



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

August 10, 2015

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Michael Madrigal, Chairperson
Joe Angel Zamora, Vice Chairperson
Ken Arnold, Commissioner
Susie Johnston, Commissioner
Frank Ybarra, 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 July 13, 2015 Regular Planning Commission Meetings.

**6. PUBLIC HEARING – (Continued from the July 13, 2015 Planning Commission Meeting)
Conditional Use Permit Case No. 764 and environmental document**

A request by T-Mobile for ex-post facto approval for an existing wireless telecommunication facility on a ±142'-0" high Southern California Edison (SCE) transmission tower and to add three new additional antennas on said tower, for a total of nine (9) antennas, add three new RRUs (Remote Radio Units), and to upgrade the DC power on the unmanned SCE tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

7. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 64**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit at 13403 Telegraph Road, in the Community Commercial (C-4) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

8. PUBLIC HEARING**Conditional Use Permit Case No. 766**

A request for approval to allow the establishment, operation, and maintenance of a small-group (10-15 clients) personal fitness training use on property located at 11540 Washington Boulevard, in the C-4, Community Commercial, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

9. NEW BUSINESS**Modification Permit Case No. 1250**

Request for a Modification of Property Development Standards to increase the height of the wall along the northwestern corner of the building from 17 feet to 24 feet to meet a Los Angeles County Sanitation Department requirement at 14700 Spring Avenue (APN: 8069-004-077), within the M-2, Heavy Manufacturing Zone. (G & K Services)

10. 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. 2**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

B. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 36**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 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.)

C. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 51**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

D. CONSENT ITEM**Conditional Use Permit Case No. 738-1**

A compliance review of a non-profit trade school on property located at 12131 Telegraph Road (APN: 8005-012-031), in the M-2, Heavy Manufacturing, Zone (Los Angeles Chapter National Tooling & Machining Association Center [NTMA]).

E. CONSENT ITEM

Conditional Use Permit Case No. 756-1

Request for a time extension of Conditional Use Permit (CUP) Case No. 756 to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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

August 6, 2015
Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 13, 2015**

1. CALL TO ORDER

Chairperson Johnston called the study session to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Johnston led the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Johnston
Vice Chairperson Madrigal
Commissioner Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Kristi Rojas, Planning Consultant
Paul M. Garcia, Planning Consultant
Eli Sandoval, Planning Intern
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor

Absent: Commissioner Arnold
Commissioner Zamora

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

5. MINUTES

Approval of the minutes of the June 22, 2015 Planning Commission Meetings.

Commissioner Ybarra moved to approve the minutes of the June 22, 2015; Vice Chairperson Madrigal seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. ELECTION OF OFFICERS FOR 2014-2015

The bylaws require the election of Commission Officers.

City Attorney Steve Skolnik explained the process of the election of officers for the Planning Commission and instructed Chairperson Johnston to open the nominations for Chairperson.

Chairperson Johnston vacated the Chairperson position and opened the nominations for Chairperson. Commissioner Johnston nominated Vice Chairperson Madrigal for Chairperson;

Commissioner Ybarra seconded the nomination. Vice Chairperson Madrigal accepted the nomination; no objections were received. Vice Chairperson Madrigal was voted the new Chairperson.

City Attorney Steve Skolnik furthermore instructed Chairperson Madrigal to open the nominations for Vice Chairperson.

Chairperson Madrigal opened the nominations for Vice Chairperson. Commissioner Ybarra nominated Commissioner Zamora for Vice Chairperson; Commissioner Johnston seconded the nomination. No objections were received. Commissioner Zamora was voted the new Vice Chairperson.

7. PUBLIC HEARING – (Continued from the June 8, 2015 Planning Commission Meeting)
Conditional Use Permit Case No. 764

A request by T-Mobile for ex-post facto approval to add three new additional antennas for a total of nine (9) antennas, three new RRUs (Remote Radio Units), and an upgrade to the DC power for an existing unmanned wireless telecommunication facility located on a ±142'-0" high Southern California Edison transmission tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

Chairperson Madrigal opened the Public Hearing at 6:08 p.m. for Item No. 7 and requested a motion regarding staff's recommendation to continue Item No. 7 to the next regularly held Planning Commission meeting scheduled for August 10, 2015.

Commissioner Ybarra moved to continue Item No. 7; Commissioner Johnston seconded the motion, which was unanimously approved.

8. PUBLIC HEARING
Development Plan Approval Case No. 892 and Environmental Documents

A request for approval to allow the construction of an approximately 63,458 sq. ft. concrete tilt-up building and related improvements, on an approximately 2.92-acre site, located at 12140 Altamar Place (APN: 8168-006-056), within the M-2, Heavy Manufacturing, Zone. (Chalmers Equity Group)

Chairperson Madrigal opened the Public Hearing at 6:08 p.m. for Item No. 8 and called upon Kristi Rojas, Planning Consultant to present Item No. 8 before the Planning Commission.

Present in the audience was the applicants and applicant's Environmental Consultant.

Having no questions, Chairperson Madrigal closed the Public Hearing at 6:14 p.m. for Item No. 8 and requested a motion.

Commissioner Ybarra moved to approve Item No. 8 based on staff's recommendations; Commissioner Johnston seconded the motion, which was unanimously approved.

9. 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. 606-2

A request for a compliance review for continued storage, manufacturing, and distribution of lubricating oils (in excess of 100,000 gallons), on the property located at 12402 Los Nietos Road (APN: 8002-021-031) in the M-2, Heavy Manufacturing Zone and within the Consolidated Redevelopment Project Area. (R & D Schoensiegel Family LLC.)

B. CONSENT ITEM

Conditional Use Permit Case No. 696-2

A request for a compliance review of a 5,179 sq. ft. church facility. The facility is comprised of three units - T, U, and V, within the Valley View Commerce Center at 14515 Valley View Avenue (APN: 8069-006-042), in the C-4 PD, Community Commercial – Planned Development Overlay, Zone. (Together Community Church)

C. CONSENT ITEM

Modification Permit Case No. 1254-1

A request to amend Modification Permit Case No. 1254, to allow for the removal of an additional required parking stall due to the installation of a California Building Standards Code compliant trash enclosure, resulting in a total deficiency of three (3) of thirteen (13) required parking stalls, at 12805 Sunshine Avenue (APN: 8026-020-063), within the M-2, Heavy Manufacturing, Zone. (Robert Honing & Machining Inc.)

Since staff reports were sufficient, Chairperson Madrigal requested a motion regarding Item Nos. 9A – 9C.

Commissioner Johnston moved to approve Item Nos. 9A – 9C; Commissioner Ybarra seconded the motion which was unanimously approved.

10. ANNOUNCEMENTS

- ♦ Commissioners
None.
- ♦ Staff
Director of Planning Wayne Morrell thanked Commissioner Johnston for the great job that she did while she held the Planning Commission Chairperson position and her service has been greatly appreciated.

11. ADJOURNMENT

At 6:17 p.m. Chairperson Madrigal adjourned the meeting to Monday, August 10, 2015 at 6:00 p.m.

Chairperson Madrigal

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING (Continued from Planning Commission Meeting of July 13, 2015)

Conditional Use Permit Case No. 764 and environmental document

A request by T-Mobile for ex-post facto approval for an existing wireless telecommunication facility on a $\pm 142'-0"$ high Southern California Edison (SCE) transmission tower and to add three new additional antennas on said tower, for a total of nine (9) antennas, add three new RRUs (Remote Radio Units), and to upgrade the DC power on the unmanned SCE tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

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. 764, and Environmental Document and thereafter close the Public Hearing.
2. Find that the existing wireless telecommunication facility and appurtenant equipment, if conducted in strict compliance with the conditions of approval as contained within the staff report, 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 goals, policies, and programs of the City's General Plan.
3. Find and determine that the project is a categorically-exempt project pursuant to Section 15301-Class 1 (Existing Facilities) and Section 15303-Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
4. Find and determine that the proposed project is consistent with the City's adopted guidelines regarding cellular and wireless antenna structures.
5. Approve Conditional Use Permit Case No. 764, subject to a compliance review in ten (10) years, until August 10, 2025, subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF PROPOSAL

T-Mobile is requesting ex-post facto approval for an existing wireless telecommunication facility on a $\pm 142'-0"$ high SCE transmission tower and to add three new additional antennas on said tower, for a total of nine (9) antennas, to add three new RRUs (Remote Radio Units), and to upgrade the DC power on the unmanned SCE tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone.

The wireless telecommunication facility on the SCE's transmission tower has been in operation since 2006. When the plans were submitted in 2006, Staff administratively approved the submittal and allowed T-Mobile to submit plans to the Building division for plan check. At the time, the concept of placing antennas on a SCE's transmission was very novel. Previous wireless facilities were either standalone mono pole, mono pine, mono palm, and/or clock towers, were at heights above fifty (50) feet and located in the M-2, Heavy Manufacturing, zone. Under such scenarios, Staff relied on Section 155.243(J) (22) of the Zoning Regulations which states that "radio transmission towers higher than 50 feet above ground level" shall be permitted in the M-2 Zone only after a valid CUP has first been issued.

In October 2010, Clear Wireless submitted plans for a similar proposal as T-Mobile's on an identical SCE's transmission tower at 9915 Cedardale Drive, directly across Telegraph Road, from the T-Mobile wireless facility. This time, however, Staff was able to find Section 155.038(N), which requires a valid conditional use permit for public and quasi-public buildings and uses of a recreational, educational, cultural or public service nature, provided that the Planning Commission first determines that there is a definite showing of necessity for such use in the location requested. It should be noted that there is a similar section in the M-2, Heavy Manufacturing, zone. Staff used this Section 155.038(N) to process the CUP for Clear Wireless's proposal at 9915 Cedardale Drive.

It had been four (4) years since Staff administratively allowed the T-Mobile's proposal. Staff did not believe it would be appropriate, four years later, to notify T-Mobile and ask them to apply for a CUP. Now that T-Mobile is modifying the existing wireless facility, they are being required to obtain a CUP, similarly to what was required for Clear Wireless. T-Mobile is proposing the following: (1) adding three (3) new 6'-tall dual 700 MHz antennas to the existing antenna structure; (2) adding three (3) new 700 MHz RRUS11B12 to the existing antenna structure; (3) install XMU; and (4) upgrade DC power in cabinet.

In August of 1996, the Planning Commission adopted guidelines regarding wireless telecommunication antennae (See "EXHIBIT A"). These guidelines generally concern the appearance and location of new wireless antenna structures, requiring that telecommunication antennae facilities be housed within a completely enclosed

structure that is designed to be architecturally integrated with the architecture of the building or structures on the property. On property where there are no buildings or buildings of limited aesthetic value, the City will review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment.

This item is before the Planning Commission for approval because pursuant to Section 155.038(N) of the Zoning Regulations, public and quasi-public buildings and uses of a recreational, educational, cultural or public service nature are permitted in the A-1 Zone only after a valid conditional use permit has first been obtained.

DEVELOPMENT PROPOSAL:

Site Plan (Sheet A-1)/Equipment Layout (Sheet A-1): The site plan shows that the existing wireless facility is located north of Telegraph Road, west of the 606 Freeway off/on ramp. The existing equipment layout plan shows the existing lease area of 13'-0" x 17'-0" (221 sq. ft.) and the equipment contained within.

Antenna & Equipment Layout Plan (Sheet A-2): The antenna layout plan shows the existing and proposed antennas. They are 3 sectors, with each sector containing two (2) antennas for a total of six (6) antennas. The layout also shows that all six panel antennas are to be relocated, along with three tower-mounted amplifiers.

Elevations (Sheet A3, 3.1, 3.2, 3.3): The height of the SCE tower is $\pm 102'-0"$. The top of the new antennas is $50'-0"$ while the RAD center of the new antennas is $47'-0"$. The existing chain link enclosure, coax riser leg, antenna brackets to be removed and replaced, and all relocated antennas and tower-mounted amplifiers are depicted.

Architectural Details (Sheet A-4): The architectural details depicts the antennas, RRU, mounting detail for the antennas, RRU and the cable head detail. The sizes are also shown.

ZONING REGULATION REQUIREMENTS

The procedures set forth in Sections Section 155.038 (N) of the Zoning Regulations, require a valid conditional use permit for public and quasi-public buildings and uses of a recreational, educational, cultural or public service nature, provided that the Planning Commission first determines that there is a definite showing of necessity for such use in the location requested.

Code Section:	Conditional Uses
155.038(N)	Public and quasi-public buildings and uses of a recreational, educational, cultural or public service nature.

STREETS AND HIGHWAYS

The subject property has frontage on Telegraph Road with vehicular access from Telegraph Road through a gated fence located approximately $\pm 62'$ north of Telegraph Road. Access is also possible via the bike path adjacent to the San Gabriel River. Telegraph Road is a designated "Major Highway" within the Circulation Element of the City's General Plan.

ZONING, GENERAL PLAN AND LAND USE

The zoning and general plan designation on the subject property and the properties to the north and south is A-1, Agricultural and Open Space, respectively. The property to the south is developed with a nursery and has several Edison transmission towers, one on which is similarly utilized as a wireless telecommunication facility. The property immediately to the east is zoned Rivers, Channels and Creeks with a general plan land use designation of Rivers and Creeks. It is developed with the San Gabriel River.

ENVIRONMENTAL DOCUMENTS

The proposed project meets the criteria for a categorical exemption pursuant to Section 15301-Class 1 (Existing Facilities) and Section 15303-Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). As a result of this finding, no other environmental documents are required. 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 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 project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 1, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City

Library and Town Center on May 1, 2015, and published in a newspaper of general circulation (Whittier Daily News) on May 1, 2015 as required by the State Zoning and Development Laws and by the City's Zoning Regulations. Although this item was postponed several times, as of this date, Staff has not received any inquiries regarding the proposal.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall 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.

FINDINGS/CONSIDERATIONS

Staff finds and determines that the proposed project, if conducted in strict compliance with the conditions of approval, will be consistent with the City's guidelines regarding wireless telecommunication antennae, and also will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general for the following reasons:

1. Since their introduction, wireless telecommunication systems have proven to be an invaluable communication tool in the event of emergencies (traffic accidents, fire, etc.) and natural disasters (earthquake, floods, etc.) where normal land line communications are often disrupted, overlooked, or inaccessible during and after an event has occurred. This service and similar technology are utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunication systems, including cellular telephone, have also proven to be invaluable tools in business communications and everyday personal use. In this sense, wireless telecommunication system networks are desirable in the interest of public convenience, health, safety, and thus are proper in relation to the development of the community.
2. The existing facility and proposed appurtenant improvements will be unstaffed, and will not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding community, insofar as, it will not add to the ambient noise level, generate any obnoxious odors or solid waste nor generate additional vehicular traffic once the improvements have been completed.
3. The proposed project will help to provide better internet service to the surrounding area, which will allow for greater internet speed and reliability, including the ability to stream movies, play online games, video chat on the go, and download huge presentations from the road in seconds.

4. There are no buildings on the site. The City's guidelines regarding wireless telecommunication antennae states that on property where there are no buildings or buildings of limited aesthetic value, the City will review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment. Since they are several SCE's transmission tower in the area and one of which is equipped with a similarly designed wireless facility, staff believes that the existing facility and proposed appurtenant improvements will seamlessly integrate into the surrounding environment, and the design mitigate to the greatest extent possible, the visual impacts associated with wireless telecommunication facilities.

5. The radio frequency emissions emitted by the proposed facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions. At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells. Everyday products that have non-ionizing electromagnetic emissions include radios, television broadcasts, CB radios, microwave ovens, and a variety of common security systems. Conversely, items that emit ionizing electromagnetic emissions include ultraviolet light, medical x-rays and gamma rays.

6. Data currently available on the effects of electromagnetic transmission on public health indicate that there is a low likelihood of negative impacts to public health and safety.

For the reasons enumerated above, Staff is recommending approval of CUP 764, subject to a compliance review in ten (10) years (January 10, 2021, subject to the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL:

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz at 562.409.1850 x3319)

1. That applicant shall repair the shroud at the base of the leg of the tower. The shroud is damages and as a result the coax cables are exposed. Upon completion of the task, which shall be completed within ninety (90) days from the date of approval by the Planning Commission, Applicant shall notify Margarita Munoz.

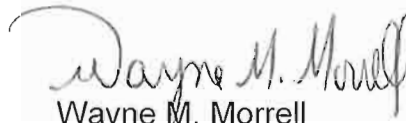
PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne M Morrell 562 868-0511 x7362)

2. That the communication facility and appurtenant improvements shall otherwise be substantially in accordance with the site plan, antenna layout plan, antenna and mounting detail (Sheet A-4) and elevations submitted by the applicant and on file with the case.

3. That the Applicant shall promptly notify the Director of Planning, in writing, in the event that their use of the telecommunication facility is discontinued or abandoned. Additionally, Applicant shall promptly remove their antennas and related equipment from the facility, repair any damage to the premises caused by such removal, and restore the premises to its previous condition. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
4. That if emergency generator(s) are required, the generators shall be located within the leased area, and only be operated during power outages and for testing and maintenance purposes only. The installation of emergency generator(s) shall require prior approval from the Director of Planning, the Department of Fire-Rescue, and the Building Division of the City of Santa Fe Springs.
5. That if there is evidence that the conditions of approval have not been fulfilled or the use resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
6. Notice is hereby given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of approval of CUP Case No. 764, if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
7. That the Applicant shall comply, if applicable, with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
8. That the Applicant agree 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 CUP Case No. 764, 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

9. That CUP Case No. 764 shall be subject to a compliance review in ten (10) years (January 10, 2021), subject to the conditions of approval as contained within the staff report. Approximately three (3) months before January 10, 2021, the Applicant shall request, in writing, an extension of the privileges granted herein.
10. 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.



Wayne M. Morrell
Director of Planning

Attachments:

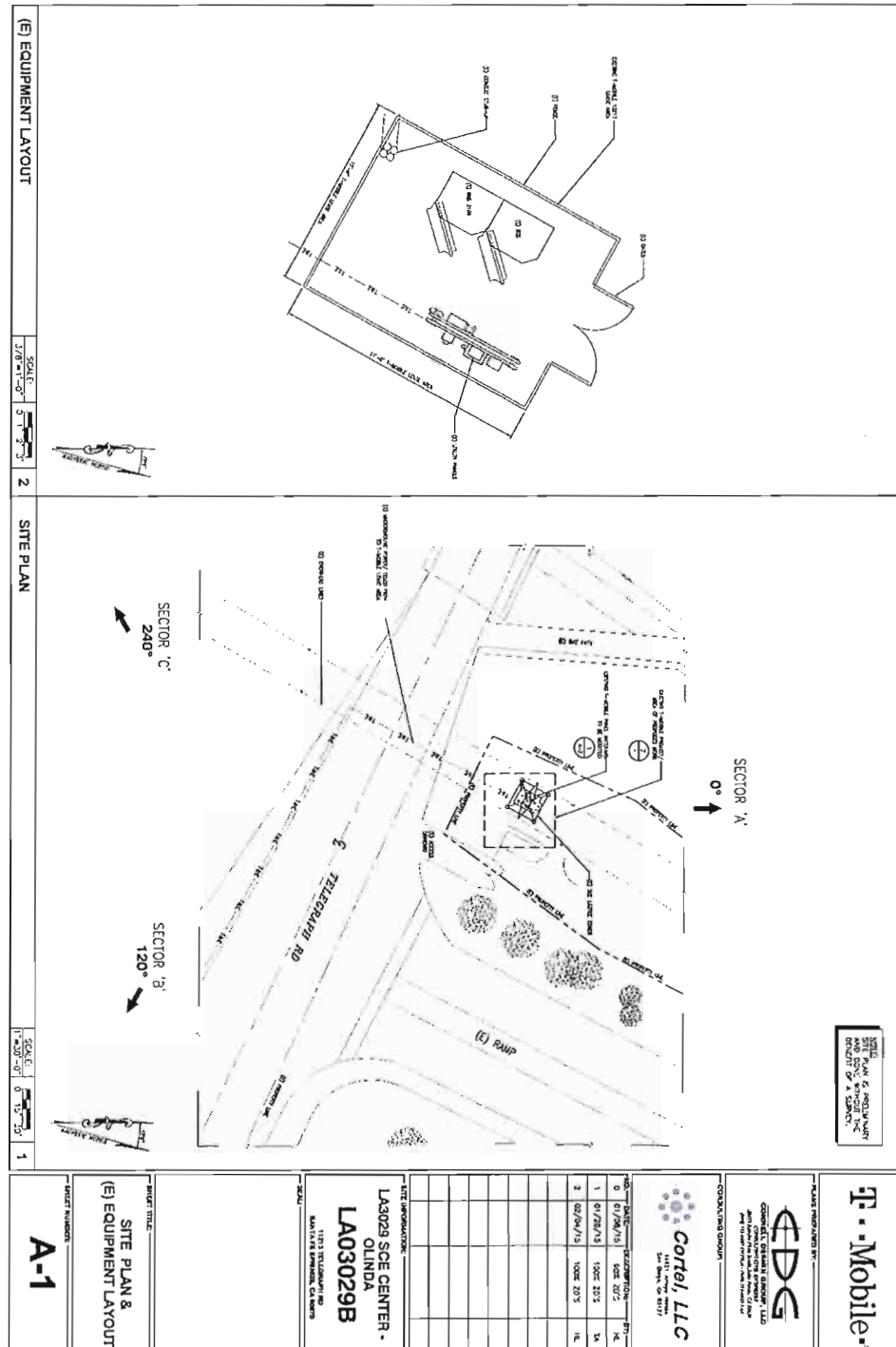
1. Location Aerial
2. Site Plan and Equipment Layout
3. Enlarged Site Plan
4. Architectural Elevations
5. Architectural Details
6. Wireless Telecommunication Antennas Guidelines
7. CUP Application
8. Letter of Authorization
9. Scope of Work

