restaurant to accommodate an indoor café with a drive-thru lane. Staff finds that the project meets the criteria stated above and believes the continued use of the drive-thru restaurant will not be detrimental to persons or property in the immediate vicinity. Consequently, 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.

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 CUP 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 December 31, 2014. The legal notice was also posted in the Santa Fe Springs City Hall, the City Library and the City's Town Center on December 31, 2014, and published in a newspaper of general circulation (Whittier Daily News) on January 2, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

COMMISSION'S CONSIDERATIONS

As mentioned previously, per Section 155.174 (C) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties with frontage on Telegraph Road and within the C-4 (Community Commercial) Zone.

The Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. The Planning Commission approved Conditional Use Permit (CUP) Case No. 385 on June 11, 1984, which allowed for the establishment and operation of the existing drive-thru lane and sit down fast food restaurant. The use has operated for over 30 years and has not been a detriment to persons or property in the immediate vicinity, nor the welfare of the community.

Additionally, staff finds that the proposed use will not be detrimental for the following reasons:

- A drive-thru restaurant use, provided a CUP has been obtained, is consistent with properties along the Telegraph Corridor in the C-4 zone;

- The applicant is increasing the queuing capacity of the existing drive-thru lane, which will improve the movement of traffic; and
 - The applicant intends to provide new landscaping materials in the existing planter area(s) to help screen light generated from vehicles in the drive-thru lane to the adjacent residential properties to the north.
2. Staff finds that the use will preserve the general appearance and welfare of the community for the following reasons:
- The applicant intends to improve the appearance of the site by providing a contemporary look to the existing building consisting of a revised color scheme and the addition of a standing seam metal roof at the existing mansard; and
 - The applicant intends to improve the appearance of the site from the street through installation of new landscaping.

STAFF CONSIDERATIONS:

For the reasons stated within this report, staff finds that if the proposed indoor café with a drive-thru lane use operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Staff is, therefore, recommending approval, subject to a compliance review after one-year to ensure the use is operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868.0511 x3319)

1. That the dining area and other interior public areas of the store shall be closed to the public during the hours provided by the Applicant, but those hours shall not exceed 11:30 p.m. to 4:30 a.m. the following day, every day.
2. That the planter area shall be replanted with new Ligustrum Japonicum, or equal, to screen light generated from the queued vehicles over to the adjacent residential properties; provide irrigation as necessary. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation.
3. That the outside perimeter of the driveway fronting on Telegraph Road shall be planted with Ligustrum Japonicum, or equal, to screen light generated from the exiting vehicles to the residential area across Telegraph Road. The species,

spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation.

4. That the "STOP" lettering at the intersection to the rear of the subject property shall be repainted. Contact the Police Services Department to assist in identifying the location.
5. That the curb in front of the building shall be painted red and painted "NO PARKING" with white lettering. This is not referring to the street curb, but the private driveway curb. Contact the Police Services Department to assist in identifying the location.
6. That the new proposed "THANK YOU" sign shall also have a "STOP" sign fastened to the same post. The STOP sign shall be installed at an elevation higher than the proposed THANK YOU sign.
7. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the Starbucks property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the general area and the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the Planning Commission.
8. 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 sixty (60) days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
9. 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.

10. 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.
11. That the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.
12. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center.

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868.0511 x7545)

13. All existing buildings shall be connected to the sanitary sewers.
14. 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.
15. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

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

16. 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.
17. 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.
18. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Paul Garcia 562.868.0511 x7354)**

19. Installation of exterior newsstands, pay phones, or vending machines shall be prohibited.
20. The operator of the approved use, Starbucks Coffee Company, shall prevent loitering around the project site, and in all parking areas serving the use during hours of operation.
21. An attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area.
22. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc.
23. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris.
24. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent

with the architecture of the building and approved by the Director of Planning or designee.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

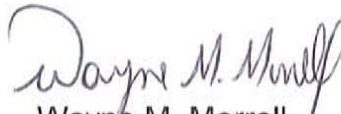
NOTE: line-of sight drawing and/or building cross section must be scaled.

25. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" minimum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, the Sign Guidelines of the City, and the Santa Fe Springs Promenade Comprehensive Sign Program.
26. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.
27. 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 Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
28. 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 Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
29. 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.