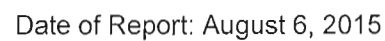
Location Aerial

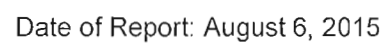


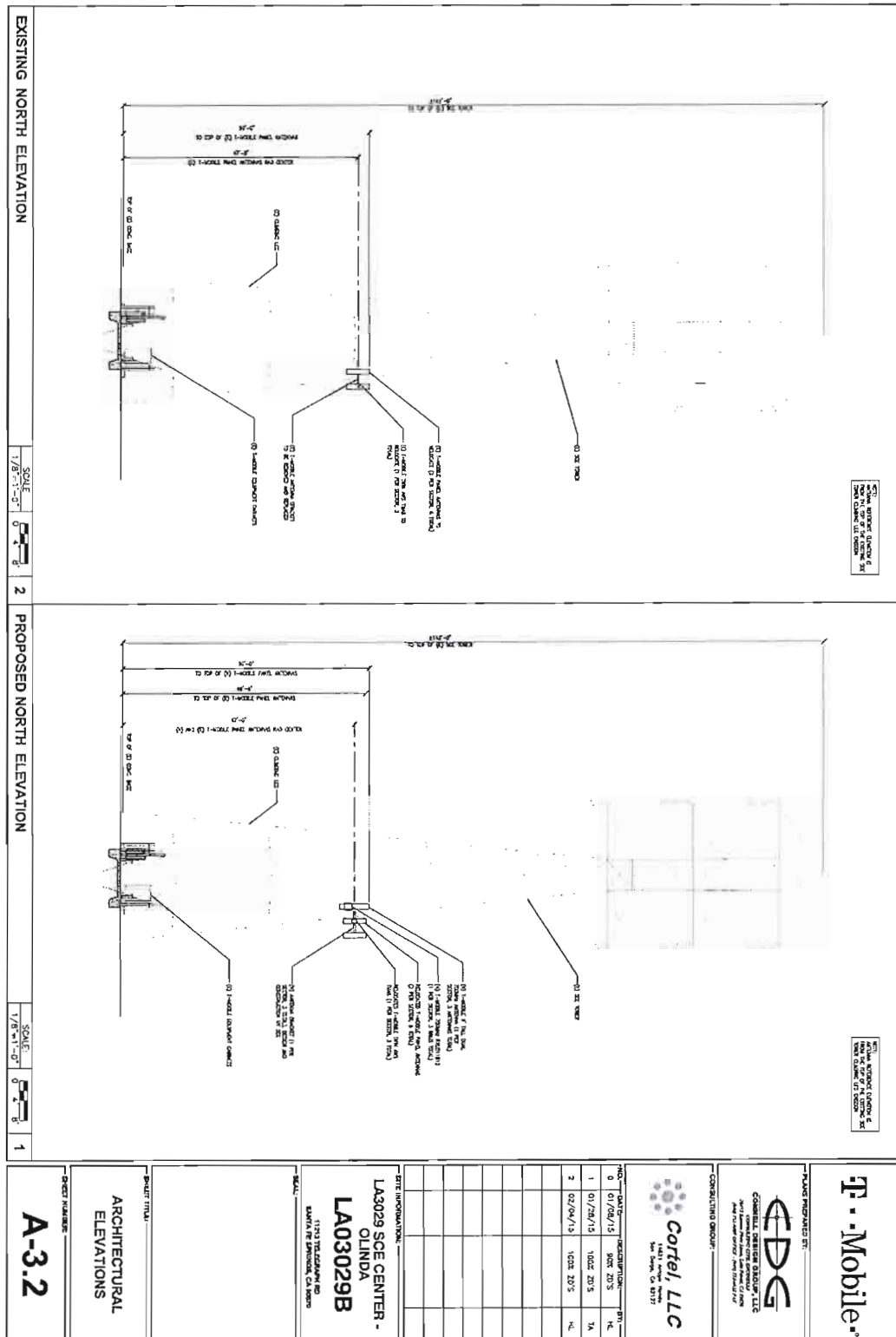
CITY OF SANTA FE SPRINGS 11213 Telegraph Road T-Mobile













Report Submitted By: Wayne M. Morrell
Planning Department

**CITY OF SANTA FE SPRINGS
GUIDELINES REGARDING WIRELESS TELECOMMUNICATION
ANTENNAE**

SECTION A.

It shall be the policy of the City of Santa Fe Springs that:

1. Wireless cellular/digital telecommunication antennae facilities shall be housed within a completely-enclosed structure that is designed to be architecturally integrated with the architecture of the building or structures on the property.
2. On property where there are no buildings or buildings of limited aesthetic value, the City will review, on a case-by-case basis, the best method to integrate the antenna structure with the surrounding environment.
3. A wireless telecommunication antenna should not be located within a residential or commercial area of the City unless the antenna structure can be aesthetically integrated with the surrounding environment.
4. The guidelines shall not apply to small antennae systems that are mounted upon a building rooftop or other inconspicuous location not visible from a public street.

SECTION B.

Wireless cellular/digital telecommunication antennae or similar structures over fifty (50) feet in height that cannot comply with the above policy shall comply with the following condition:

Wireless cellular/digital telecommunication antennae structures shall not be located within 300 feet of a public street.

SECTION C.

The City reserves the right to request the applicant (telecommunication provider) to make a good-faith effort to identify an alternate wireless communication site(s) if it is determined that said alternate site is reasonable to accommodate aesthetic concerns.

Adopted by the Planning Commission on August 12, 1996

Revised 4/03



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

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): 11213 Telegraph Rd, Santa Fe Springs, Ca 90670

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) APN: 8006-032-800

Record Owner of the property: _____
Name: Southern California Edison Phone No: _____
Mailing Address: 2244 Walnut Grove, Rosemead, CA Date of Purchase: _____
Fax No: _____ E-mail: _____
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: Suzanne Iselt for T-Mobile Phone No: (310) 382-4622
Mailing Address: 618 Pico Place, Santa Monica, CA, 90405
Fax No: _____ E-mail: _____
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):
Install 3 new antenna, Install 3 new RRUs,
use spare fiber, install new XMU rack, Upgrade DC power in existing cabinet

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
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.

T-Mobile's antenna modification/addition will add a better quality of service for Mobile phone uses in the area

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 wireless facility is existing, and the modification will not be detrimental, but will add better service, as well as 911 services, in the area.

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?

The wireless facility is existing, and the modification will not cause any additional undesirable features because construction will only take a few days and will not cause noise, dust or odors.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The wireless facility is existing, and the modification will only add new antennas, but will not add any new square footage onto the existing facility.

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 wireless facility is an existing, unmanned facility, and the modification will also be unmanned, and will impose no new traffic burdens or hazards.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Suzanne Iselt for T-Mobile, 3257 E. Guasti rd., Ste. 200, Ontario, CA 91761

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):

Name (please print): please see attached
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

Name (please print): Swanne Iselt
 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 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: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

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

FOR DEPARTMENT USE ONLY	
CASE NO:	_____
DATE FILED:	_____
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____



Brian Ryan
Principal Manager Telecom Sales
Edison Carrier Solutions
e-mail: Brian.Ryan@sce.com
Telephone: (626) 543-8752

February 12, 2015

To: T-Mobile West Corporation
Planning Department

Re: T-Mobile West Corporation Site #LA03029 Santa Fe Springs. This property is located at M1-T4 Center-Olinda, in Santa Fe Springs, CA 90670.

Southern California Edison (SCE) has a Fee-owned Interest in the real property known as T-Mobile West Corporation Site #LA03029 Santa Fe Springs, located at M1-T4 Center-Olinda, in Santa Fe Springs, CA 90670.

T-Mobile West Corporation ("Carrier") has requested permission from SCE to use said property for constructing and operating a wireless communications facility ("Site"). I have reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this property. Thus, as a representative of SCE, I hereby authorize Carrier and its representatives, to seek and secure all right(s) that are needed from the City to use the property for this purpose.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its property for any reason, including because conditions or required changes to the Site plans by the City are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's property by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation, or maintenance of an approved Site, should include an SCE notice/copy list.

If you have any questions, please do not hesitate to call me. The undersigned of this document has been given signing authority by SCE to execute this document.

Sincerely,



Site Address: 11213 Telegraph Rd., Santa Fe Springs, CA 90670

T-Mobile Site Number: LA03029

Original CUP Number: None

Description of Scope of Work:

T-Mobile proposes to modify an existing wireless telecommunications facility located on an existing SCE tower, by completing the following scope of work:

- Install 3 new antennas;
- Add 3 new RRUs (Remote Radio Units)
- Install new XMU;
- Use spare fiber;
- Upgrade DC power in existing cabinet;
- No AC electrical work is proposed;

T-Mobile
metroPCS
3257 E Guasti Road, Suite 200
Ontario, CA 91761





PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 64

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

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. 64, 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. 64 subject to the conditions of approval contained within this report.

BACKGROUND

Dickey's Barbecue Pit started out as a family restaurant in Dallas, Texas in 1941 by Travis Dickey. Travis' sons took over the business in 1967; franchising began in 1994 to an overwhelming success. Initially, Dickey's Barbecue Pit was found in the Southern states, but recently, Dickey's has expanded from coast to coast.

The Applicant, Kevin Vuu, has recently opened a Dickey's Barbecue Pit franchise within the Santa Fe Springs Plaza, generally located on the northeast corner of Carmenita Road and Telegraph Road. The 1,920 square foot restaurant provides on-site dining as well as take-out services.

To maintain its consistency with the other franchises, Dickey's Barbecue Pit is

To maintain its consistency with the other franchises, Dickey's Barbecue Pit is proposing to provide beer and wine to its adult customers in addition to its barbecue cuisine. 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. 64 to allow the sales of alcoholic beverages for on-site consumption. Concurrent with this request, the Applicant is also seeking approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales. If the ABC license is denied to the Applicant during his filing, 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 Santa Fe Springs Plaza. The Plaza was remodeled in 2008, which added building square footage to the center. Overall the Plaza provides 906 parking spaces which conforms to the current parking regulations.

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 11:00 a.m. to 9:00 p.m. 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 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.

SURROUNDING ZONING AND LAND USE

The subject property is zoned C-4-PD, Community Commercial-Planned Development and is developed with a variety of retail/commercial uses, including a bank, restaurants, medical, professional, business and administrative offices.

The subject property interfaces with a single-family residential neighborhood to the north and east. The neighborhood is characterized by one-story single-family residential dwellings located on approximately 5,000 sq ft lots. The interfacing residential lots to the north back onto the subject property. Both neighborhoods are located in the Los Angeles County unincorporated area and are zoned R-1.

The property to the south, across Telegraph Road, is zoned M-1, Heavy Manufacturing. A small area at the southeast corner of Carmenita Road and Telegraph Road is located in the City of Santa Fe Springs; the larger area is located in the Los Angeles County unincorporated area. The property at the southwest corner of Carmenita Road and Telegraph Road is zoned C-4, Community Commercial and is developed with the Gateway Shopping Center. The property at the northwest corner of Carmenita Road and Telegraph Road is also zoned C-4, Community Commercial and is developed with commercial/retail uses including a gas station and a small commercial center. The property directly to the north of the gas station and small retail center is R-3, Multiple-Family Residential and is developed with apartment complexes.

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 July 30, 2015. 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 August 3, 2015, 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. 64, 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.

As with all new Alcohol Sales Conditional Use Permits, the use is subject to a compliance review within one-year, no later than August 27, 2016. At that time, the Planning Commission will receive a report to determine if the use is in compliance with the conditions of approval and if new conditions are necessary to address any concerns.

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 outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted within the outdoor eating area. 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 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.
9. 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.
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 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; said permits are available through the Department of Planning.
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 ASCUP Case No. 64 shall be subject to a compliance review in one (1) year, no later than August 27, 2016, to ensure the premises 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, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

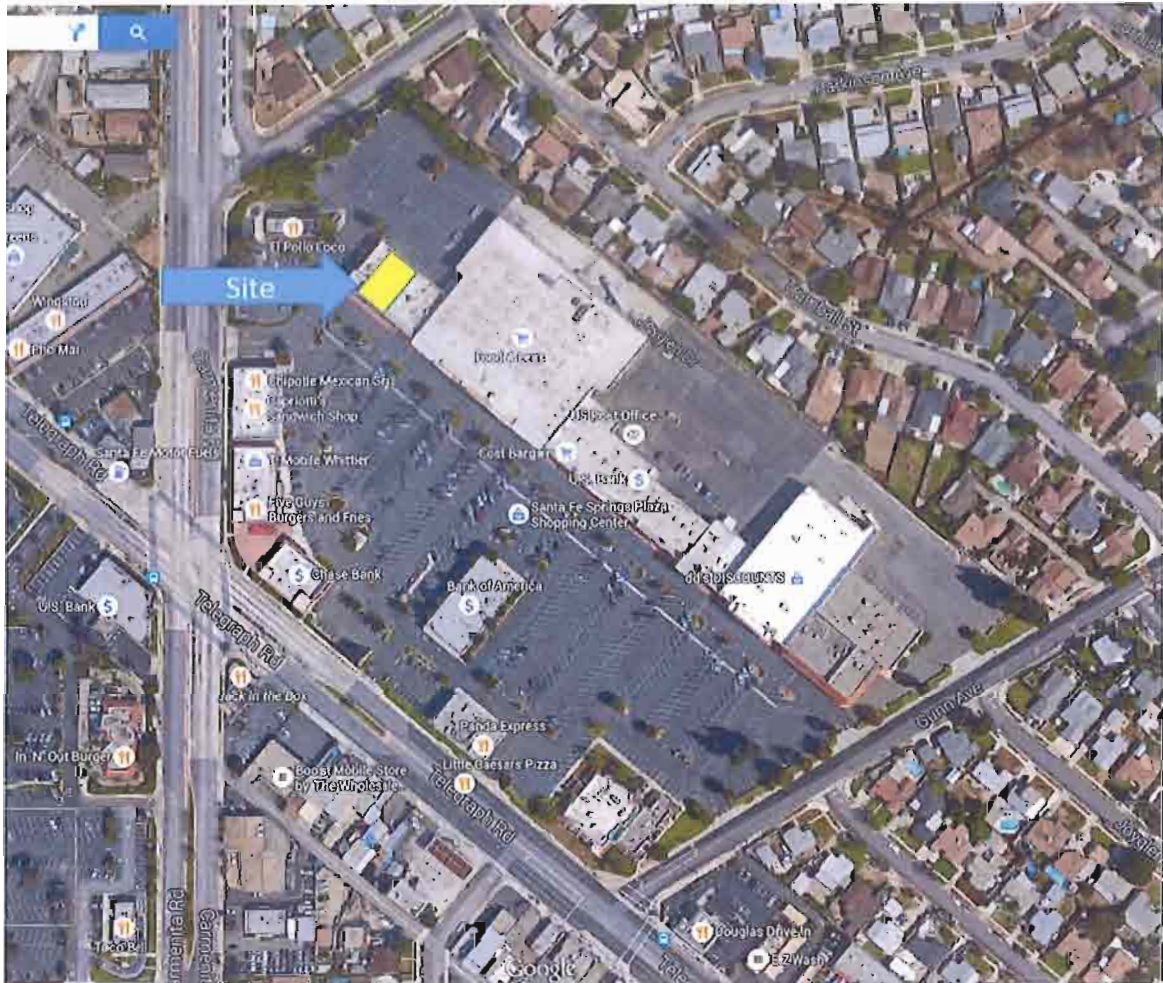


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Application

LOCATION MAP



DICKEY'S BARBECUE PIT
13403 TELEGRAPH ROAD

City of Santa Fe Springs
Department of Police Services
11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1830 • 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: Kevin Vu
Doing Business As: Dickey's Barbecue Pit
Business Address: 13403 Telegraph Road Phone: 562-846-4332
Mailing Address: 1960 Alhambra Ave Monterey Park CA 91755
Residence Address: Same as mailing Phone: 626-688-3326
38 M 5'7" 185 BAN BK 4/9/77 Vietnam A8515536
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 _____ Date _____
Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:
Carmenita Plaza c/o Lam Nguyen
1525 S. Broadway Los Angeles CA 90015
213 765-0100

3. Describe the type or nature of the business:
Restaurant

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

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:

	<u>Business Name</u>	<u>Address</u>	<u>Dates of Operation</u>	<u>Type of Permit</u>
1.				
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:

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

If yes, explain:

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:

Bottled beer (Miller, Coors, Corona etc.)
Barbecue (Ribs, Brisket, Pulled Pork)

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

Mon - Sun 11am - 9pm

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:

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

If yes, please explain:

**CITY OF SANTA FE SPRINGS
DEPARTMENT OF POLICE SERVICES**

Answers to the following questions must be clear and complete. They should justify your request for a Conditional Use Permit.

1. Why is the proposed use essential or desirable in the location requested?
To sell beer to customers who would like to have an alcoholic beverage with some beverage
2. Demonstrate why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
Dickey's is a family oriented restaurant, which will monitor the sale of alcohol. Customers who seems intoxicated will be denied.
3. What steps will be taken to insure that there will be no harmful noise, dust, odors, or other undesirable features that might affect adjoining properties?
our doors are ~~when~~ closed but unlocked. Staff will monitor the sale of beer closely
4. Indicate why the proposed use will not in the future become a hindrance to good quality development or redevelopment of adjoining properties.
sale of beer will be strictly monitored
5. What measures will be taken to insure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
The sale of beer is to be consumed during dinner or lunch at the premises only. They will not be allowed to bring it out of the premise
6. If the operator of the requested conditional use will be someone other than the property owner, state the name and address of the operator.
*Kevin VVV
13403 Telegraph Road
Whittier, CA 90605*



PUBLIC HEARING

Conditional Use Permit Case No. 766

A request for approval to allow the establishment, operation, and maintenance of a small-group (10-15 clients) personal fitness training use on property located at 11540 Washington Boulevard (APN: 8169-011-032), in the C-4, Community Commercial, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

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. 766, and thereafter, close the Public Hearing.
2. Find that the proposed small-group personal fitness training use, 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 ADA related improvements meet 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 766, subject to the conditions of approval as stated within the staff report.

BACKGROUND

The subject site, comprised of a single parcel (APN: 8169-011-032) of approximately 6.76-acres, has an address of 11540 Washington Boulevard and is located along the City's northernmost boundary that extends along Washington Boulevard, specifically on the south side of Washington Boulevard, west of Allport Avenue. The site is within the Washington Boulevard Redevelopment Project Area and is dual zoned; the majority of the property (southern portion) is within the M-1, Light Manufacturing, Zone, with the northern portion (approximately 125 linear feet) fronting on Washington Boulevard within the C-4, Community Commercial, Zone. The proposed use will be within the portion of the site zoned M-1. Properties to the north consist of a mix of light industrial, commercial, and residential uses; properties to the east

consist of light industrial uses; properties to the west consist of single-family dwellings; and the property to the south is occupied by the Los Nietos School District.

The 6.76-acre site, also known as the Springs Commerce Center, was developed in 1988 and consists of eight (8) multi-tenant industrial buildings totaling 73,794 sq. ft. of building area, and is generally occupied by various light industrial uses.

The applicant, Fit Camp LA, is proposing to occupy two units, totaling 2,953 sq. ft., within Building 7, to conduct small-group (10-15 clients) personal training. In accordance with Section 155.213 (A) of the City's Zoning Regulations, however, a Conditional Use Permit (CUP) is required for the establishment of private, public or quasi-public use of an educational or recreational nature in the M-1, Light Manufacturing, Zone. As a result, Fit Camp LA has filed an application for said permit as required by the Zoning Regulations.

PROJECT DESCRIPTION

Company Background

Fit Camp LA established themselves in the City of South Gate in 2012 and opened their second location in the City of Norwalk earlier this year. Fit Camp LA is now looking to expand their operations to the City of Santa Fe Springs. Fit Camp LA provides personal training and small-group personal training with a focus on weight loss through health and fitness.

Details of Proposed Use

According to their application materials, Fit Camp LA will not utilize heavy machinery (treadmills, weight lifting machines); rather mobile/movable equipment (resistance bands, dumbbells, stability balls, jump ropes, etc.) will be utilized. The floor plan details 2,342 sq. ft. of floor space devoted to workout activities, with the remaining 611 sq. ft. utilized as office, a seated waiting area, storage, and restroom. Typical training sessions will last 50 minutes and consist of 10-15 clients, led by one to two certified fitness coaches. Greater detail on the proposed operations is contained within the operational narrative that was submitted as part of the CUP application (see attached).

Proposed Improvements

The applicant proposes only minor modifications to the interior, consisting of the installation of a padded carpet to reduce impact to client's bodies and mirrors on walls to ensure clients are utilizing proper form and techniques to prevent injury. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date).

Proposed Hours of Operation

The proposed hours of operations will be 5:00 pm - 8:50 pm, Monday – Thursday, with sessions starting the top of each hour. The proposed use will not operate Friday – Sunday.

Parking

Submittal of a parking study was included as part of the CUP application materials (see attached). Upon review of the study, staff determined the site could accommodate the parking demand associated with the proposed use. Additionally, it should be noted that there will be no exterior changes or additional square footage associated with the proposal.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.213 (A) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.213 (A)	<u>Section 155.213</u> The following uses shall be permitted in the M-1 Zone only after a valid conditional use permit has first been issued: (A) Public, private, or quasi-public uses of an educational or recreational nature.

STREETS AND HIGHWAYS

The subject site is located on the south side of Washington Boulevard, west of Allport Avenue. Washington Boulevard is designated as a Major Highway within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-1, Light Manufacturing with a General Plan Land Use designation of Industrial. Industrially zoned areas generally surround the subject site. Properties to the north (located within unincorporated Whittier) consist of a mix of light industrial, commercial, and residential uses; properties to the east consist of light industrial uses; properties to the west consist of single-family dwellings; and property to the south is occupied by the Los Nietos School District.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file, if the Planning Commission agrees, a Notice of Exemption,

specifically Class 1, Section 15301 – 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. Staff finds that the project meets the criteria stated above and believes the small-group personal fitness training use 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 proposed use 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 July 30, 2015. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center and published in a newspaper of general circulation (Whittier Daily News) on July 30, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.213 (A) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Additionally, 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 Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed small-group personal fitness training use will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject site is located within the M-1 (Light Manufacturing) Zone and also has a General Plan land use designation of Industrial. A small-group personal fitness training use would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which would be compatible with the proposed use.

The primary concern would be to ensure that there is sufficient parking to accommodate the clients of the proposed use. As aforementioned, a parking study was included as part of the application materials. Upon review of the study, staff determined the site could accommodate the parking demand associated with the proposed use. Additionally, other concerns related to noise and loitering have been addressed through conditions of approval numbers 4, 5, and 6.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed small-group personal fitness training use 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.

2. **That the proposed small-group personal fitness training use has been designed to preserve the general appearance and welfare of the community for the following reasons:**

The subject property is fully improved with eight (8) multi-tenant industrial buildings totaling 73,794 sq. ft. of building area and mature landscaping throughout the site. The applicant is planning to make only interior modifications to the building to accommodate their proposed small-group personal fitness training use. No exterior modifications to the existing building or parking area are

proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). Additionally, day-to-day functions of the proposed use will be conducted indoors. Staff therefore finds that since the site characteristics will remain practically unchanged and that the proposed use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

For the reasons mentioned above, staff finds that if the proposed small-group personal fitness training 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 that an initial one-year approval be granted, subject to a compliance review after one-year to ensure the non-profit trade school use is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:

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

1. That this approval is for the use of a personal fitness training facility, in the form of small-group (10-15 clients) sessions, with related activities only.
2. That any type of sub-lease of the tenant space to another personal fitness training operation will require a review by the Director of Planning or his/her designee for consistency with this approval.
3. That all personal fitness training activities shall take place in the interior of the tenant space.
4. That the exterior exit door shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each session.
5. That, in the event noise levels outside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with planning staff to come up with a solution to immediately mitigate noise issues.

6. That the applicant shall provide a seating/waiting area indoors to prevent and discourage clients from waiting outside.
7. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
8. The days and hours of operation of the personal fitness training facility shall be Monday through Thursday from 5:00 p.m. to 9:00 p.m.; the facility will not operate Friday through Sunday. Any modification to the days and hours of operation shall be subject to the review and approval of the Director of Planning or his/her designee.
9. That the personal fitness training facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
10. That the Department of Planning and Development shall first review and approve all sign proposals for the personal fitness training operation. 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" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
11. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
12. 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.
13. That Conditional Use Permit Case No. 766 shall be subject to a compliance review in one year, on or before August 10, 2016. Approximately three (3) months before August 10, 2016, 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.

14. That the applicant, Fit Camp LA, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. That it is
15. 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, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
16. 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 privileges granted hereunder shall lapse.

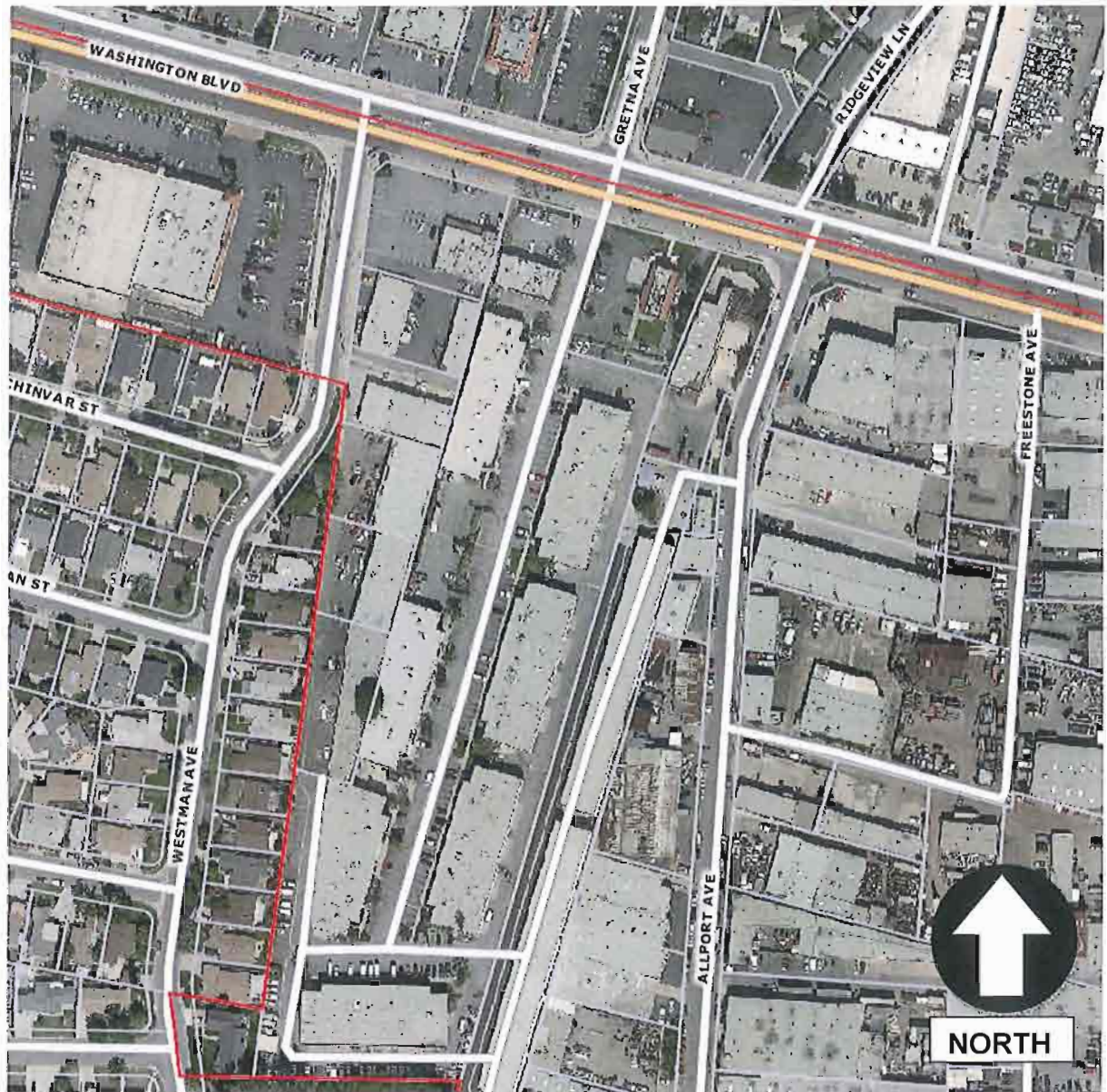


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Set of Plans (Site Plan and Floor Plan)
3. CUP Application
4. Operational Narrative
5. Parking Study

Aerial Photograph

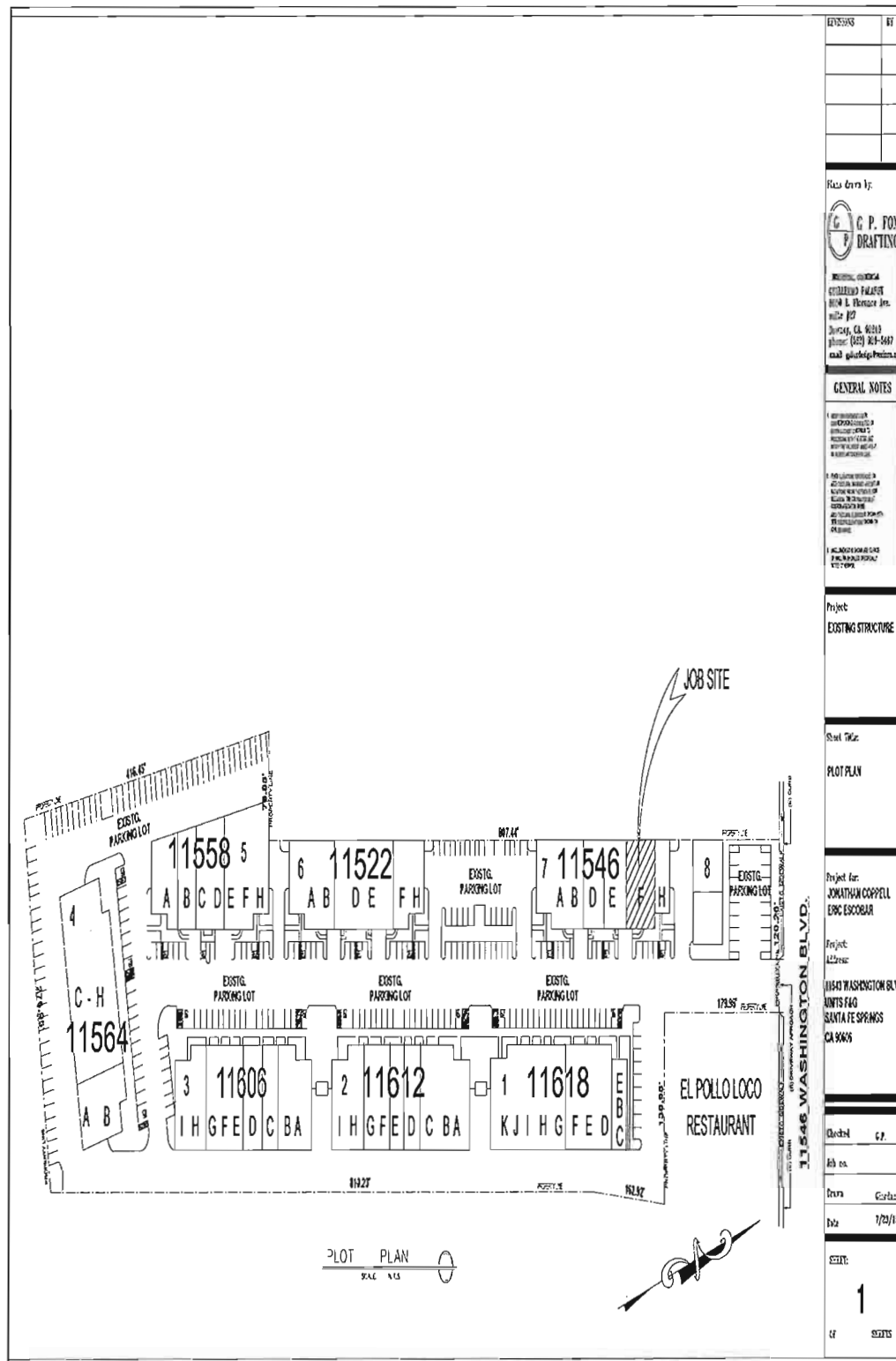


**Conditional Use Permit Case No. 766 – 11546 Washington
Boulevard**

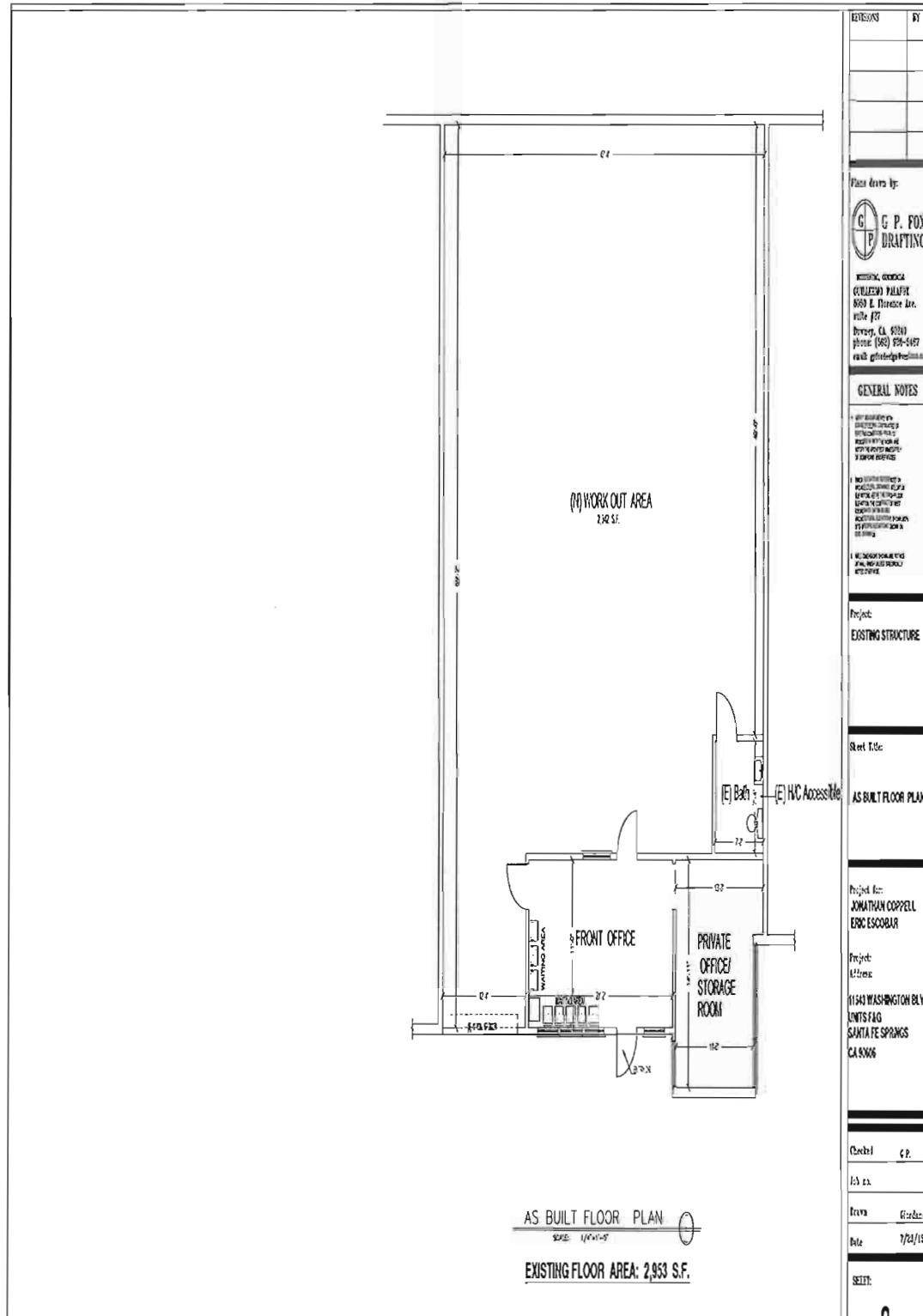
Fit Camp LA



Site Plan



Floor Plan



Conditional Use Permit (CUP) Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

RECEIVED

MAY 1 2015

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): 11546 Washington Blvd., Units F & G

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) Light industrial office/warehouse building.

Roughly 2,300 sq. ft. of open warehouse (exercise area) space.

Roughly 700 sq. ft. of office area. (see attached)

Record Owner of the property: Spring Commerce Center, LP c/o Charles Dunn RES, Inc.

Name: Janet Song Phone No: 213-683-0500

Mailing Address: 800 West Sixth Street, Los Angeles Date of Purchase: _____

Fax No: 213-683-0968 E-mail: jsong@charlesdunn.com

Is this application being filed by the Record Owner?

(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: Jonathan Cogwell / FitCampLA Phone No: 562-654-0303

Mailing Address: 13450 Paramount Blvd., Suite A 90280

Fax No: _____ E-mail: jonathan@fitcampLA.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): _____

Small-group Personal Training: No heavy machinery such as treadmills or weight machines, mostly light weight exercises utilizing body weight and light weight equipment such as resistance bands and stability balls.

NOTE

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

Conditional Use Permit (CUP) ApplicationCUP Application
Page 2 of 3RECEIVED
MAY 11 2015
Planning Dept.**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 location is a unit which has a large open warehouse space which is ideal for the types of workouts our weight loss program provides. Also our other 2 locations have almost exactly the same layout: Office in the front, bathroom to the side, & large open space.
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.
Actually this program will be beneficial to the community as we're bringing health & fitness and putting a fun, safe & effective twist on it. The benefits of health & fitness are endless.
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?
Our service does not contain anything that consists of or relates to harmful noise, dust or odors.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
We are not installing any heavy machinery or making any changes to the existing layout/floor plans. The simpler and more open space for us, the better.
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.
Our business does not attract large volumes of customers that could potentially impose traffic burdens on nearby streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

N/A

Conditional Use Permit (CUP) Application

CUP Application
Page 3 of 3

RECEIVED

MAY 11 2015

Planning Dept.

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): Springs Commerce Center, LP c/o Charles Dunn REIS, Inc.
 Mailing Address: 800 W. Sixth Street #100 Los Angeles, CA 90017
 Phone No: 213. 683. 0500
 Fax No: 213. 683. 0468 E-mail: jsong@charlesdunn.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, Janet Song, 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.

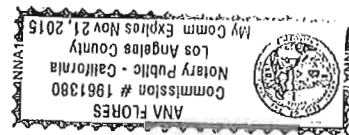


Signed: [Signature]
 (If signed by other than the Record Owner, written authorization must be attached to this application)

On 5/11/15 before me, Ana Flores, Notary Public
 Personally appeared: Janet Song
 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: CUP 766
 DATE FILED: 5/11/15
 FILING FEE: \$4,046
 RECEIPT NO: 124173
 APPLICATION COMPLETE?

Conditional Use Permit (CUP) Application

RECEIVED
MAY 11 2015
Planning Dept.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn March 17, 2015 before me, Ana Flores, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Janet Song

Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ana Flores

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Operational Narrative

FitCampLA Narrative Summary

FitCampLA has been in business since 2012. Our first location opened in the city of South Gate in 2012. We opened our second location at the beginning of 2015 in the city of Norwalk. We are now looking to further expand our business and reach out to help more people change their lives in a healthy and positive way --- Reaching out to the great people of Santa Fe Spring. FitCampLA is a personal training and small-group personal training program. Our primary focus is weight loss through health and fitness (and nutritional guidance) while building a sense of community and fellowship amongst our members/clients.

We use mobile/movable fitness equipment such as resistance bands, dumbbells, stability balls and jump ropes accompanied by many simple bodyweight exercises. We will not use any big heavy machinery such as treadmills or weight machines like those found in big-name corporate gyms. Our goal is to provide a professional and top quality personal training service geared towards weight loss and general fitness, and to be a positive part of the community. We will not make any changes to the existing floor plan. The only things we plan on adding are a padded carpet for low impact on the body/joints (safer & healthier) and mirrors on 2 of the walls for clients to see their form/posture/technique and correct if need be. A typical session will last about 50 minutes and will range from about 10-15 clients with one or two certified fitness coaches conducting the session.

A typical session will be structured as follows:

- 5 Minutes – demonstrate and explain workout routine for the day
- 7 Minutes – warmup and lightly stretch out / prepare body for workout routine
- 7 minutes – station 1, i.e. a routine with resistance bands or dumbbells
- 1 minutes – water break and rotate to next station
- 7 minutes – station 1, i.e. a routine with jump ropes
- 1 minutes – water break and rotate to next station
- 7 minutes – station 1, i.e. a routine using only body weight like pushups or squats
- 1 minutes – water break and rotate to next station
- 7 minutes – station 1, i.e. a routine using stability balls for the abs / core
- 1 minutes – water break
- 6 minutes – cool down and stretch

We will also have one administrative assistant on site during hours of operation to make a total of three regularly scheduled employees. The session schedule will be as follows:

Monday – 5pm, 6pm, 7pm, 8pm

Tuesday - 5pm, 6pm, 7pm, 8pm

Wednesday - 5pm, 6pm, 7pm, 8pm

Thursday - 5pm, 6pm, 7pm, 8pm

(Our fitness sessions will not operate outside of these stated hours)

We will be closed Friday through Sunday.