30. 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.
31. 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.***
32. 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.
33. That Conditional Use Permit Case No. 759 shall be subject to a compliance review in one (1) year, by January 12, 2016.
34. That the applicant, at applicant's expense, shall pay for the relocation of the existing handicap parking space for the Police Services building to an area closer to Jersey Avenue. Applicant shall first consult with the City's plan check engineer to determine the feasibility of the relocation. If it is not feasible, meaning the scope of work extends beyond the restriping of this parking area, then the Director of Planning will consult with the applicant and the owner of the Center to arrive at a mutually acceptable solution.
35. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, and/or have a substantial adverse impact on public facilities or services, the Director of Planning will consult with the applicant and owner of the Center to arrive at a mutually acceptable solution.
36. That the applicant, Starbucks Coffee 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 CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify

the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

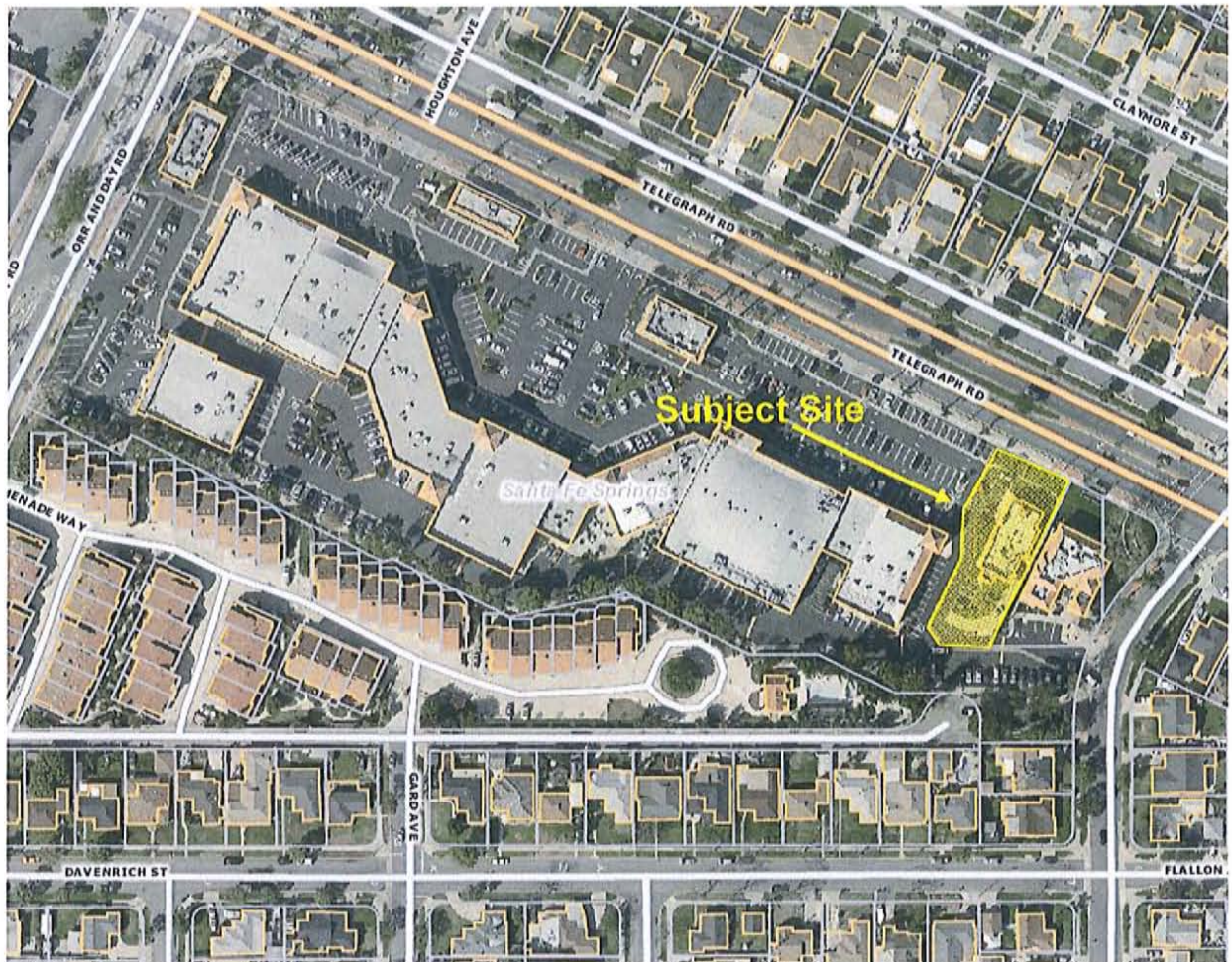
37. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Application
3. Site Plan
4. Floor Plan
5. Elevations

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 759

11570 Telegraph Road – Starbucks Coffee Company

CUP APPLICATION

City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

RECEIVED

SEP 17 2014

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 11570 E. Telegraph Road

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) Parcel 1, in the city of Santa Fe Springs, County of Los Angeles, State of California, as shown on Parcel Map #22523, filed in book 245, pages 53 to 59, inclusive of parcel maps, in the office of the County Recorder of said County.