Parking Summary

City of Santa Fe Springs

Parking Analysis

Name: Jonathan Coppel / Eric Escobar

Contact number: 562) 659-0303 / 310) 420-2368

Date: 1/23/15

Subject Address: 11546 Washington Blvd., Unit F & G

Address/Unit #	Square footage	Business Name	Use	Ratio	Required Parking
11540-A	1,660	L.A.O. Kindshiden Food, Inc.	Food Manufacturing & Distribution	1/500	3
11540-B	818	Kali Nails	Nail Salon	1/250	3
11540-C	826	Vacant		1/500	2
11546-A,B,C,D	6,662 (total)	ACM Global LLC	Photography Supply & Distribution	1/500	13
11546-E	2,318	Johnson & Johnson Surgical Inc.	Medical Equipment Repair & Sales	1/500	5
11546-F & G	3,098 (total)	Vacant (Proposed Unit)	fitness studio	1/250	13
11546-H	1,330	Vacant		1/500	3
11552-A,B,C	6,768 (total)	Nuclear Tattoo Supplier	Tattoo Supply Distribution	1/500	14
11552-D,E	6,744 (total)	Sprinting America (Trucking)	Trucking/Shipping	1/500	14
11552-F,H	6,744 (total)	Baltic Woodcraft	Custom Cabinet Fabrication	1/500	14
11612-E	1,833	Alter Machining	Machining Shop	1/500	4
11618-A	1,626	Video Repair Center	TV/VCR Repair	1/500	3
11618-D	1,833	N.C.T. I. Courier Service	Courier Service	1/500	4
11618-E	1,833	Grand Canyon	Classic Car Storage	1/500	4
11618-F	1,833	Service Master	Residential & Commercial Cleaning	1/500	4
11618-G,H,I,J	7,332 (total)	B&R Packaging Supplier, Inc.	Packaging Supplies & Distribution	1/500	15
TOTAL					

Parking Provided: 275

Parking Required: 249

Surplus/Deficit: +26

ADA Parking Provided:

ADA Parking Required:

ADA Parking Surplus/Deficit:

Parking Summary

City of Santa Fe Springs
Parking Analysis

Name: _____

Contact number: _____

Date: _____

Subject Address: _____

Address/Unit #	Square footage	Business Name	Use	Ratio	Required Parking
11618 - K	1,548	Northway Delivery Systems	Delivery Service	1/500	3
11564 - A,B,C,D,E,F	17,102 (total)	Commercial Van Interiors	Installation of Accessories in Commercial Vehicle	1/500	34
11558 - A	Part of the upper total	" ↑ ↑ ↑ "			
11558 - B,C,D	5,296 (total)	AFA Industries Inc. & Michigan Corp.	Mfg. & Dist. of Engine	1/500	12
11558 - E,F,G,H	9,095 (total)	36 Bikes (wholesale)	Bicycle Distribution	1/500	18
11606 - H	1,833	Northway Delivery Service	Delivery Service	1/300	6
11606 - A,B,C	5,299 (total)	Commercial Van Interiors	Installation of Accessories in Commercial Vehicles	1/500	11
11606 - D	1,833	BMV Construction Company	Construction Company	1/300	6
11606 - E,F,G	5,499 (total)	Shoe King Inc.	Shoe Distribution	1/500	11
11606 - I	564	Tower Co.	Cell phone Tower	1/500	1
11612 - A,B,C	5,299 (total)	USACO Global Inc.	Distribution for Dry Clean Products	1/500	11
11612 - D,E,F,G,H	8,880 (total)	I.P.S. Integrated Panel Systems	Machine Shop	1/500	18
TOTAL					

Parking Provided: _____

Parking Required: _____

Surplus/Deficit: _____

ADA Parking Provided: _____

ADA Parking Required: _____

ADA Parking Surplus/Deficit: _____



NEW BUSINESS

Modification Permit Case No. 1250

Request for a Modification of Property Development Standards to increase the height of the wall along the northwestern corner of a building from 17 feet to 24 feet to meet a Los Angeles County Sanitation Department requirement at 14700 Spring Avenue (APN: 8069-004-077), within the M-2, Heavy Manufacturing Zone. (G & K Services)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the proposed project, 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. Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification Permit.
3. Find that the project meets the criteria for "Existing Facilities", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is categorically-exempt project, pursuant to Section 15301 – Class 1 of CEQA; consequently, no other environmental documents are required by law.
4. Approve Modification Permit Case No. 1250, subject to the conditions of approval as stated within this staff report.

LOCATION / BACKGROUND

The subject property is located at 14700 Spring Avenue on the easterly side of Spring Avenue, east of Pumice Road, in the M-2 (Heavy Manufacturing) Zone and General Plan designation of Industrial. The subject site is developed with a 47,366 square foot warehouse/manufacturing building that is location on an approximately 2.26-acre site (98,446 sq. ft.).

The subject site was developed in 1961 and has been occupied consistently by an industrial use. G & K Services has occupied this site since 1990 and is a commercial laundry that rents uniforms and other laundry items to customers throughout the area. G & K Services currently employees 133 people and operates between the hours of 3:00 AM to 11:30 PM.

PROJECT DESCRIPTION

The Los Angeles County Sanitation Department has required that the applicant install a new roof over an existing open-aired area (908 sq. ft.) that currently houses tanks that are used by G & K Services. The existing open-aired area is part of the footprint of the building and, therefore, this proposal does not include any additional square footage. The elevations indicate that the existing building walls are 17 feet in height and the area of work show the walls will be increased to 24 feet. The new portions of the wall will have smooth plaster that will match in material and texture with the existing walls.

Since there is no additional square footage being added, the proposal does not initiate any extra parking requirements. However, the site currently provides adequate parking that exceeds the standard parking requirement. The site requires 77 parking spaces and 80 parking spaces are provided.

STREETS AND HIGHWAYS

The subject site has frontage on Spring Avenue on the easterly side of Spring Avenue, east of Pumice Street. Spring Avenue is designated as a "Local Street" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

Industrially zoned areas generally surround the subject site. Properties to the north, east, west, and south are zoned M-2, Heavy Manufacturing and are currently occupied with industrial manufacturing, production, warehouse/distribution facilities.

ENVIRONMENTAL DOCUMENTS

Staff finds the proposed project is categorically-exempt pursuant to Section 15301 – Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Staff will be filing a Notice of Exemption (NOE) within 5 days following actions by the Planning Commission.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar requests, staff mailed a notice, on May 1st, to adjacent property owners to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. To date, staff has not received any correspondence concerning the request.

REQUIRED SHOWING

In accordance with Section 155.695 of the City's Zoning Regulations, a Modification Permit request by an applicant in non-residential zones may be granted by the Planning Commission if the applicant shows the following conditions apply:

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

The Planning Commission would not be granting special privileges to the applicant since this is a requirement being placed on the applicant by a County agency. The Los Angeles County Sanitation Department is requiring the tank area on the northeast corner of the building to be covered in order to block rain water from the sanitary sewer system. Existing drains in the tank area are connected to the building sanitary sewer system because the liquids in the tanks cannot drain to the storm drain system. This modification request is being required of the applicant and not a project that is being proposed by the applicant, which is the typical MOD applications and, therefore, this would not be granting special privileges to the applicant.

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

The site is fully developed and the proposal does not include additional square footage. The existing location of the front wall was built with a front yard setback of 12 feet and is not being moved for this proposal. Therefore, as is, the subject property already does not meet the 20 foot setback requirements as set forth in the M-2 Zone.

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

The unique circumstance in this case is the fact that this building is already existing non-conforming, no additional square footage will be added and the new roof is a requirement placed on the applicant by a County agency. As a result, this request is due to unusual or unique circumstances.

(D) 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.

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. Given that this requirement is site specific by a County Department, this would not have impact to the surrounding area and users. The requirement is safety measure to ensure liquids from tanks do not go into the storm drainage system.

COMMISSION CONSIDERATIONS

In accordance with Section 155.696 of the City's Zoning Regulations, the Planning Commission shall take into consideration the following factors in making its determination as to whether or not there are practical difficulties or hardships involved:

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

The subject site has a hardship under the existing regulations and location in that the building was originally built in 1961 with the front yard setback of 12 feet. The current code requires a 20 foot front yard setback; however, the particular physical circumstances the proposal does not include any additional square footage and this request is from the Los Angeles County Sanitation Department, which results in a hardship under the existing regulations.

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

The project is the result of a requirement from Los Angeles County Sanitation Department. The applicant is merely looking to satisfy the County request and there is no financial advantage to the owner. Additionally, there is no additional square footage being added to the existing building and the requirement is a health and safety issue.

- (C) *That the alleged difficulties were not created by any person presently having an interest in the property.*

The alleged difficulty with this subject site is based on the year it was constructed and requirements that have varied over the 54 years.

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

The condition involved is not generally applicable to surrounding properties since this site has a unique requirement set by the Los Angeles County Sanitation Department to provide a roof over their existing tanks. Staff is not aware of this request impacting any other surrounding properties.

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

The requested modification will not diminish property values in the neighborhood, as the proposed alteration will occur in the northeastern portion of the building and is oriented away from other sites. The expansion of the wall

will also be conditioned to match in material and design of the existing building to appear seamless. Also, the proposed project will not result in any additional square footage, which would have a potential for impacting the surrounding properties.

- (F) *That the proposed modification will not increase congestion or endanger the public safety.*

The proposed modification will not increase congestions or endanger the public safety, as there is no additional square footage that could result in more congestion and the public safety will be protected at all times of construction.

STAFF CONSIDERATIONS

For the aforementioned reasons and findings, staff finds that approval of Modification Permit Case No. 1250 will not be detrimental to the surrounding properties or to the community as a whole and is, therefore, recommending approval of the Modification Permit request subject to the conditions of approval as contained in this report.

CONDITIONS OF APPROVAL:

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Kristi Rojas 562.868-0511 x7351)

1. That the proposed improvements shall be substantially in accordance with the plans submitted by the applicant and on file with the case.
2. That the proposed improvements shall have a similar color, texture and appearance as the existing building walls.
3. That the applicant shall secure all necessary permits and approvals for the proposed improvements prior to construction.
4. That the applicant shall submit a \$75 check made out to Los Angeles County to the Planning Department to file a Categorical Exemption from California Environmental Quality Act within five (5) days of Planning Commission approval.
5. That the applicant 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.

6. That the applicant, G & K Services, 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 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.
7. 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.
8. 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, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the modification permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the modification permit.
9. 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, the Director of Planning may refer the subject Modification Permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject Modification Permit as needed.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo (562) 868-0511 ext. 7309)**

10. 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.
11. 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.

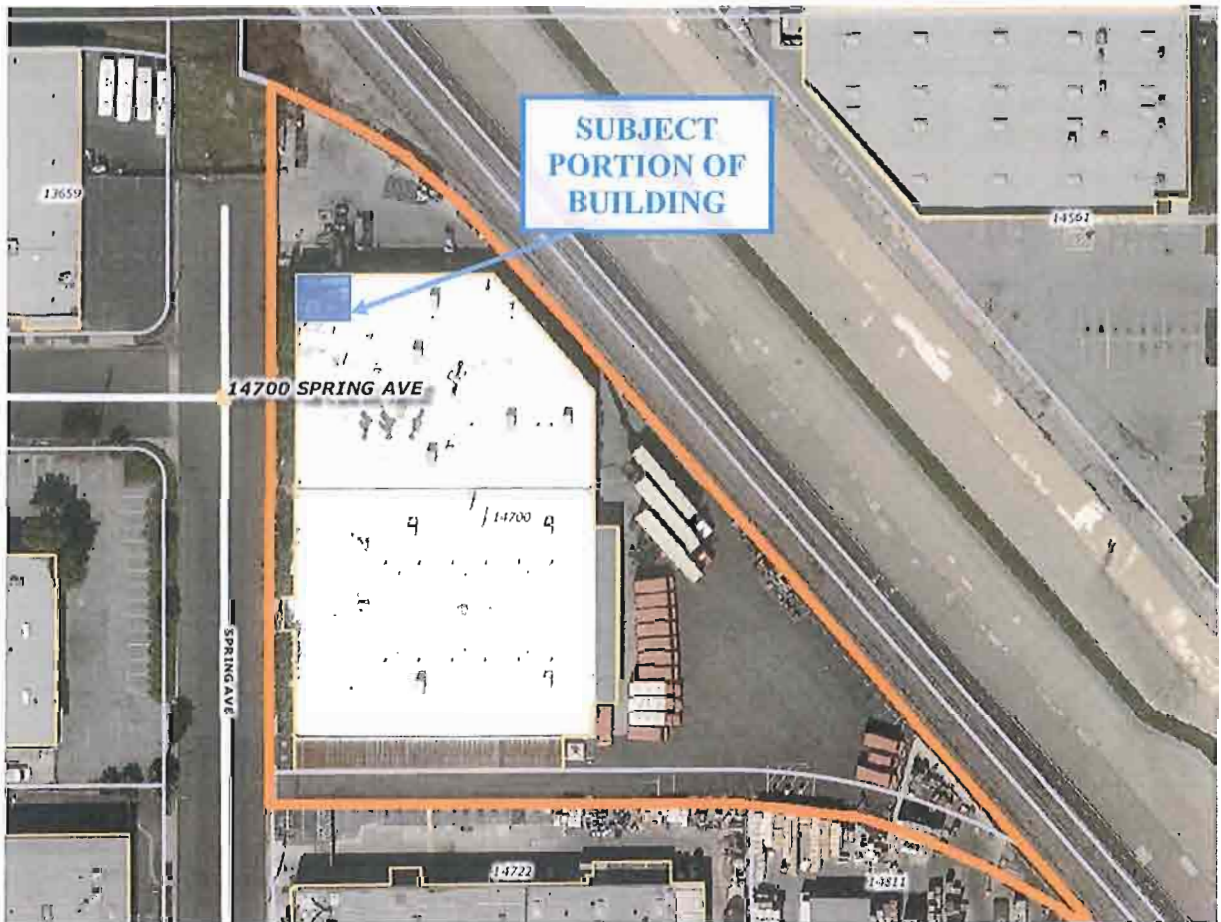


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. MOD 1250 – Application
3. Set of Plans

Aerial Photograph



Modification Permit Case No. 1250

14700 Spring Avenue

G & K Services



MOD 1250 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): _____

14700 Spring Avenue

Legal description of property: see attached

Record Owner of Property: 064 Santa Fe Springs CA is a
Name: G & K Service Co. Phone No: 952 912-5761

Mailing Address: 5995 Opus Parkway, Suite 500
Minnetonka, MN. 55343

Fax No: 952 912-5925 E-mail: dmyhre@gksservices.com

The application is being filed by:

 Record Owner of the Property

 X Authorized Agent of the Owner

(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____
Architect

Describe the modification requested: to allow the exterior wall height
to be increased from 17'-0" to 24'-0". Los Angeles County
Sanitation is requiring a roof over existing tanks.

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"

MOD 1250 Application (cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.
2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

The existing building and all buildings on this street are in the setback. Los Angeles County Sanitation District is requiring that a roof be constructed over the existing tanks.

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.
Los Angeles County Sanitation District is requiring that a roof be constructed over the existing tanks. The tanks are located in the setback area. To comply with the sanitation district requirement, we need to increase the wall height in the setback area.

5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

All buildings on Spring Avenue on the east side of the street are constructed in the setback area. The wall height increase will be similar to the buildings on the street.

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

The increased wall height will be for only a portion of the building and will not be very visible.

MOD 1250 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): 064 Santa Fe Springs is a G&K Service Co.
 Mailing Address: 5995 Opus Parkway, Suite 500
Minnetonka, MN 55343
 Phone No: _____
 Fax No: 952 912-5975 E-mail: dmvhtre@gksservices.com
 Signature: Daniel Myhre

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

CERTIFICATION

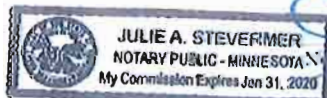
Minnesota
 STATE OF CALIFORNIA Hennepin
 COUNTY OF LOS ANGELES ss.

I, Daniel Myhre 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)

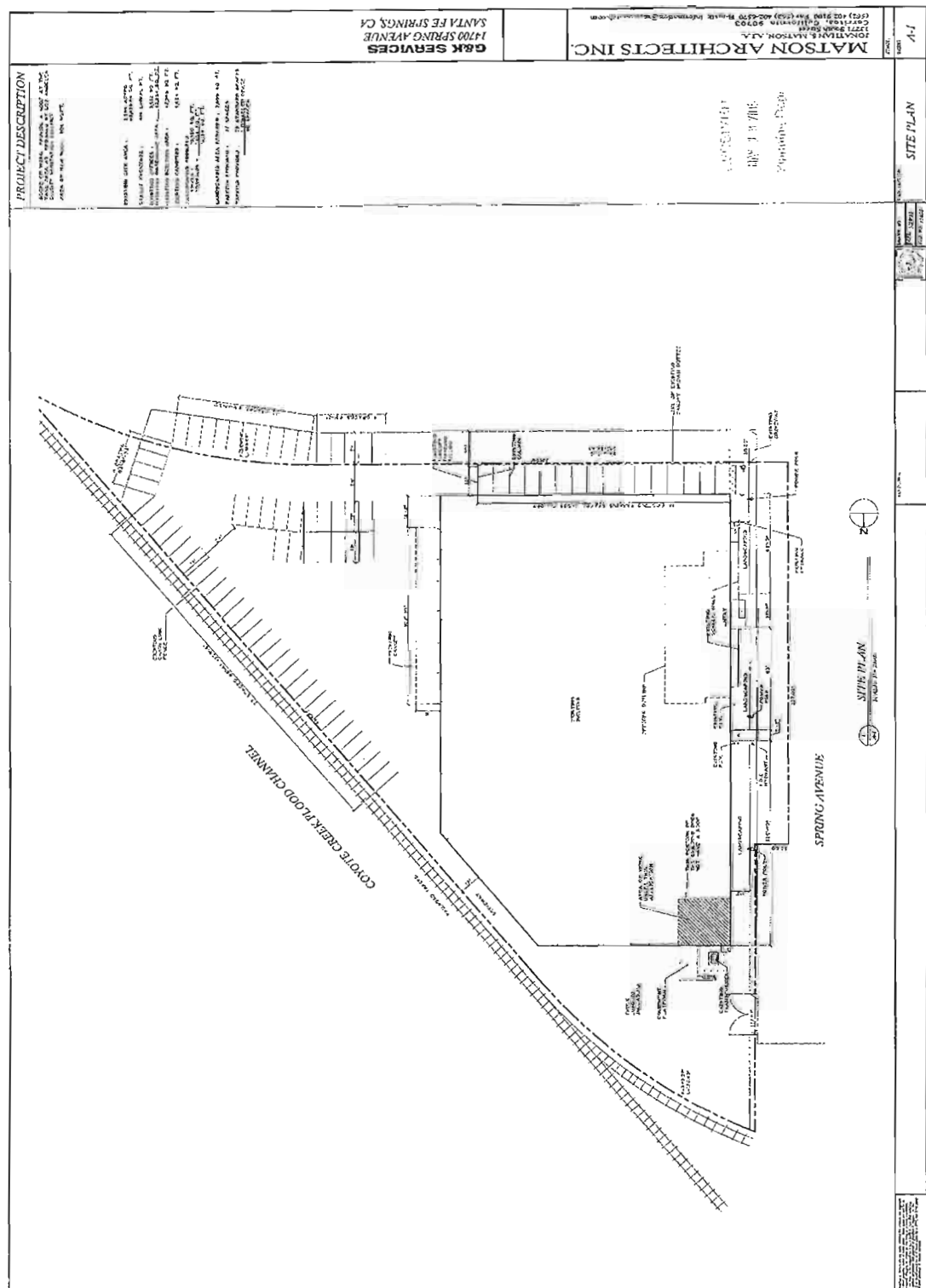
On Jan 28 2015 before me,
 personally appeared Daniel Myhre
 personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized
 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