Record Owner of the property: SFS Promenade LLC

Name: Christopher Nicholson Phone No: (714) 687-000 xt. 101

Mailing Address: 888 S. Disneyland Dr. Suite 101 Anaheim, CA. 92802 Date of Purchase: _____

Fax No: (714) 687-1900 E-mail: chris@milancap.com

Is this application being filed by the Record Owner? no

(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:

Name: Architects Orange Phone No: 714.639.9860

Mailing Address: 144 Orange St., Orange, CA 92866

Fax No: _____ E-mail: jeffh@architectsorange.com

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 building and other improvements proposed): _____

Starbucks Coffee Cafe with drive thru in existing/former Taco Bell drive-thru. Improvements include moving the drive thru window to add more stacking to the drive thru lane and new drive thru menu boards, order point and directional signage/pavement markings

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

CUP APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested. The addition of Starbucks to the neighborhood will bring a comfortable and convenient partner to the community allowing customers to visit and explore an enhanced menu of a variety of beverage and food options within a pleasant atmosphere or obtain the same items on-the-go.
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general. The location of the store is within an area of the city that is developed has an established public right-of-way. The design allows for the stacking of vehicles to be safely confined on the property. The site and space will be well lit to aid in security and an overall feeling of well being.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties? Noise impacts will be mitigated due to the distance from adjacent residential and loading/trash areas will be kept clean and free of debris.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties. Starbucks is a leader in store quality and maintains there stores to the utmost care. Most locations go thru a remodel every 5 years to help refresh the look and branding as well as maintaining customer appeal.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets. The store is sufficiently set-back from adjacent streets and the drive-thru allows an enhanced level of stacking to help mitigate congestion within the shopping center.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
Starbucks Coffee Company, 17700 Newhope St., Fountain Valley, CA 92708

CUP APPLICATION (Cont.)CUP 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):

SFS Promenade, LLC

Name (please print): Christopher Nicholson, authorized signer

Mailing Address: 888 S. Disneyland Dr. Suite 101 Anaheim, CA. 92802

Phone No: (714) 687-0000 xt. 101

Fax No: (714) 687-1900

E-mail: chris@milancap.com

Signature: Christopher Nicholson

Name (please print):

Mailing Address:

Phone No:

Fax No:

E-mail:

Signature:

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Christopher Nicholson, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use 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.

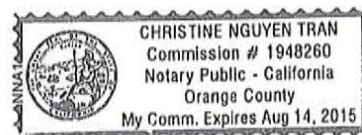
Signed: Christopher Nicholson
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On 09/11/14 before me, CHRISTINE NGUYEN TRAN, Personally appeared CHRISTOPHER NICHOLSON 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

Christine Nguyen Tran
Notary Public

**FOR DEPARTMENT USE ONLY**

CASE NO: _____

DATE FILED: _____

FILING FEE: _____

RECEIPT NO: _____

APPLICATION COMPLETE? _____

CUP APPLICATION (Cont.)

A R C H I T E C T S O R A N G E

Detailed Project Description
For
Starbucks Coffee Company
Telegraph & Orr and Day
Santa Fe Springs, California
Conditional Use Permit Application
October 23, 2014

RECEIVED

OCT 23 2014

Planning Dept.

Project Description

The proposed Starbucks is located at 11570 E. Telegraph Road. The project is located within Santa Fe Springs Promenade Shopping Center, and governed by the C-4 Community Planned Development Overlay Zoning District. Starbucks will occupy +/- 2,600 SF (gross leasable square footage) of the existing Taco Bell.