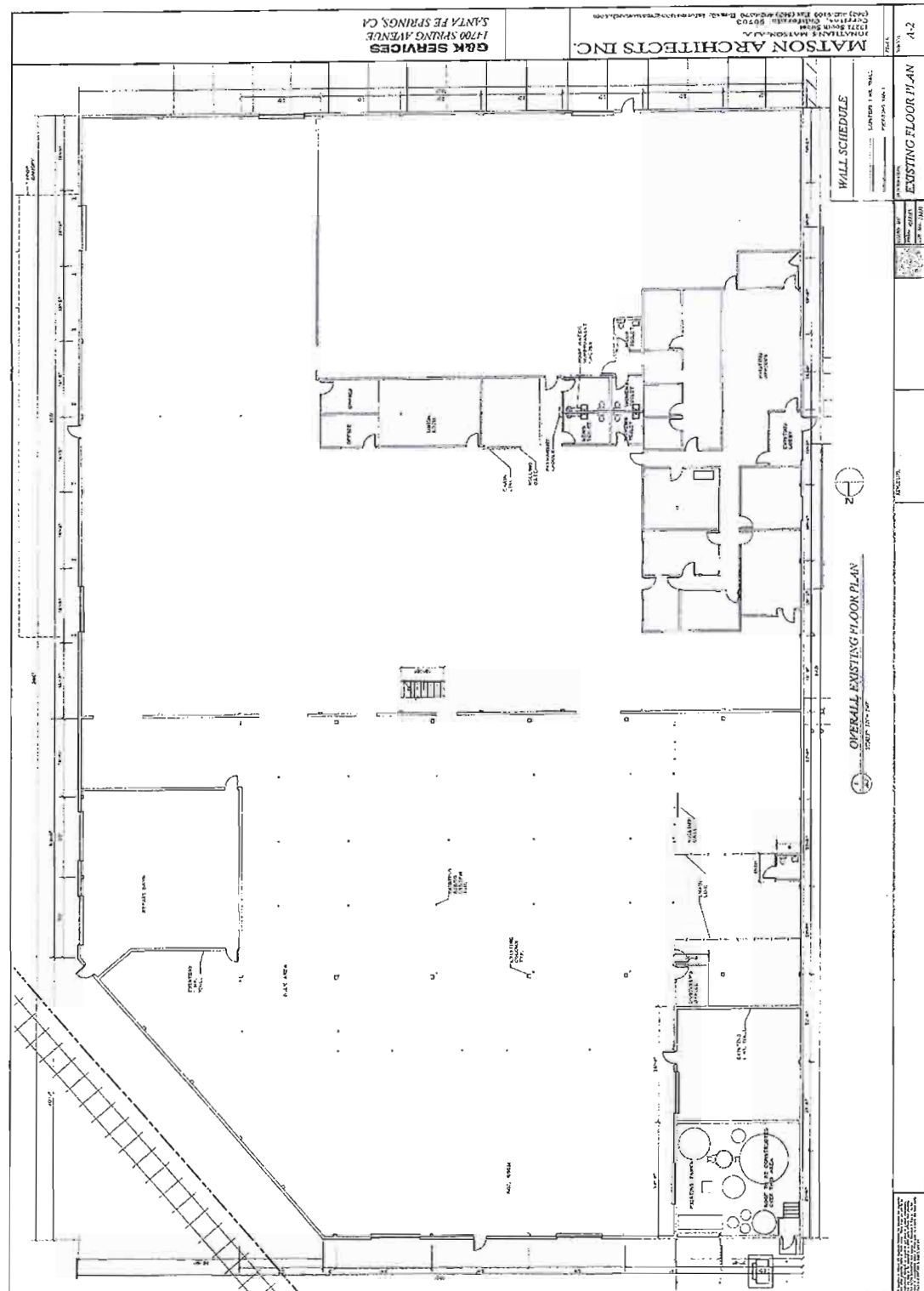


FOR DEPARTMENT USE ONLY
 CASE NO: MOD 1250
 DATE FILED: 2/12/15
 FILING FEE: \$6,170.00
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

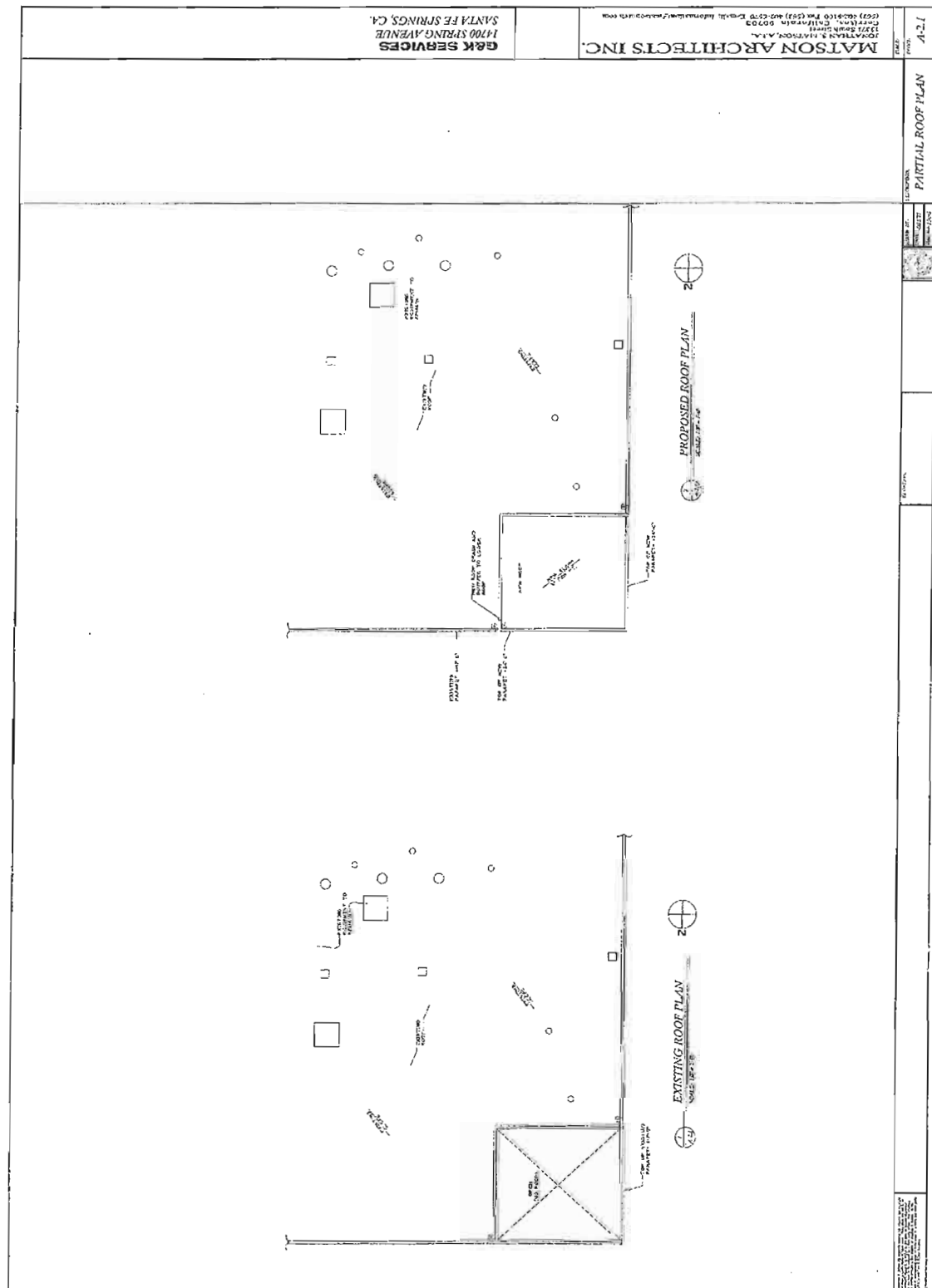
Plans



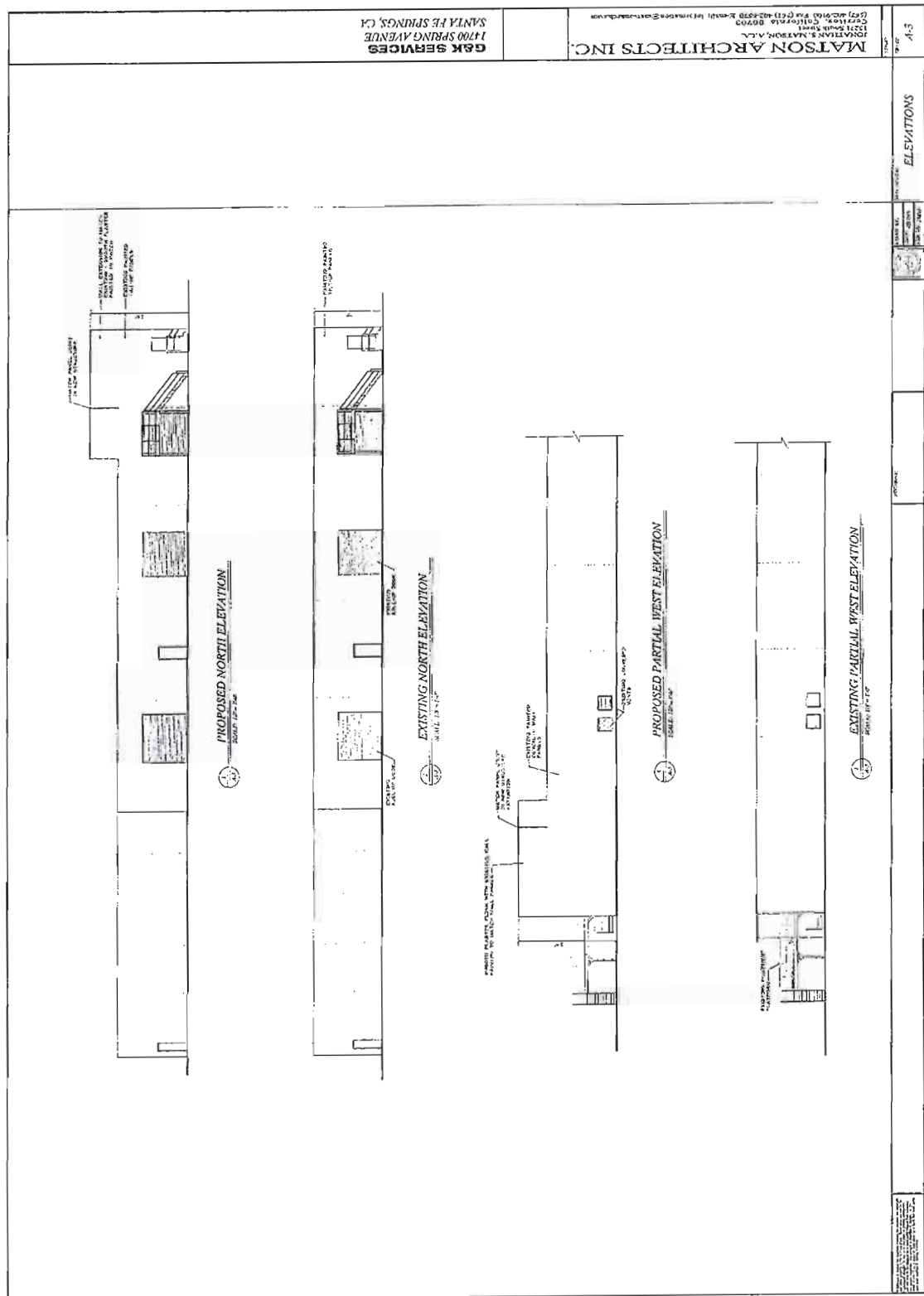
Plans (cont.)



Plans (cont.)



Plans (cont.)





City of Santa Fe Springs

Planning Commission Meeting

August 10, 2015

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard.

(Sunita R. Patel)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before August 10, 2020, 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 Planning Commission and the City Council, at their respective meetings of May 28 and June 13, 1996, initially approved the applicant's request to establish, operate and maintain an alcohol beverage sales use at Alta Dena Express, a drive-up convenience store located at 11302 Washington Boulevard.

The subject property is developed with a drive-up convenience store to the front and a manual carwash to the rear of the property. The convenience store provides produce, dairy products, soft drinks, beer and wine, and other merchandise for retail sales. Customers purchasing alcoholic beverages are required by the conditions of approval to fully exit their vehicles whether they are the passenger of the vehicle or the driver.

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 2 is before the Planning Commission for a compliance review; to determine if the facility is operating in compliance with the conditions of approval and the City's Code Regulations.

The Commission should take note that the Applicant is in the process of upgrading its ABC License from a Type 20 to a Type 21. This upgrade will allow the store to

sell distilled spirits in addition to the already permitted beer and wine. The Applicant has agreed in writing that the distilled spirits will be stored for sale/display behind the register counter at all times.

STAFF COMMENTS

As part of the compliance review process, staff conducted an inspection of the applicant's operation to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, Staff determined that the applicant is in full compliance. The Commission shall also take note that Staff interviewed the surrounding businesses and uses to determine if any impacts were felt as a result of the alcohol sales. All of the surrounding uses interviewed did not express a concern to the use or its sale of alcoholic beverages.

As part of the compliance review process staff also checked the calls for service at the location and found that in the past 12 months there were ten (10) calls for service. None of those calls were related to the sale of alcoholic beverages.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Therefore, Staff is recommending another compliance review of ASCUP Case No. 2 in five (5) years; no later than August 10, 2020.

CONDITIONS OF APPROVAL

Staff has made changes only to Condition No. 24 relating to an extension of time.

1. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by Alcoholic Beverage Control.
2. That the applicant shall not sell, or allow his employees to sell, single un-packaged cigarettes to the public, and shall only sell pre-packaged cartons or packages.
3. That the applicant shall not allow the sale of items or merchandise on the front portion of the property that is not related to the convenient store.
4. That no alcoholic beverage shall be consumed on the subject property or at the adjacent car wash operation at any time.
5. The applicant shall be responsible for maintaining control of litter on the subject property.
6. It shall be unlawful for any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. It shall be unlawful to sell, furnish, or give any alcohol to any habitual or common drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. It shall be unlawful to have upon the subject premises any alcohol beverages other than the alcohol beverage that 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.
9. It shall be unlawful to sell, furnish, or give any alcoholic beverage to any person under the age of 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
10. It shall be unlawful to employ or use the service of any person under the age of eighteen years of age for the sale of alcoholic beverages, except that a person under the age of eighteen years may be employed or used for those purposes if that person is under the continuous supervision of a person twenty-one years of age or older, as set forth in Section 25663(b) of the State Business and Professions Code.
11. That the permittee shall not allow any person to loiter on the subject premises and shall report all such instances to the City's Police Services Center.
12. 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.
13. That the applicant shall install signage throughout the rear of the property, and in the car wash area, prohibiting patrons from playing loud music from their vehicles while on site. The signage must be approved by the Department of Police Services prior to installation. The said signage must be installed within 30 days of the approval of this permit.
14. That the permittee must receive approval from the Department of Police Services for any installation of pay phones on the premises and such phones shall not be capable of receiving calls.

15. That the persons purchasing any alcoholic beverages shall be required to exit any vehicle that they are an occupant of before taking possession of the alcoholic beverage(s).
16. 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.
17. That the applicant posts a copy of these conditions and maintain a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
18. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
19. 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 sixty (60) days prior to signing of the agreement to sell lease or sublease.
20. That adequate security lighting shall be provided throughout the development, including the rear parking and loading areas, and shall be directed away from adjoining properties, subject to the review and approval by the Director of Police Services.
21. 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.
22. That window signs, advertisement, posters, window art and other similar signs shall not exceed 25% of the window area of the premises served and shall be subject to the sign limitations of the underlying zone.
23. That the owner shall receive approval by the Director of Public Works for any installation of newspaper racks on the premise.
24. ***That this Permit shall be subject to a compliance review in five years, no later than August 10, 2020, to determine if the alcoholic beverage 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.

25. That all other applicable requirements of the City Zoning Regulations, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
26. 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 void and the privileges granted shall lapse.



Dino Torres
Director of Police Services

Attachment(s)
Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 2
Alta Dena Express
11302 Washington Blvd.
Santa Fe Springs, CA 90670



City of Santa Fe Springs

Planning Commission Meeting

August 10, 2015

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 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.)

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 August 10, 2020, 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 Applicant, California Hi-Lites, leases an approximately 49,241 square foot portion of a 640,819 square foot warehouse development on the southwest corner of Slauson Avenue and Santa Fe Springs Road. The property is developed with two large industrial warehouse buildings, occupied by warehouse distribution type uses, and two detached industrial buildings within the property occupied by smaller service-type businesses. California Hi-Lites, a packager and distributor of food, beverage and other miscellaneous items, has operated from the subject location for over 20 years.

California Hi-Lites provides packaging and transport services for several food, cosmetic and beverage companies. Some of the beverages include imported and domestic wines. In accordance with Section 155.628(B), the applicant applied for and was granted Alcohol Sales Conditional Use Permit Case No. 36 to allow the warehousing of alcoholic beverages.

ASCUP Case No. 36 is before the Planning Commission for compliance review; to determine if the facility is operating in compliance with the conditions of approval and the City's Code Regulations.

STAFF CONSIDERATIONS

As part of the compliance review process staff also checked the calls for service at the location and found that no calls for service have been received in the past 12 months.

After conducting an on-site inspection, Staff found that the establishment is in compliance with the City's Codes and Regulations, and is compliant with the ABC regulations. Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Therefore, Staff is recommending another compliance review of ASCUP Case No. 36 in five (5) years; no later than August 10, 2020.

CONDITIONS OF APPROVAL

Staff does not believe it is necessary to add or modify an existing condition. Staff has, however, changed Condition No. 10 to reflect the new compliance date.

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
2. That the applicant shall be responsible for maintaining the area responsible under their lease free of litter, debris, boxes, pallets and trash on the subject property.
3. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
4. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
6. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to store under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
7. 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.

8. 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.
9. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
10. ***That this Permit shall be subject to a compliance review in five years, no later than August 10, 2020, to determine if the alcoholic beverage 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.***
11. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
12. 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.

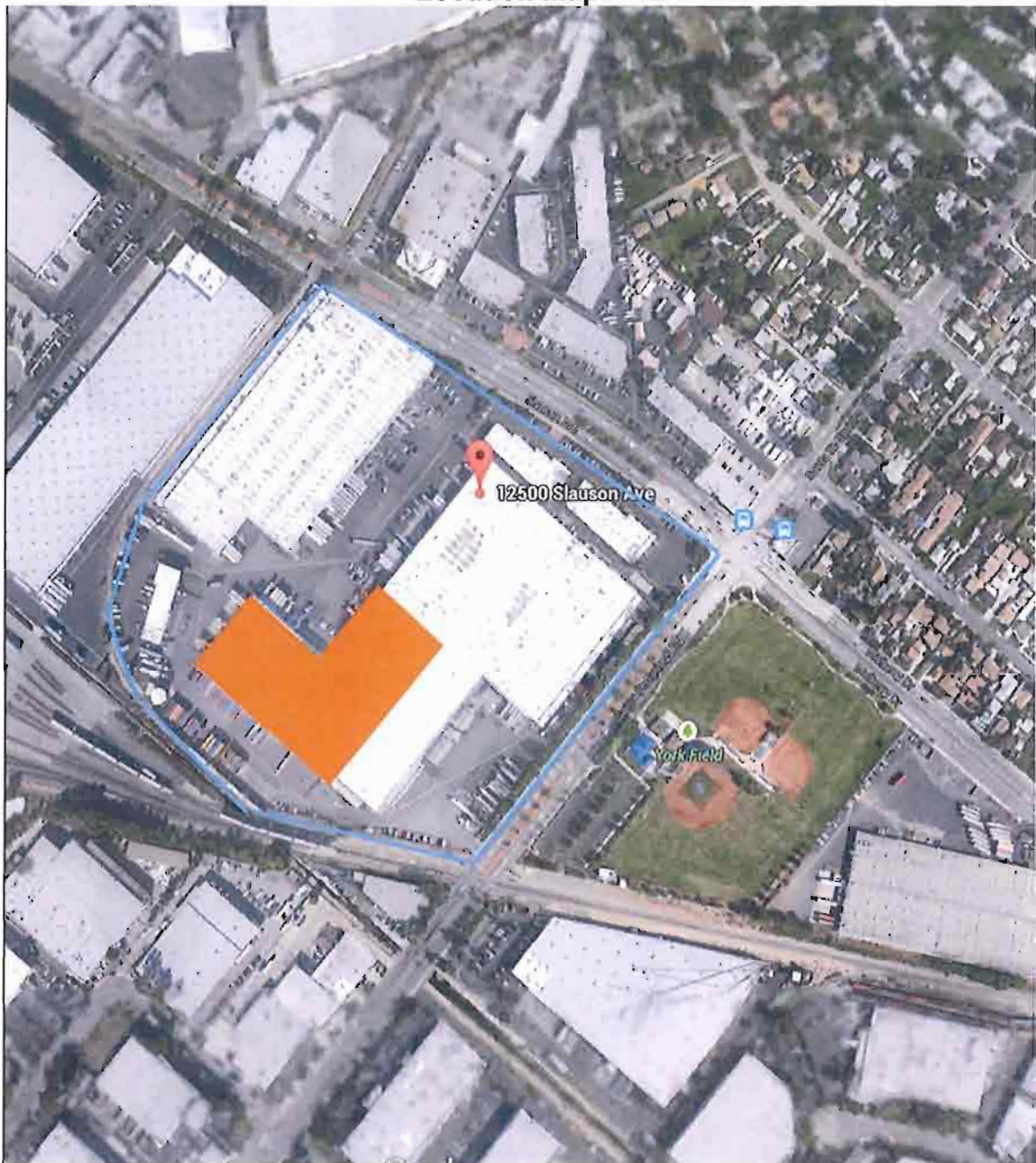


Dino Torres
Director of Police Services

Attachment(s)

1. Aerial Photograph
2. Application

Location Map



City of Santa Fe Springs

Alcohol Sales Conditional Use Permit Case No. 36

12500 Slauson Avenue – Suite C-3

California Hi-Lites, Inc.