The square footage breakdown for Starbucks is as follows:

Retail/Sales	143 SF
Seating	925 SF
Backbar (Beverage Preparation)	358 SF
Back of House (Storage)	591 SF
Restrooms/Circulation	161 SF
Total	2,178 SF (net square footage)

The proposed Starbucks includes a total of 56 seats, consisting of +/- 925 SF. All designated parking for retail tenants and customers is within the common parking field for the shopping center.

Starbucks is requesting approval to operate 24 hours per day 7 days a week.

The plans included with this submittal depict a revised color scheme for the building as well as the addition of a standing seam metal roof at the existing mansard.

Project Entitlements

We are proposing an amendment to the existing CUP Case #385 for Taco Bell, to allow the Starbucks use in the existing building.

Please feel free to contact me should you have any concerns/questions.

Thank You,

Jeff Herbst, ARCHITECT senior project manager | ARCHITECTS ORANGE
144 North Orange Street | Orange, CA 92866 | P| 714.639.9860 | C| 714.788.2128



City of Santa Fe Springs

Planning Commission Meeting

January 12, 2015

CONSENT ITEM

Conditional Use Permit Case No. 563-4

A compliance review of a food processing facility located on an approximately 4.2-acre site at 14420 Bloomfield Avenue, (APN: 8082-003-006), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, zones. (Fuji Food Products, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a food processing facility, 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. 563, be subject to a compliance review in ten (10) years, on or before, January 12, 2025, to ensure that 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(D)(5) of the City's Zoning Regulations, facilities that conduct meat or fish products packaging, canning or processing are required to obtain a Conditional Use Permit prior to commencement of such activities.

Fuji Food Products established itself in June of 2007. The company is one of the largest sushi manufacturers and distributors in the world and currently has an employee base of approximately 450 individuals at this location. The subject property accommodates their needs. It should be noted that Fuji Food Products Incorporated is not the original meat and fish products processor that was permitted on the subject property. The original CUP was granted to Tengu Company Incorporated (A Nichirei Foods Company). On June 15, 2007, City Staff permitted the transfer of the entitlement to Fuji Food Products Incorporated, provided that Fuji Food Products, Inc. agreed to abide by the conditions of approval set forth for Tengu Company Incorporated.

Tengu Company Incorporated was initially granted Planning Commission approval to establish, operate, and maintain a meat processing facility and related improvements on August 23, 1999 for a period of eighteen months, with three time extensions thereafter: a three year extension on May 14, 2001; a five year extension on July 12, 2004; and a five year extension on October 12, 2009.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. The inspection revealed that the applicant is in full compliance with the existing conditions of approval. While staff found certain parking issues onsite, the applicant has promptly taken adequate measures to correct those issues internally. Staff, therefore, finds that if the food processing facility use continues to operate in strict compliance with the required conditions of approval, the use will remain compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 563-4 be subject to a compliance review in ten (10) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

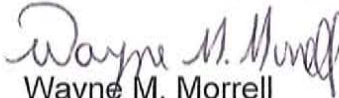
CONDITIONS OF APPROVAL

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

PLANNING AND DEVELOPMENT DEPARTMENT **(Contact: Gurdeep Kaur 562.868-0511 x7353)**

1. That any waste generated by the use shall be disposed of in an approved manner on a regular basis, and shall not be stored outdoors on the property. **(Ongoing)**
2. That the food processing use shall continue to comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of the objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operations in a timely manner. This may include, but not limited to, modification of the food processing procedures, installation of new processing equipment, scrubber equipment, and so forth. **(Ongoing)**
3. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing, or similar uses at any time, unless approved by the Director of Planning and Development. **(Ongoing)**

4. That all proposed new fences, walls, signs and similar improvements for the proposed development shall be subject to the approval of the Director of Planning and Development. **(Ongoing)**
5. That the food processing use shall continue to comply with all requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable County, State, and Federal regulations. **(Ongoing)**
6. That Conditional Use Permit Case No. 563 shall be subject to a compliance review in ten (10) years, until **January 12, 2025**. Approximately three (3) months before **January 12, 2025**, 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 Condition)**
7. ~~That Reconsideration of Conditional Use Permit Case No. 563 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)**
8. 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. **(Ongoing)**
9. That the applicant, Fuji Food Products, Incorporated, 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. 563~~ 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)**


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Photograph of Subject Property
3. Time Extension Request Letter
4. Receipt

Report Submitted By: Gurdeep Kaur
Planning and Development Department

Date of Report: January 8, 2015

PHOTOGRAPH OF SUBJECT PROPERTY



TIME EXTENSION REQUEST LETTER

RECEIVED
OCT 15 2014
Planning Dept.