City of Santa Fe Springs

Planning Commission Meeting

August 10, 2015

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 51

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

RECOMMENDATION

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 August 10, 2020, 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 applicant, Hong Chang Corporation, operating in the City since 2005, is an importer and distributor of authentic Asian foods. Hong Chang Corporation distributes the items to independent retail stores throughout the State.

In 2011, Hong Chang Corporation's executives decided to begin importing cooking related wines from Asia. Accordingly, they applied for and were granted Alcohol Sales Conditional Use Permit Case No. 51 by the Planning Commission and the City Council at their respective meetings of April 11 and April 14, 2011.

ASCUP Case No. 51 is before the Planning Commission for compliance review; to determine if the facility is operating in compliance with the conditions of approval and the City's Code Regulations.

STAFF CONSIDERATIONS

As part of the compliance review process, staff conducted an inspection of the applicant's operation to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, Staff determined that the applicant is in full compliance. It should be noted that the applicant's supply of cooking wines is very minimal; almost two boxes at its highest count.

As part of the compliance review process staff checked the calls for service at the location and found that in the past 12 months there were three (3) calls for service. None of those calls were related to the sale or storage of alcoholic beverages.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Therefore, Staff is recommending another compliance review of ASCUP Case No. 51 in five (5) years.

CONDITIONS OF APPROVAL

Staff has made changes only to Condition No. 14

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by personal passenger-type vehicles.
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 State Business and Professions Code.
9. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

10. 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.
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 in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
14. ***That this Permit shall be subject to a compliance review in five years, no later than August 10, 2020, to determine if the alcoholic beverage 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.***
15. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
16. 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.

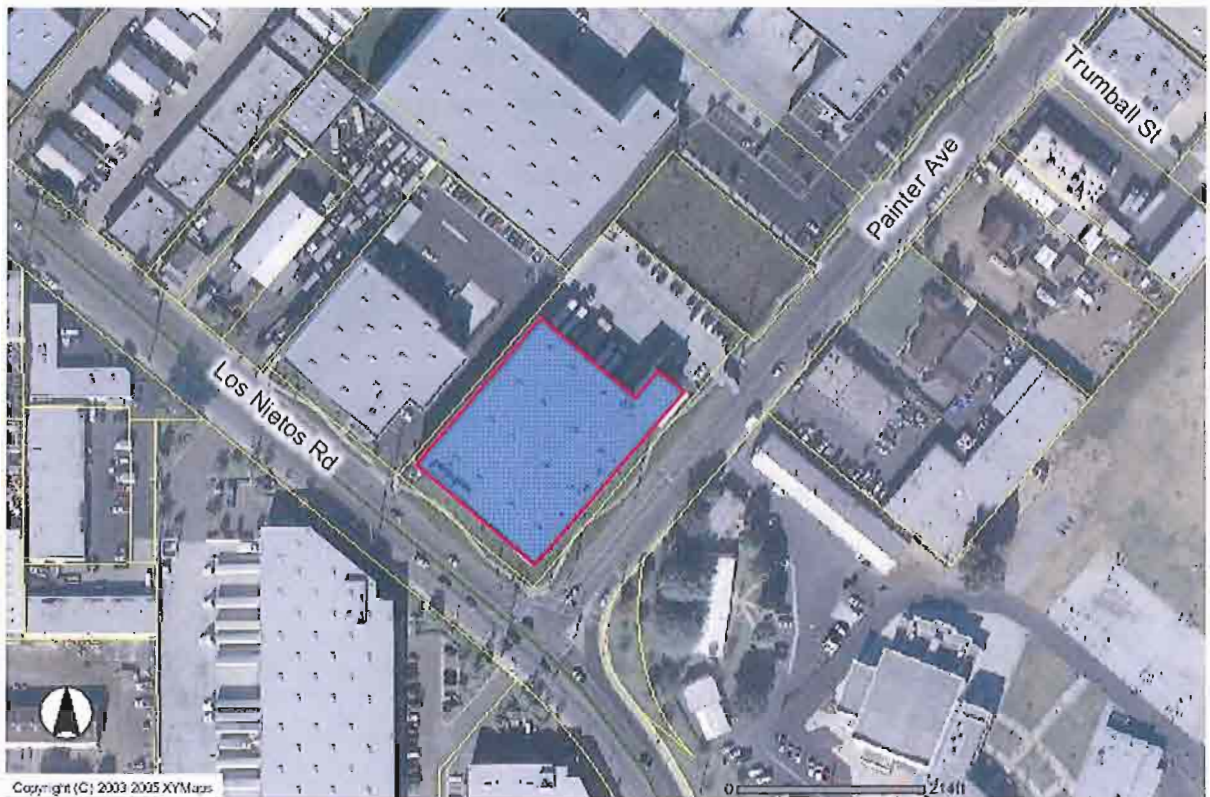


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 51
Hong Chang Corporation
10155 Painter Avenue



CONSENT ITEM

Conditional Use Permit Case No. 738-1

A compliance review of a non-profit trade school on property located at 12131 Telegraph Road (APN: 8005-012-031), in the M-2, Heavy Manufacturing, Zone (Los Angeles Chapter National Tooling & Machining Association Center [NTMA]).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a non-profit trade school, 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. 738, be subject to a compliance review in three (3) years, on or before August 10, 2018, 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 155.264 (C) of City's Zoning Regulations, public or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has been obtained:

City of Santa Fe Springs – Zoning Regulations

Section 155.264 - CONDITIONAL USES(C)

Notwithstanding the list of uses set forth in Section 155.264, the following are the uses permitted in the M-2 Zone, for properties with frontage on Telegraph Road, only after a valid conditional use permit has first been issued:

- (C) Public or quasi-public uses of an educational or recreational nature.

In March of 2013, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 738, a request by the Los Angeles Chapter National Tooling & Machining Association Center (NTMA), to establish, operate and maintain a non-profit trade school on the subject property. The original conditional use permit was granted with a requirement for a compliance review after one year. Therefore, this is the first compliance review for the subject property

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an 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. During the recent inspection, staff found the non-profit trade school facility use was operating in full compliance with the existing conditions of approval, with the exception of two Police Services Department conditions, i.e. condition number 6 and number 12. The applicant has worked with the Police Services Department to achieve compliance with the two outstanding conditions. We were recently notified by the Police Services Department that the applicant is now in full compliance.

Staff, therefore, finds that if the non-profit trade school 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 738-1, be subject to a compliance review in three (3) 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.

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

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(condition is ongoing)**
2. That the applicant shall maintain a standard aisle width for onsite emergency vehicle maneuvering of 24 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. **(condition is ongoing)**
3. That the applicant shall ensure that all entry gates and doors shall be equipped with Knox boxes or Knox key switches for power-activated gates. **(condition is ongoing)**
4. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways. **(conditions is ongoing)**

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

5. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(condition is ongoing)**

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Munoz 562.409-1850 x3319)**

6. ~~That the applicant shall submit to the Department of Police Services, for review and approval, a lighting (photometric) and security site plan. The photometric plan shall be designed to provide adequate lighting (minimum of 2 foot candle power) throughout the subject property. Further, new exterior lighting shall be designed and 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 thirty (30) days from the date of approval by the Planning Commission. All lighting shall be fully operational per the approved plan prior to the commencement of the first day of classes. (condition has been satisfied)~~
7. ~~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. (condition has been satisfied)~~
8. ~~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. (condition has been satisfied)~~

9. 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. **(condition is ongoing)**
10. ~~That the parking stall formerly used to facilitate the traffic arm shall be returned to its original form by the removal of all bollards, posts, chains, and the underground electrical conduits shall be capped per electrical codes.~~ **(condition has been satisfied)**
11. That the Applicant or school officials, to encourage students to park on-site and not on the street or surrounding properties, shall not charge students to park vehicles on the required off-street parking lot. **(condition is ongoing)**
12. ~~That within sixty (60) days of the approval of this permit, the applicant shall install digital exterior digital video cameras covering the on-site parking areas. Cameras or their housing shall be water proof. In addition to the cameras, the Applicant shall install signs throughout the parking area notifying that the premises are under video camera surveillance. Signs and placement of the cameras shall be reviewed and approved by the Department of Police Services. All video cameras and recording devices shall be fully operational prior to the commencement of the first day of classes.~~ **(condition has been satisfied)**
13. 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 Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering. **(condition is ongoing)**
14. That vending machines, water machines, soda machines, newspaper racks, and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties. **(condition is ongoing)**
15. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property which was generated by the subject premise. **(condition is ongoing)**

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. **(condition is ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Paul Garcia 562.868-0511 x7354)

17. That the subject trade school shall continue to maintain the status of a non-profit organization/entity. **(condition is ongoing)**
18. That the total maximum number of students enrolled in the trade school shall be limited to 350 students. Additionally, NTMA shall further limit enrollment into the weekday training modules to a maximum of 15 students per module and enrollment into the Saturday programs to a maximum of 30 students per program. **(condition is ongoing)**
19. That the non-profit trade school curriculum shall be limited to a maximum of five (5) modules during each weekday training session (morning, afternoon, and evening) and a maximum of five (5) programs on Saturday. **(condition is ongoing)**
20. That the non-profit trade school activities shall only occur between the following hours (notwithstanding special events and/or graduation ceremonies identified in conditions #22 & #23):
 - a. Monday through Friday: 7:30am-10:30pm
 - b. Saturday: 7:30am-4:30pm
 - c. Sunday: closed**(condition is ongoing)**
21. That the graduation ceremonies shall be subject to the following:
 1. Shall only be held inside the building.
 2. Shall not occur when classes/training are in session.
 3. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people
 4. Shall be limited to a maximum of eight (8) occurrences during a calendar year.**(condition is ongoing)**
22. That the special events (grand opening, competitions, job fairs, etc.) shall be subject to the following:
 1. Shall not occur when classes/training are in session.
 2. Attendance shall be by invitation only. Confirmed reservations to each event shall be limited to a maximum of 200 people.
 3. Shall provide advance notice, and details of the proposed event, in writing to the Director of Planning at least 30 days prior to each event.
 4. Shall be subject to any conditions/limitations the Director of Planning deems necessary for the proposed event.

(condition is ongoing)

23. ~~To encourage students to utilize public transportation, or otherwise bike to the campus, to help reduce the transportation and parking demands associated with the subject use, the applicant shall:~~
- ~~1. Provide a bulletin board, display case, or kiosk displaying transportation information (routes and schedules for local public transit, numbers and websites for local ridesharing agencies/operators, local bike routes).~~
 - ~~2. Provided bicycle racks (or other secure bicycle parking) at a ratio of four bicycles per 50,000 square feet.~~
 - ~~3. Provide preferential parking spaces reserved for students who carpool.~~

(condition has been satisfied)

24. That if it is determined by the Director of Planning that additional parking is needed for the proposed non-profit trade school use, the applicant would be required to enter into a formal agreement with the adjacent property owner to the north for the use of their easterly parking area; or otherwise, submit and obtain approval for a contingency plan to address overflow parking conditions. If required, said agreement or approved contingency plan shall be submitted to City staff for review and approval. It should be noted that said agreement or approved contingency plan shall bound current and future owners, shall remain in affect for the duration of the use served, and may be required to be filed as a covenant with the County Recorder. **(condition is ongoing)**
25. That all students shall be provided with a parking sticker/permit that shall be affixed to their vehicle. Said sticker/permit shall be clearly displayed, hanging from rear-view mirror, or on dashboard or a window sticker affixed to the lower left side of rear window or a bumper sticker affixed to the left side of rear bumper. Sticker/permits shall be clearly visible from the rear of the vehicle. Motorcycle sticker/permit shall be displayed on the front fork of the cycle. Students shall be provided with parking sticker/permit within 180 days of approval by the Planning Commission. Applicant shall provide a copy of the parking sticker/permit to City staff prior to distribution. **(condition is ongoing)**
26. That trash receptacles, urns and/or ashtrays shall be provided in all areas designated for students and faculty to congregate and/or smoke. **(condition is ongoing)**
27. That the subject non-profit trade school use shall otherwise be substantially in accordance with the plot plan and floor plans submitted by the applicant and on file with the case. **(condition is ongoing)**
28. That the use of the resource center and computer labs shall be limited to students, teachers, and administrative staff. **(condition is ongoing)**

29. That the Department of Planning and Development shall first review and approve all sign proposals for the non-profit trade school use. 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, City's Sign Guidelines, and the Telegraph Road Corridor Design Guidelines. **(condition is ongoing)**
30. That should the applicant decide the repaint the existing building, the applicant shall first obtain approval from the Planning Director for proposed color(s) beforehand. **(condition is ongoing)**
31. That the applicant shall ensure that the landscaped areas on the subject property shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(condition is ongoing)**
32. That all activities shall occur inside the existing building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(condition is ongoing)**
33. ~~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).~~ **(condition has been satisfied)**
34. That the subject building, or any portion thereof, shall not be subleased, sublet, or otherwise assigned for use by any other entity other than the applicant's subject business. **(condition is ongoing)**
35. 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. **(condition is ongoing)**
36. That this Conditional Use Permit shall allow for a non-profit trade school use for property located in an M-2, Heavy Manufacturing, Zone and also with frontage along Telegraph Road. The Conditional Use Permit shall expire if it is not utilized within 12 months from the date of approval by the Planning

Commission, or in the event the use is abandoned or ceases to exist for a period of 12 consecutive months. **(condition is ongoing)**

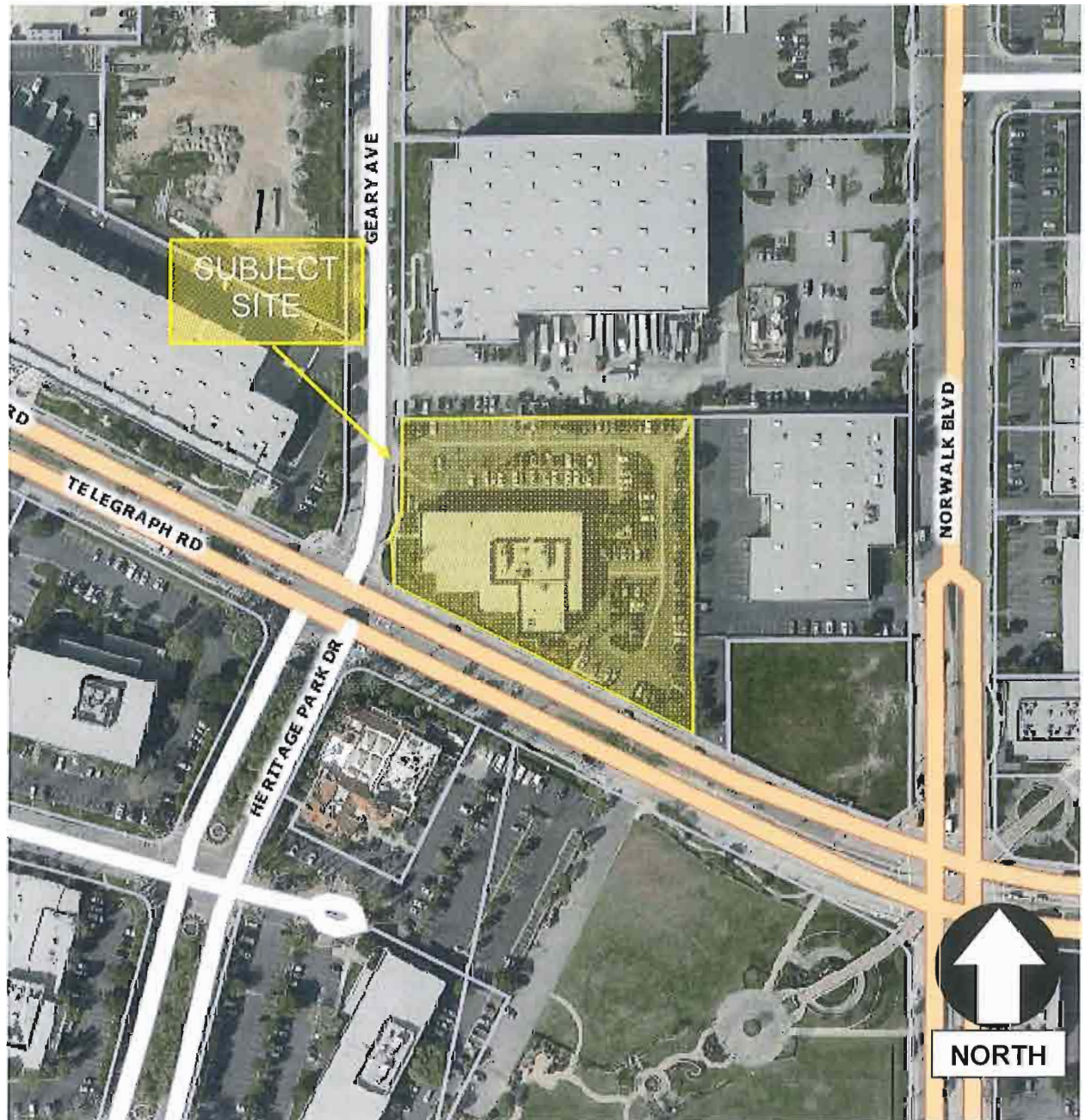
37. That Conditional Use Permit Case No. 738 shall be ~~valid for a period of one (1) year, until March 11, 2014~~ **subject to a compliance review in three (3) years, on or before August 10, 2018**. Approximately three (3) months before ~~March 11, 2014~~ **August 10, 2018**, the applicant/owner shall 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. **(condition is ongoing)**
38. That the applicant, Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA"), 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. 738, 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. **(condition is ongoing)**
39. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP. **(condition is ongoing)**
40. 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. **(condition is ongoing)**

Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 738-1
12131 Telegraph Road – NTMA Training Center

COMPLIANCE REVIEW REQUEST LETTER



May 13, 2014

City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679
Attn: Cuong Nguyen

RECEIVED

MAY 15 2014

Planning Dept

RE: Conditional Use Permit (CUP) Case No. 738
12131 Telegraph Road, Santa Fe Springs, CA 90670

Dear Mr. Nguyen,

In accordance with the letter we received from your office dated May 8, 2014, NTMA Training Centers of Southern California hereby requests a review for compliance of our school located at 12131 Telegraph Road, Santa Fe Springs, CA 90670.

NTMA Training Centers of Southern California continues to provide training in classroom, lab and shop for students to become Machinists. As of the date of this letter, this remains the sole purpose of NTMA Training Centers activities at the above referenced location. It is anticipated that operations will continue indefinitely with the same purpose. No significant changes or alterations to the building or operations has occurred over the last year.

Please contact Gina Marinello, Executive Campus Director, to schedule the review at (562) 921-3722. Her office hours are 8:30am to 5:00pm Monday through Thursday, 8:00am to 4:30pm Friday.

If you should need any further information, please contact Carey Knutson, Director of HR and Accounting at (562) 404-4295 ext. 117.

Sincerely,

Michael Kerwin, President
(562) 404-4295 ext. 115
michael.kerwin@trainingcenters.org

Enclosure: Processing Fee Check #029160 amount \$563.00

Administration Office	- 12131 Telegraph Road, 2nd Floor Santa Fe Springs, CA 90670	(562) 404-4295	(562) 404-4486	fax
Santa Fe Springs Campus	- 12131 Telegraph Road Santa Fe Springs, CA 90670	(562) 921-3722	(562) 802-0894	fax
Ontario Campus	- 1717 S. Grove Avenue Ontario, CA 91761	(909) 947-9363	(909) 947-7993	fax



CONSENT ITEM

Conditional Use Permit Case No. 756-1

Request for a time extension of Conditional Use Permit (CUP) Case No. 756 to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Approve a one (1) year extension of time for CUP Case No. 694 to August 10, 2016, subject to the conditions of approvals as contained within this staff report and in the original staff report dated August 11, 2014.

BACKGROUND

On August 11, 2014, the Planning Commission approved CUP Case No. 756 to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. The Planning Commission also approved Development Plan Approval (DPA) Case No. 882 to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy and Modification (MOD) Case No. 1242 to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback requirement along Alburdis Avenue. The DPA Case No. 882 and MOD Case No. 1242 do not require a time extension; however, CUP Case No. 694 must be extended since the use was not utilized at the time of the requested extension.

Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action (see Code Section next page).

City of Santa Fe Springs – Zoning Regulations**Section 155.721 – Expiration**

Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

Due the challenges that this project has incurred, which include waiting for the final parcel map to be approved and the discovery of petroleum leak on-site, this project has been unable to move forward with operation. As stated previously, CUPs become null and void if not utilized within 12 months or otherwise granted an extension of time by the Planning Commission or City Council.

STAFF CONSIDERATIONS

Staff firmly believes this past year was spent on items that was out of the control of the applicant. The applicant has diligently worked on keeping this project forward and into development; however, the project has experienced a few unexpected items with the discovery of the petroleum leak and the time to process a final map. Staff is confident that the project will move forward in the upcoming year. Providing the applicant with an extension to their CUP will keep the CUP valid and thus help facilitate the development of the property.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT:**

(Contact: Robert Garcia ext. 7545)

1. That the owner shall pay a flat fee of \$ 24,727.00 to reconstruct/resurface the existing street frontage to centerlines for Alburdis Avenue and Telegraph Road. **(on-going)**
2. That the owner shall design and construct new full width sidewalk along Telegraph Road and Alburdis Avenue. The owner shall also remove the southerly most driveway approach on Alburdis Avenue and replace with new full width sidewalk and new curb & gutter per City Standard. **(on-going)**

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. **(on-going)**
4. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Alburty Avenue. Storm drain plans shall be approved by the City Engineer. **(on-going)**
5. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results. **(on-going)**
6. 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. **(on-going)**
7. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer. **(on-going)**
8. The owner shall produce and submit a New Parcel map for approval, showing the consolidation of the two parcels into one single parcel. **(on-going)**
9. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format. **(on-going)**
10. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131. **(on-going)**

11. 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. **(on-going)**
12. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. **(on-going)**
13. 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. **(on-going)**
14. 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. **(on-going)**
15. 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. **(on-going)**
16. 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. **(on-going)**
17. 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). **(on-going)**

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION):
(Contact: Tom Hall 562-868-0511 x3715)

18. 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. **(on-going)**

19. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(on-going)**
20. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(on-going)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz at 562-409-1850 x3319)

21. That the owner/developer 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 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric 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. **(on-going)**
22. That the owner/developer 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. **(on-going)**
23. 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. **(on-going)**

24. 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. **(on-going)**
25. That the owner/developer shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications. **(on-going)**
26. That the owner/developer shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief. **(on-going)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

27. 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. **(on-going)**
28. 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. **(on-going)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Kristi Rojas at 562-868-0511 x7451)

29. The delivery trucks used for food products and/or fuel shall be limited to the hours that least impact visitors on-site. Prior to operation, the owner/applicant shall submit to the Planning Department a tentative delivery schedule for approval. **(on-going)**

30. The dispensing of diesel fuel shall not be permitted. **(on-going)**
31. That all stone veneer used in the project shall be El Dorado "honey mountain ledge stone." **(on-going)**
32. That the proposed fuel tank risers and tank canisters shall be located as close to the west property line as possible. **(on-going)**
33. That the propane tank shall not extend beyond the 6' high wall enclosure. **(on-going)**
34. 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 and Development. **(on-going)**
35. 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. **(on-going)**
36. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(on-going)**
37. 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. **(on-going)**
38. 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 and Development or designee. **(on-going)**
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 1. A roof plan showing the location of all roof-mounted equipment;
 2. Elevations of all existing and proposed mechanical equipment;
 - and

3. 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.

39. That the Owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). (on-going)**
40. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). (on-going)**
41. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. **(on-going)**
42. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall. **(on-going)**
43. 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. **(on-going)**
44. That the Department of Planning 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 Ordinance and the Sign Guidelines of the City. **(on-going)**

45. 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. (Calculations are subject to change) **(on-going)**
46. That the service station use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of 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 operation in a timely manner. **(on-going)**
47. That the owner shall not allow vehicles, trucks and/or truck tractors to queue on Telegraph Road and Alburdis Avenue, use street(s) as a staging area, or to backup onto the street from the subject property. **(on-going)**
48. 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. **(on-going)**
49. That approved 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. **(on-going)**
50. 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 **(on-going)**:
 - 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.
 3. 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.
 4. 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.
51. 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, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(on-going)**

52. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(on-going)**
53. 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). **(on-going)**
54. 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. (on-going)**
55. 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. **(on-going)**
56. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning. **(on-going)**

57. 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. **(on-going)**
58. That CUP Case No. 756 shall be valid for a period of one (1) year, until August ~~11, 2015~~ **10, 2016**. Approximately three (3) months before August 11, 2015, 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. **(Edited and on-going)**
59. That CUP Case No. 756, DPA Case No. 882 & MOD Case No. 1242 shall not be valid until approved by the Planning Commission. **(on-going)**
60. That CUP Case No. 756, DPA Case No. 882 & MOD Case No. 1242 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. **(on-going)**
61. That the owner, Santa Fe Energy, LLC., 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 DPA or MOD, 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. **(on-going)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Letter Requesting Time Extension
2. Copy of Original Staff Report dated August 10, 2014

Time Extension Request Letter

Santa Fe Energy, LLC
1230 Geary Avenue
Santa Fe Springs, CA 90670

July 31, 2015

To: Planning Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

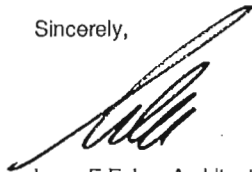
Attn: Ms. Kristi Rojas

Re: Conditional Use Permit 756
11651 Telegraph Road
Santa Fe Springs, CA 90670

Kristi,

Please let this letter serve as our official request for an extension of time beyond the allowed twelve month time period ending August 11, 2015. We have been pursuing our general building permit with all Departments. The parcel map approval and the discovery of a petroleum leak on the site have caused some unexpected delays to the process. Should you have any questions concerning this matter please contact me at your convenience at (310) 780.1169.

Sincerely,



Leon E Felus, Architect
Agent for the Property Owner and Applicant

Original Staff Report from August 10, 2014

PUBLIC HEARING

Conditional Use Permit Case No. 756

A request by applicant, Telegraph 76 Station, to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone.

Development Plan Approval No. 882

A request to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy.

Modification Case No. 1242

A request to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburtis Avenue.

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. 756, Development Plan Approval Case No. 882 and Modification Permit Case No. 1242, 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 the project meets the criteria for "In-Fill Development Projects", pursuant to the California Environmental Quality Act (CEQA); specifically, the proposed project is categorically-exempt project, pursuant to Section 15332 – Class 32 of CEQA; consequently, no other environmental documents are required by law.
6. Approve Conditional Use Permit 756, Development Plan Approval Case No. 882 and Modification Permit Case No. 1242, subject to the conditions of approval as contained within this staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 11651 Telegraph Road (APN 8005-002-045 and 8005-002-051), northwest corner of Telegraph Road and Alburdis Avenue. The property is approximately 20,643 sq. ft. (0.47 acre) and is located within the ML-D (Limited Manufacturing Administration and Research - Design) Zone.

Leon Felus, architect and the authorized agent of the owner, is requesting approval Conditional Use Permit (CUP 756) and Development Plan Approval (DPA 882) to allow the operation and maintenance of a service station and convenience market on the subject property. The existing onsite improvements, consisting of a service station with service bays and fueling canopy, will all be demolished.

Concurrently with the CUP and DPA request, the applicant is also seeking approval for a Modification Permit (MOD 1242) to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburdis Avenue as required by the Santa Fe Springs Zoning Regulations.

Currently, the subject site is made up of two separate lots. The applicant understands that a Tentative Parcel Map will be required to merge the two lots prior to receiving building permits for the new construction (per Condition #8).

DEVELOPMENT PROPOSAL

Proposed Site Plan (Sheet A.1): According to the proposed site plan, a 2,496 sq. ft. convenience store will be built in the northwest corner of the subject site and a 3,458 sq. ft. fueling canopy along the central portion of the site. The development will occupy 29% of the subject site. The proposed convenience store will be oriented towards Telegraph Road and setback approximately 100 feet from the front property line and approximately 77.5 feet from the side property line along Alburdis Avenue.

Parking (Sheet A.1):

The proposed development requires one parking space for every 250 sq. ft. of the retail establishment. The proposed convenience store is 2,496 sq. ft. and requires ten parking spaces, which is the parking proposed on the site plan. However, the applicant has requested a Modification Permit to allow for a temporary reduction in parking due to delivery of the fuel trucks, which will temporary eliminate five parking spaces.

Floor Plan (Sheet A2): The floor plan shows the 3,496 sq. ft. building divisible into customer area/retail, storage/utility room, walk-in coolers, restrooms and office space. There may be future potential to allow a fast food tenant to occupy a portion of this building; however, the applicant has not provided additional documentation of that potential floor plan.

Elevations (Sheet A3.1): The elevations indicate that the proposed convenience store will have a contemporary architectural design. The view of the building from the Telegraph Road will be the main focal point for the store. To provide additional architectural detail and visual interest to the building, the architect used glazing, variations in the building materials, and variations to the building height. It should be noted that consistent with other buildings and monument signs along Telegraph Road, the proposed building will also provide Honey Mountain ledge stone.

Landscaping: The applicant is proposing to incorporate new landscaping in with existing landscape to help soften the visual aspect from the intersection. The plans show that 1,557 sq. ft. of landscaping is provided, which is an increase of 165 sq. ft. of landscape from what currently provided. It should be noted that the applicant's proposal is less than the required 7,250 sq. ft. required by the Zoning Regulations and therefore, a Modification Permit is also part of the applicant's request.

Driveway: On-site circulation will be provided by three existing driveway approaches that range in width of 38 ft. and 34 ft. One existing driveway along Telegraph Road (closet to the corner) will be removed and replaced with landscaping.

Trash Enclosure: One trash enclosures will be constructed along the northeast property line. In addition, a propane tank enclosure will be located just west of the proposed trash enclosure.

Bike Racks: Bike racks are proposed east of the proposed convenience store.

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 ML-D, Limited Manufacturing Administrative and Research – Design, Zone. Pursuant to Section -§ 155.180 of the Zoning Regulations "The purpose of the ML Zone is to provide an environment suitable for the establishment of administrative offices of business and industrial concerns, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park, and to provide for special needs housing in the form of emergency shelters. The restrictions and conditions applied to this zone shall be those designed to develop a park-like atmosphere which will be conducive to the erection of industrial buildings pleasing in appearance and which will harmonize with other surrounding land uses." Pursuant to Section -§ 155.345 of the Zoning Regulations "The purpose of the Design Zone shall be to promote the orderly harmonious development of areas of the community adjacent to the town center, parks, or other buildings or areas of special interest to the public, and to insure that the appearance of the areas surrounding such facilities shall be maintained at a high standard".

The proposed development is consistent with the purpose of the ML-D Zone in the following manner:

1. The land is appropriate to support the proposed service station and convenience market uses based on its zoning, ML-D, Limited Manufacturing Administrative and Research – Design and its General Plan Land Use designation of Business Park.
2. Since the proposed development (a convenience store with a service station) is industrial, rather than residential or commercial in nature, the land is being preserved for industrial uses.
3. Because the project involves demolishing old buildings and construction new structures, the assessed value of the property is likely to change, leading to an increase in property values for the subject property and likely neighboring properties.
4. The construction of a new service station and convenience store (with potential square footage to designate for a fast food tenant) building provides an opportunity to attract and encourage potential new businesses to the City.

(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 new development will represent a significant enhancement in the appearance of the subject site, which is currently improved with one convenience store with a service bay and a fueling canopy that were all constructed in mid 1960s.

Compared to the architecture for most of the surrounding buildings, the architectural elevations for the proposed building is contemporary and attractive in design. Elements used to achieve this look are: used glazing, variations in the building materials, and variations to the building height. It should be noted that the building will be provided with Honey Mountain ledge stone and consistent with the theme along the Telegraph Road Corridor.

(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 buildings have been designed to serve as service stations, which use is allowed in the ML zones with a Conditional Use Permit. Furthermore, the design of the new building represents a higher quality architectural design

(demonstrated by glazing, variations in the building materials, and variations to the building height). These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Telegraph Road. Therefore, as designed, the new building is 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:

Consideration has been given to numerous elements of the proposed project to achieve harmony with the City's zoning regulations. Although a majority of the landscaping has been provided along the front of the building for maximum value, the proposed landscape areas does not meet the minimum requirements set forth by the City's Zoning Regulations. Therefore, MOD Case No. 1242 has been submitted and analyzed below to ensure that the proposed project meets the objectives of this chapter. The proposed trash enclosure has been strategically placed where it is potentially least visible and have the least impact on adjacent properties. And lastly, to encourage alternative transportation and also reduce trip generation related to the project, bike racks are provided for the development.

(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:

The majority of the surrounding buildings were constructed decades ago, and as a result are not contemporary in design. Therefore, by design, the architecture of the proposed building intentionally does not harmonize with the architecture of the buildings in the general area. Rather than achieve harmony, it was staff's goal to obtain an attractive and contemporary building that would set the tone for future developments within the 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 replaces two existing structures (convenience store and fueling canopy) that were constructed approximately in 1964. 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 general compliance with the Code.

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.

Conditional Use Permit

As mentioned previously, Section 155.183(F) of the Zoning Regulations, states that service stations shall be allowed only after a valid conditional use permit has first been obtained. The original Conditional Use Permit (CUP No. 31) was issued November 23, 1964 to construct, operate and maintain a service station on the subject site. It also allowed for the incidental servicing of motor vehicles including tire repairs, battery charging, lubrication racks and sales of supplies related to the servicing of motor vehicles.

Additionally, 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 Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. That the proposed service station use will not be detrimental to persons or property in the immediate vicinity for the following reasons:

The subject site is located within the ML-D (Limited Manufacturing Administration and Research - Design) Zone and also has a General Plan land use designation of Business Park. The existing and proposed use are consistent with the current zoning and land use designation.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, Staff finds that the proposed service station use will continue to be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

2. That the proposed service station use has been designed to preserve the general appearance and welfare of the community for the following reasons:

The proposed use is the same use that has occupied the subject site since 1964; however, the proposed layout is different to allow for more convenience store square footage, removal of the service bays and additional pump stations that are oriented toward the access from Telegraph Road. The general appearance will be a significant upgrade from the current architectural design of the site.

MODIFICATION PERMIT CASE NO. 1242

The applicant is requesting a modification of property development standards to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburdis Avenue as required by the Santa Fe Springs Zoning Regulations.

Landscape:

In accordance with Section 155.260 (A) of the City's Zoning Regulations, the subject property shall be provided with a minimum of 7,250 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 290 lineal feet which equates to a requirement to provide 7,250 sq. ft. (290 x 25 sq. ft.) of landscaping. As shown, the proposed project will be deficient by 5,693 sq. ft. The applicant is, therefore, requesting approval of a Modification Permit (MOD 1242) to allow a reduction to the City's landscape requirements as set forth in Section 155.260 (A) of our zoning regulations.

Parking:

Per Section 155.480(C)(12) of the City's Zoning Regulations, the subject use of the retail component requires one parking space for every 250 sq. ft. of the retail establishment. The proposed convenience store is 2,496 sq. ft. and requires ten parking spaces, which is the parking proposed on the site plan. However, there is a temporary reduction in parking while deliveries occur. Fuel is delivered to the site approximately twice each week. The applicant states that scheduled fuel deliveries can be requested for a four hour window of time, but fuel terminal operations are not guaranteed the window and is frequently late with deliveries. The applicant states that the duration of the fuel delivery truck on site is approximately 20 minutes each trip. The temporary blockage of parking spaces is common to most fueling stations when fuel is being delivered. Potential deliveries related to convenience markets occur in the late night and/or early morning hours.

Setback:

According to Section 155.189, there is no side yard setback for a structure, unless it is adjoining an agricultural or residential zone, school or park or a dedicated street, in which case a side yard of not less than 30 feet shall be required. For this subject site, the side yard is abutting Alburdis Avenue and the applicant is proposing the fueling canopy to project 4'-2" into the required setback. The proposed encroachment is merely a projection and serves to protect customers from the elements during poor weather conditions.

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 tables show that the Planning Commission has granted similar reductions in parking, landscape, and setback reduction requests in the past. Granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

Table 1 – Recent Parking Reduction Approvals*

Case	Location	Approval Date
MOD 1241	9306 Sorensen Avenue	June 2014
MOD 1222	8201 Sorensen Avenue	November 2011
MOD 1144	13539 Freeway Drive	September 2003

*This request is only for a temporary reduction in parking that varied due to delivery of the fuel trucks.

Table 2 – Recent Landscape Reduction Approvals

Case	Location	Approval Date
MOD 1243	10200 Matern Place	June 2014
ZV 71	13630 Firestone Blvd.	May 2011
MOD 1230	13203 Telegraphn Road	May 2012

Table 3 – Recent Setback Reduction Approvals

Case	Location	Approval Date
MOD 1246	11527 Buell Street	June 2014
MOD 1238	11344 Davenrich Street	July 2013
MOD 1234	10612 Longworth Avenue	January 2013

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

It would not be possible to adhere to the development standards. The existing lot is fairly small to develop a feasible service station and would significantly restrict the amount of fueling tanks to provide to customers. Currently, the site has four fueling stations that can service up to eight cars, but with the proposed development the site will be able to house six fueling stations that service up to twelve cars. Also, the existing service station development does not abide by the development standards and the fueling canopy extends into the front yard setback. Therefore, the subject property cannot be used in a reasonable manner under the existing regulations.

Strict adherence to the Code, would potentially eliminate convenience market, an element that is now required to make gas stations profitable given taxes and high oil prices.

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

Corner parcels have significantly more street frontage, thus requiring more landscape than interior lots. However, the proposed development is providing 165 sq. ft. more landscaping than what is currently provided.

A unique circumstance related to this project is that this subject site has been developed as a service station since 1964. The developer is attempting to continue the use, but also meet the current demands of the customers while also making positive improvements to 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.

The Planning Commission has granted similar modification requests in the past and the overall proposal would be a welcomed improvement on a main corridor in the City. Moreover, if required, the conditions set for this proposal would ensure that the use will not be detrimental to the community. Based on these factors, Staff believes 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.

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 Modifications.

Staff, therefore, finds 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, and is therefore, recommending approval of CUP 756, DPA 882 and MOD 1242, subject to the conditions of approval as contained within the staff report.

STREETS AND HIGHWAYS

The subject site has frontage on Telegraph Road and Alburdis Avenue. Telegraph Road is designated as a "Major Highway" and Alburdis Avenue is a "local industrial street" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned ML-D (Limited Manufacturing Administration and Research - Design) with a General Plan Land Use designation of Business Park. The zoning, General Plan and land use of the surrounding properties are as follows:

Table 4 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	ML-D (Limited Manufacturing Administration and Research - Design)	Business Park	<u>Light Manufacturing</u> (9915 Alburdis Ave /Rev-Co Spring)

South	M-2 Heavy Manufacturing	Industrial	<u>Manufacturing & Packaging of Oil Products</u> (9313 John St/Valvoline, Inc.)
East	ML-D (Limited Manufacturing Administration and Research - Design)	Business Park	<u>Bank Facility</u> (11701 Telegraph Rd./Wells Fargo)
West	ML-D (Limited Manufacturing Administration and Research - Design)	Business Park	<u>Light Manufacturing</u> (11643 Telegraph Rd/Orthopedic Solutions)

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 July 31, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on July 31, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

To date, staff has not received any correspondence from the surrounding property owners that received the notice nor has anyone called or came to the counter upon viewing the posted noticed mentioned above.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA).

The project involves the construction of a 2,496 sq. ft. convenience store and a 3,458 sq. ft. fueling canopy. 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 development 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. In 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 requests 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 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 ext. 7545)

62. That the owner shall pay a flat fee of \$ 24,727.00 to reconstruct/resurface the existing street frontage to centerlines for Albutis Avenue and Telegraph Road.
63. That the owner shall design and construct new full width sidewalk along Telegraph Road and Albutis Avenue. The owner shall also remove the southerly most driveway approach on Albutis Avenue and replace with new full width sidewalk and new curb & gutter per City Standard.
64. 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.
65. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Albutis Avenue. Storm drain plans shall be approved by the City Engineer.

66. 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.
67. 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.
68. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
69. The owner shall produce and submit a New Parcel map for approval, showing the consolidation of the two parcels into one single parcel.
70. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
71. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
72. 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.
73. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

74. 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.
75. 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.
76. 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.
77. 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.
78. 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 (ENVIRONMENTAL DIVISION):
(Contact: Tom Hall 562-868-0511 x3715)

79. 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.
80. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
81. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz at 562-409-1850 x3319)

82. That the owner/developer 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 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric 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.
83. That the owner/developer 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.
84. 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.
85. 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.
86. That the owner/developer shall test the proposed telecommunication system to make sure that it does not interfere with the Police, Fire, and City communications systems. This testing process shall be repeated for every

proposed frequency addition and/or change. Should any modification be required to the Police, Fire, or City communications system, the applicant shall pay all costs associated with said modifications.