October 11, 2014

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA., 90670
Attention: Department of Planning and Development
C/O: Cuong Nguyen

Mr. Nguyen,

The purpose of this correspondence is to request a review for compliance for our Conditional Use Permit, per your document dated July 14, 2014. The two (2) items requested for submittal are included:

1. A letter requesting review for compliance of the subject permit – the statement above.
2. Brief statement describing the current activities, to include:
 - a. Current activities as they are currently performed
 - b. Any particular changes or alterations to the use since the last review of the subject permit
 - c. Letter to be signed by the applicant (or his authorized representative)
 - d. Processing Fee in the amount of \$563.00 – Check payable to the City of Santa Fe Springs

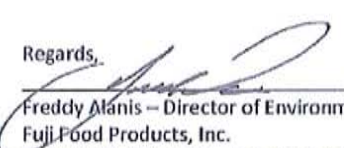
Current Activities

Fuji Food Products, Inc., - Santa Fe Springs, Ca., currently produces pre-packaged Sushi, Salads, Non-meat patties, and assorted 'health conscious' products. The activities include Shipping and Receiving, material handling, the preparation and assembly of the products, as well as the cooking of rice. The facility operates 24 hours per day and 7 days per week at various levels of activity.

There have not been any changes to the operation since the prior application process. The facility layouts, both interior and exterior, have remained the same. The Production Lines have not changed other than reconfigurations of conveyors and or equipment, but the basic 'food assembly' process has remained static.

Please contact me if you have any questions regarding our facility.

Regards,


Freddy Manis – Director of Environmental, Health, and Safety
Fuji Food Products, Inc.
Office: 562-404-2510 – Extension 155
Cell: 909-720-7094

Fuji Food Products, Inc. • 14420 Bloomfield Avenue, Santa Fe Springs, CA 90670 • Tel: 562-404-2590 • Fax: 562-404-2510

Website: <http://www.fuji-food.com>

RECEIPT

DISTRIBUTION

FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	397	4110	3000		563

of
Santa Fe Springs

Fuji Food Products, Inc.
(NAME)

14420 Blomfield Ave
(ADDRESS)

Santa Fe Springs, Ca 90670
(CITY AND STATE)

Compliance Review CUP 563
(DESCRIPTION)

RECEIPT

10-15-14 1CL2980 CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

January 12, 2015

CONSENT ITEM (Continued from November 10, 2014 Planning Commission Meeting)

Conditional Use Permit Case No. 685-2

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a transportation terminal, 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. 685, be subject to a compliance review in five (5) years, on or before January 12, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On October 13, 2014, the Planning Commission considered and continued the subject Conditional Use Permit (CUP) to the November 10, 2014 Planning Commission meeting. At that time, the Commission directed staff to provide additional background on condition #7 and the status of its compliance. At the November 10, 2014 meeting, the subject CUP was continued to the January 12, 2015 Planning Commission meeting in order to give the applicant time to fully satisfy the condition.

Condition #7 (see condition below) was initially imposed by the City's Police Services Department in September of 2008, and states:

That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or

a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

Since the November 10, 2014 meeting, the applicant has satisfied the condition and is now in full compliance with all conditions of approval. Staff is, therefore, recommending that CUP 685-2, 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 x3716)**

1. That all hazardous materials in transit shall continue to be accurately placarded. **(ongoing)**

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

2. That no vehicles or trailers on-site, either in transit or storage, may contain any RCRA or non-RCRA hazardous waste at any time. **(ongoing)**
3. ~~That the owner/operator shall apply for and obtain a Joint Industrial Wastewater Discharge Permit from both the City of Santa Fe Springs and the Los Angeles County Sanitation Districts for the washing of the interior and exterior of the transport tankers. The permit must include plans for a revised wastewater pretreatment system designed to consistently remove the types of pollutants generated by your businesses' wastewater producing operations to levels which meet any applicable Federal or Local limitations. Forms for obtaining an Industrial Wastewater Discharge Permit are available at the Los Angeles County Sanitation website.~~ **(satisfied)**
4. That any residual solid material within the existing clarifier is removed and the structural integrity of the existing clarifier is evaluated prior to use. **(ongoing)**
5. That the existing rainwater diversion system is fully operational at all times. **(ongoing)**
6. 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, California Fire Code, Certified

Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo at (562) 409-1850 x3320)

7. ~~That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.~~ **(satisfied)**
8. 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. **(ongoing)**
9. ~~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 vehicles and indicate that 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.~~ **(satisfied)**
10. 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. **(ongoing)**

11. That the applicant shall not allow their vehicles/trucks to queue on the streets, use streets as a waiting area, or to backup onto the street from the subject property. **(ongoing)**
12. That residual material inside the trailers, if any, shall only consist of adhesive and cleaning compounds. **(ongoing)**

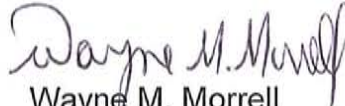
PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Paul M. Garcia 562.868-0511 x7354)

13. That all new exterior tanks used for the washing activities shall be adequately screened from public view. Said screen shall be designed to be architecturally compatible with the existing building. **(ongoing)**
14. ~~That the applicant shall provide the Planning Department with details for the installation of all exterior pumps and piping related to the washing activities. Said details shall be approved by Planning Department staff prior to installation. **(satisfied)**~~
15. That all washing activities shall be limited to Monday through Friday from 8am to 5pm and shall be performed only in the designated concrete slab just north of the maintenance building. **(ongoing)**
16. ~~That the owner/applicant shall submit plans to construct trash enclosures for the subject site. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + 1/2% of floor area exceeding 20,000 sq ft, but not less than 4 1/2 feet in width nor than 6 feet in height. **(satisfied)**~~
17. That the transportation terminal shall have a maximum of 15 trucks and 40 empty trailers on the subject site at any given time. The trucks and trailers shall only be those owned and operated by Chemical Transfer. **(ongoing)**
18. That only general maintenance of trucks will occur on the site. General maintenance will entail oil changes, replace hoses, adjust and replace belts, adjust valves, test engines brakes, repair wheel seals, change tires, and replace worn brushing on suspension. **(ongoing)**
19. That repair activities shall be limited to Monday through Friday from 8am to 5pm and shall only occur within the existing maintenance building. No repair activities shall occur within the rear parking and/or yard area. **(ongoing)**
20. 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 may 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. **(ongoing)**

21. That any new fences, walls, gates and similar improvements on the subject site shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(ongoing)**
22. That the Department of Planning and Development shall first review and approve all new 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 Ordinance and the Sign Guidelines of the City. **(ongoing)**
23. That the owner/applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use street(s) as a staging area, or to backup onto the street from the subject property. **(ongoing)**
24. That any addition or alteration to the use of the site, other than what has been outlined in the staff report, shall require reconsideration of the Conditional Use Permit by the Planning Commission. **(ongoing)**
25. ~~That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval.~~ **(satisfied)**
26. That the owner/developer shall not sublet, lease or rent any portions of the site without prior approval from the Director of Planning. **(ongoing)**
27. That the proposed transportation terminal shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(ongoing)**
28. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
29. ~~That Reconsideration of Conditional Use Permit Case No. 685-2 shall be valid for an initial time period of three (3) years, until March 22, 2013~~ **subject to a compliance review in five (5) years, on or before January 12, 2020.** Approximately three (3) months before ~~March 22, 2013~~ **January 12, 2020**, the applicant/owner 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 condition)**