87. That the owner/developer shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development and Fire Chief.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

88. 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.
89. 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: Kristi Rojas at 562-868-0511 x7451)

90. The delivery trucks used for food products and/or fuel shall be limited to the hours that least impact visitors on-site. Prior to operation, the owner/applicant shall submit to the Planning Department a tentative delivery schedule for approval.
91. The dispensing of diesel fuel shall not be permitted.
92. That all stone veneer used in the project shall be El Dorado "honey mountain ledge stone."
93. That the proposed fuel tank risers and tank canisters shall be located as close to the west property line as possible.
94. That the propane tank shall not extend beyond the 6' high wall enclosure.
95. 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 and Development.
96. 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.

97. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
98. 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.
99. 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 and Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 1. A roof plan showing the location of all roof-mounted equipment;
 2. Elevations of all existing and proposed mechanical equipment; and
 3. 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.

100. That the Owner shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
101. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water

for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**

102. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
103. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
104. 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.
105. That the Department of Planning 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 Ordinance and the Sign Guidelines of the City.
106. 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. (Calculations are subject to change)
107. That the service station use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of 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 operation in a timely manner.

108. That the owner shall not allow vehicles, trucks and/or truck tractors to queue on Telegraph Road and Alburdis Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
109. 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.
110. That approved 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.
111. 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.
 5. 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
 6. 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.
 7. 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.

8. 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.
112. 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, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
113. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
114. 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).

115. 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.***
116. 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.
117. That the owner/developer shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning.
118. 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.
119. That CUP Case No. 756 shall be valid for a period of one (1) year, until August 11, 2015. Approximately three (3) months before August 11, 2015, 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.
120. That CUP Case No. 756, DPA Case No. 882 & MOD Case No. 1242 shall not be valid until approved by the Planning Commission.
121. That CUP Case No. 756, DPA Case No. 882 & MOD Case No. 1242 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.
122. That the owner, Santa Fe Energy, LLC., 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 DPA or MOD, 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.

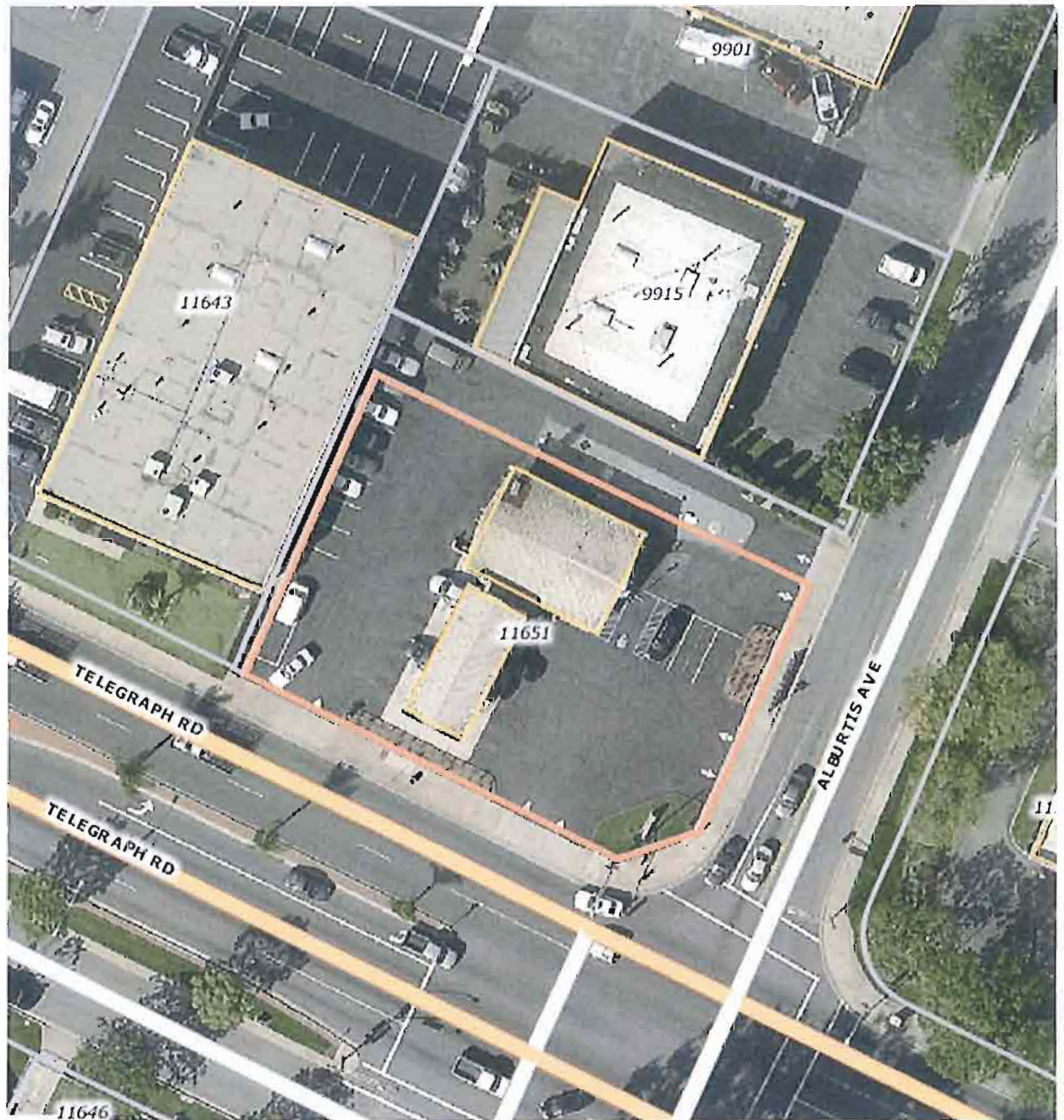
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photo
2. Site Photos
3. Proposed Site Plan (A1)
4. Floor Plan (A2)
5. Elevations (A3)
6. Site Details (A4)
7. Canopy Elevations (C1.1)
8. Color Samples

Q:\Planning\Staff\Kristi - Contract Planner\Conditional Use Permit\76 Gas Station -11651 Telegraph\PC Staff Report.doc

Aerial Photo



Site Photos



1 – VIEW OF SITE FROM THE SOUTHWEST



2 – VIEW OF SITE FROM SOUTHEAST

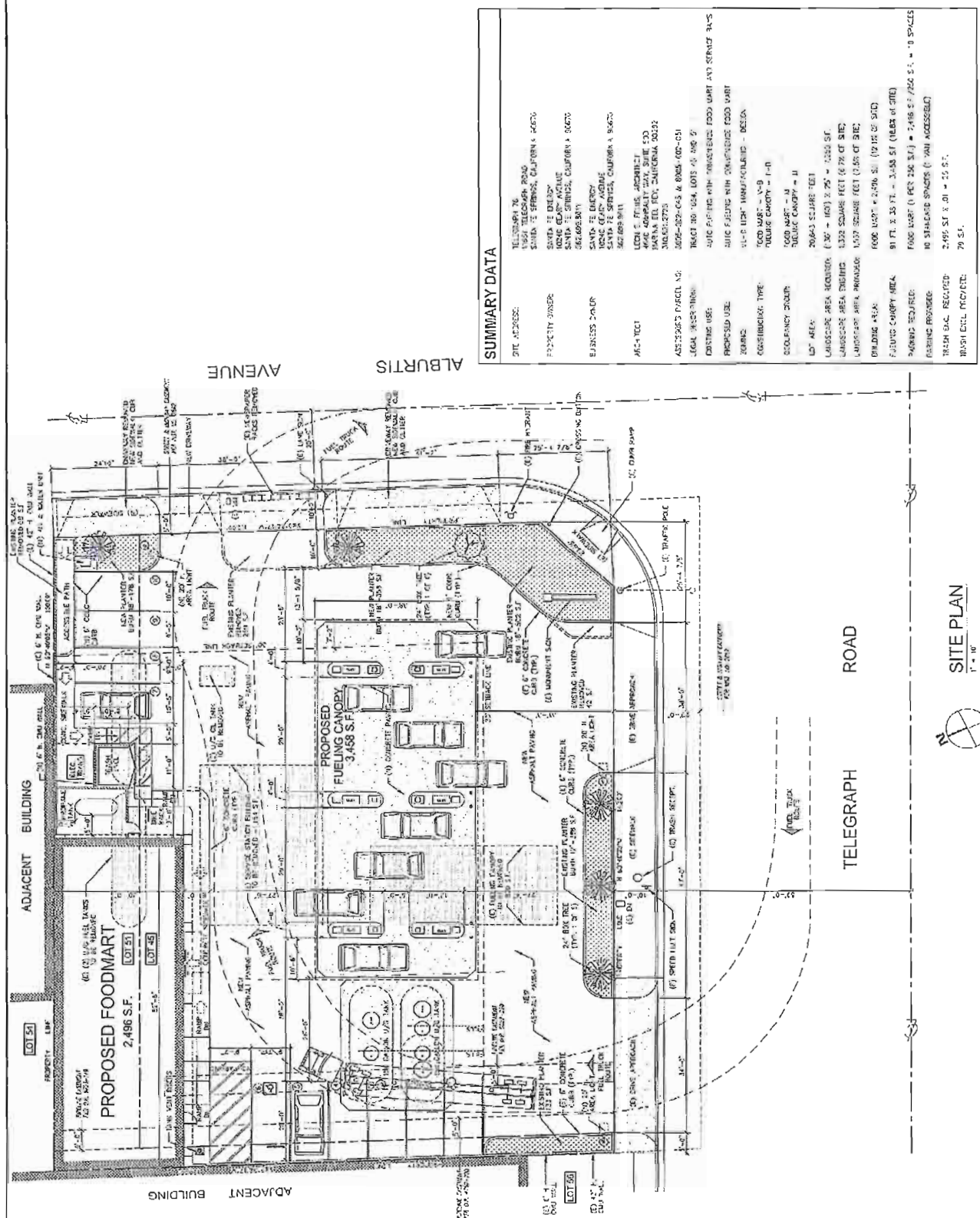
Site Photos (Cont.)

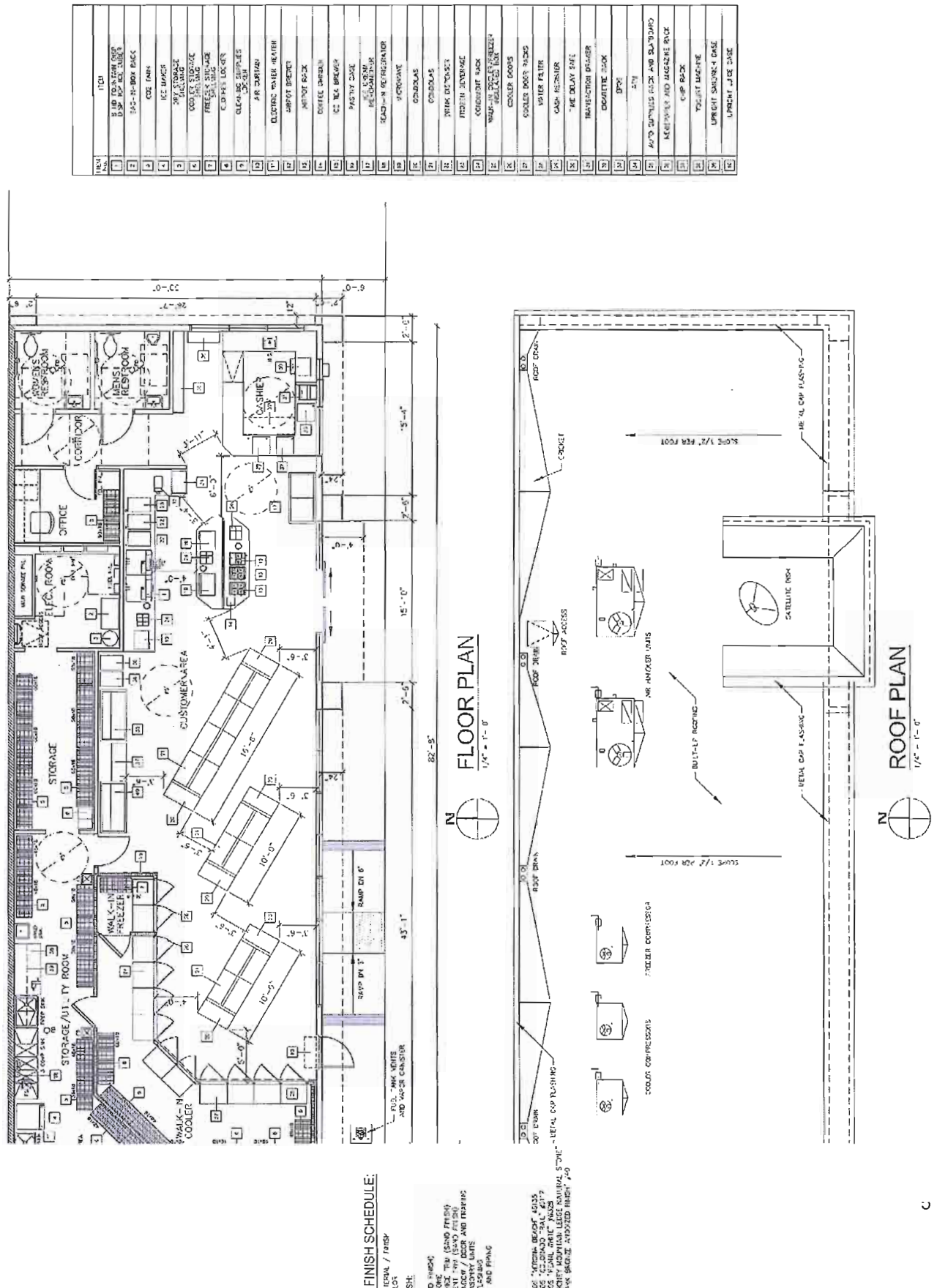


3- VIEW FROM SITE TO THE WEST

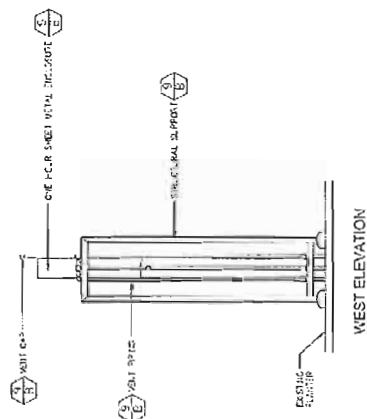
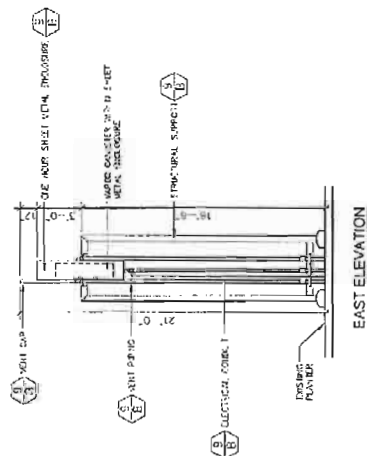
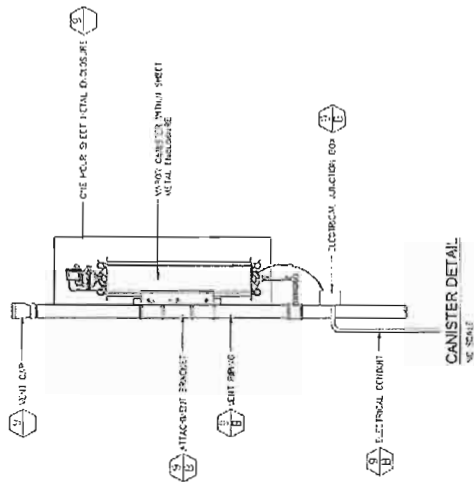


4 - VIEW FROM SITE TO THE SOUTH





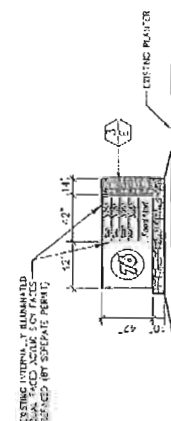
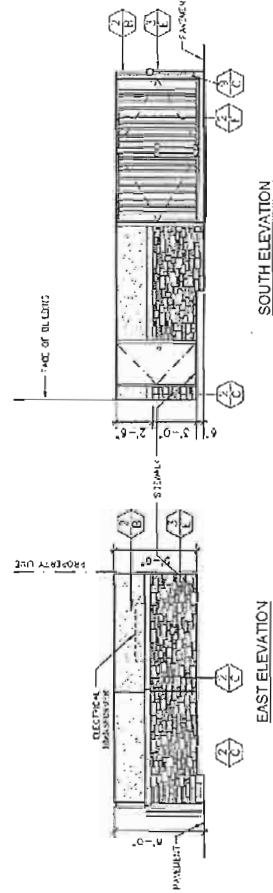
Proposed Site Details



FUELING VENTS AND VAPOR CANISTER

NOTE: ALL RETAIL DROPPED POINTS F.A.T.E.D
DANNY EDWARDS "VERONA BEACH" #8135

EXTERIOR FINISH SCHEDULE:

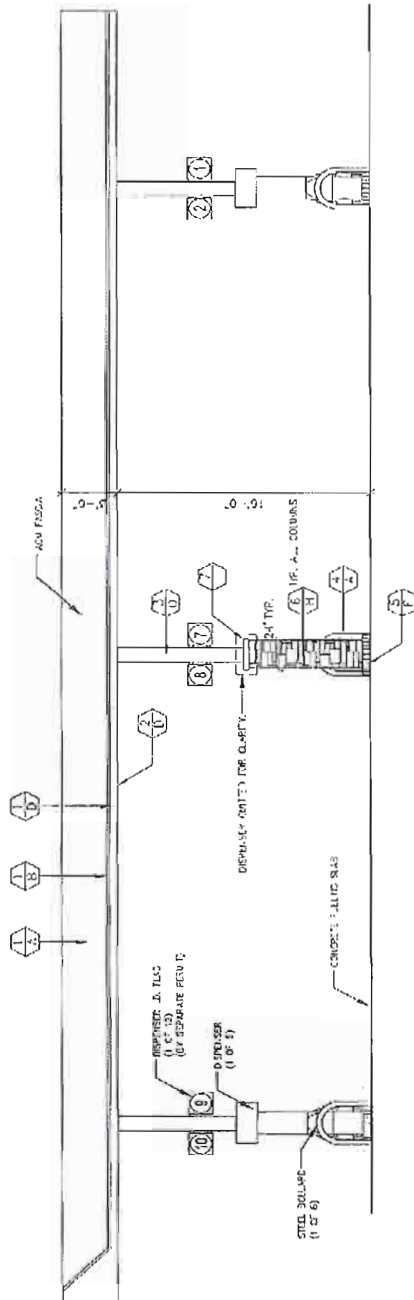
[illegible]

WEST ELEVATIONS (EAST MIRROR IMAGE)

EXISTING MONUMENT SIGN

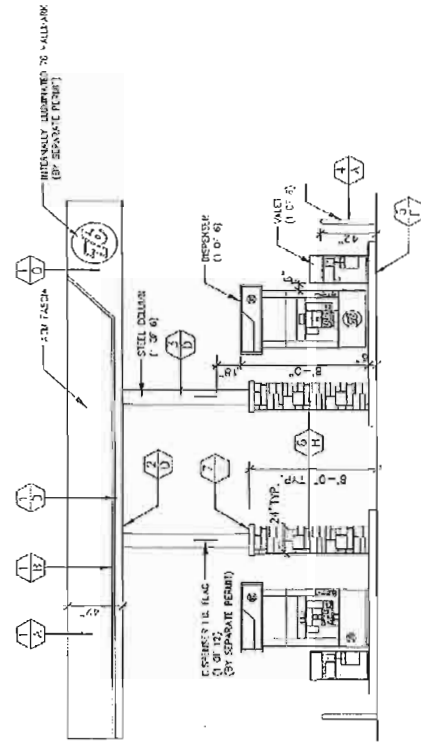
TRASH AND PROPANE TANK ENCLOSURE

SOUTH ELEVATION



SOUTH CANOPY ELEVATION
(NORTH ELEVATION SIMILAR)

1/4" = 1'-0"



WEST CANOPY ELEVATION
(EAST ELEVATION SIMILAR)

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE:

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

Oasis Image



EXTERIOR COLOR OPTIONS



OASIS RED



OASIS BLUE



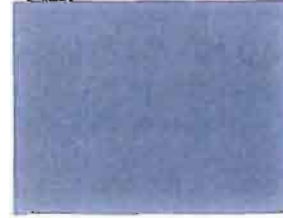
OASIS WHITE



OASIS LIGHT GRAY



OASIS SILVER



OASIS DARK GRAY

INTERIOR COLOR OPTIONS



OASIS LIGHT GRAY



OASIS WHITE

BUILDING FASCIA COLOR OPTIONS

(Image exception required)



PUEBLO TAN



*SANTA FE BROWN
ACCENT STRIPE

DIESEL ISLAND COLUMNS & CURBS BOLLARDS/SAFETY POLES (OPTIONAL FOR FUEL ISLAND CURBS)



CHARCOAL



BLACK

ACTUAL PAINT COLORS MAY VARY DUE TO AGE AND HEAT.
SEE REVERSE SIDE FOR MORE INFORMATION.

Optional - *Santa Fe Brown Accent Stripe can be used with Pueblo Tan