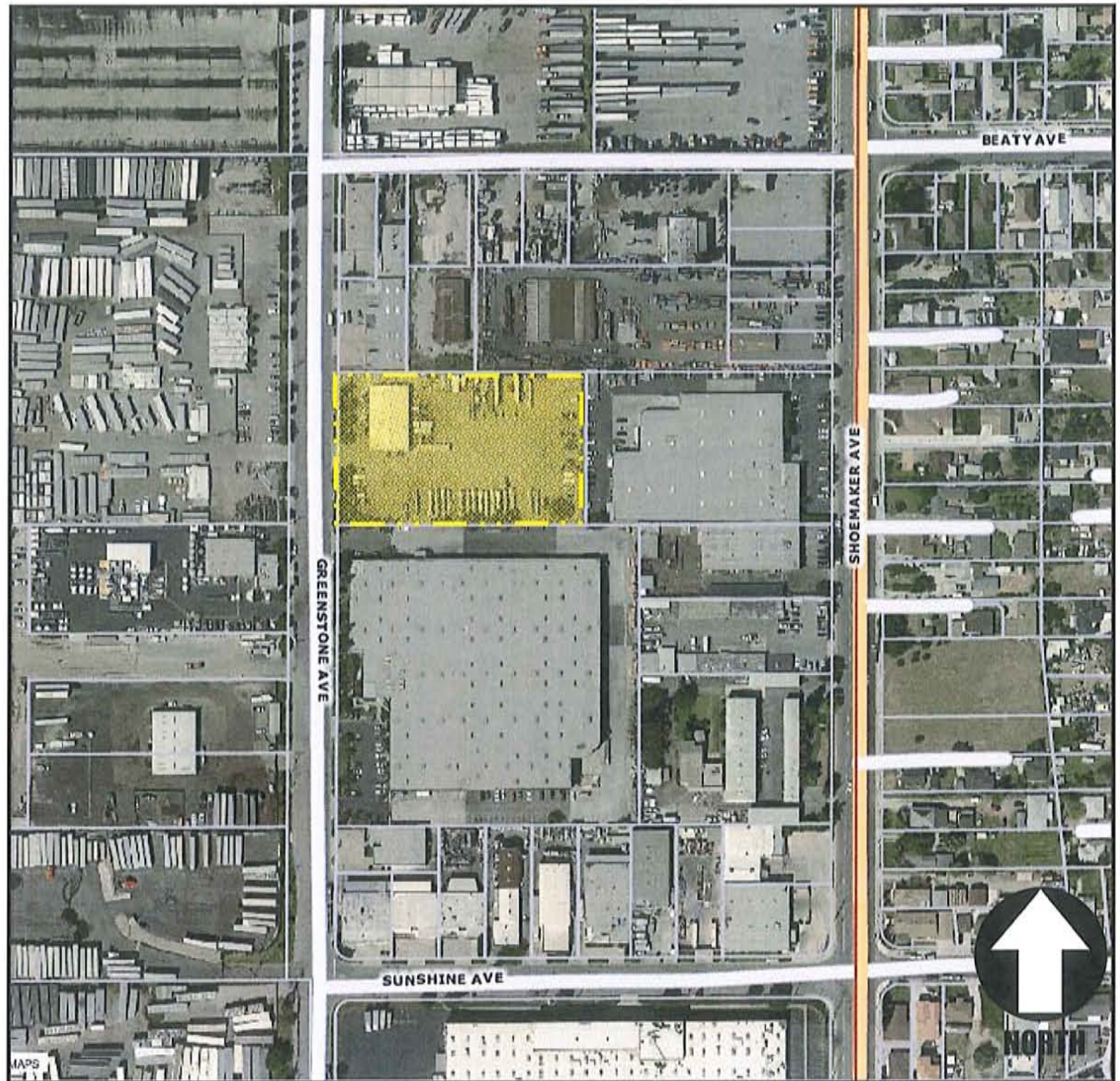
30. That ~~Reconsideration of~~ Conditional Use Permit Case No. 685-2 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. **(revised condition)**
31. That the applicant, Chemical Transfer Company, 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 Reconsideration of Conditional Use Permit Case No. 685-2, 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 condition)**
32. 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. **(ongoing)**


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 685-2

11910 Greenstone Avenue

Chemical Transfer Company Inc.

COMPLIANCE REVIEW REQUEST LETTER**CHEMICAL TRANSFER COMPANY, INC.**TANK TRUCK TRANSPORTATION
RAIL TRANSFER FACILITIES

POST OFFICE BOX 6036

• STOCKTON, CALIFORNIA 95206 •

PHONE (209) 466-3554
FAX (209) 466-1855
RAIL TRANSFER (209) 943-2639
RAIL TRANSFER FAX (209) 943-1440

August 6, 2013

Cuong H. Nguyen
Associate Planner
11710 Telegraph Road
Santa Fe Springs, CA 90670**SUBJECT: Conditional Use Permit (CUP) Case No. 685**
11910 Greenstone Avenue
Santa Fe Springs, CA 90670

Dear Cuong,

Received your letter dated July 24, 2013.

We continue to park our trucks and trailers on the above site per the conditions of our CUP.

Our current activities at the above site have not changed since our last review of the subject permit.

Enclosed is a check (processing fee) in the amount of \$563.00 payable to the City of Santa Fe Springs.

Best regards,
Chemical Transfer Co., Inc.
Allen L. Genetti CPA, CFO

Santa Fe Springs CUP Renew

08-21-13 1CL0095

CHECK 563.00