



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

May 8, 2017

6:00 p.m.

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

**Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Ralph Aranda, Commissioner
John Mora, 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 Aranda, Arnold, Jimenez, Mora, and Ybarra.

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 April 10, 2017 Planning Commission

6. PUBLIC HEARING

Conditional Use Permit Case No. 778

A request to allow the retail sale of firearms and ammunition at 12150 Bloomfield Avenue, Unit A (APN: 8026-019-023) in conformance with Sections 155.243 and 155.648 of the Zoning Code, which limits the retail sale of firearms to public safety and first responder personnel in the M-2, Heavy Manufacturing, zone.
(S Browne Supply, LLC)

7. PUBLIC HEARING

Amendment to Development Plan Approval Case No. 911 and Environmental Document

A request for approval to amend previously-approved DPA 911, a request to construct a concrete tilt-up building of ±41,197 sq. ft. and appurtenant improvements on 2.03 acres of a 3.94-acre property at 13210*Telegraph Road. ADPA 911 would, include, but not limited to, increasing the size of the building from ±41,197 to ±43,293 sq. ft., (an increase of ±2,096 sq. ft.), reconfiguring the interior floor space; reconfiguring the shape of the building from "T" shape to "L" shape and accordingly, revising the elevations, landscaping, parking, etc., to match the new configuration of the building.
(Overton Moore Properties for Le Chef Bakery)

8. PUBLIC HEARING

Development Plan Approval Case No. 924 and Environmental Document

A request for development plan approval to construct a flour silo (height of 28 feet (to eave) and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone (Overton Moore Properties for Le Chef Bakery)

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

Alcohol Sales Conditional Use Permit Case No. 8

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 8 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving JR Liquor Store located at 13418 Imperial Highway in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Mr. Janak Joshi, Owner)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 16

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 16 to allow the continued operation and maintenance of an alcohol beverage sales use for on-site consumption involving La Rubia Restaurant located at 14060 Gannet St. in the M2, Heavy Manufacturing Zone. (Nancy Olvera, Owner)

C. CONSENT ITEM

Conditional Use Permit Case No. 771-2

A request for a time extension to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company).

10. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

11. 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

May 4, 2017
Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

April 10, 2017

1. **CALL TO ORDER**

Commissioner Ybarra called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

Commissioner Ybarra led everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Camillia Martinez, Planning Intern

Members absent:

Chairperson Arnold

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the March 13, 2017 Planning Commission

Recommendation: That the Planning Commission approve the minutes as submitted.

It was moved by Commissioner Mora, seconded by Commissioner Aranda to approve the minutes with changes, by the following vote:

Ayes: Aranda, Mora, Jimenez and Ybarra

Nays: None

Absent: Arnold

PUBLIC HEARINGS

NEW BUSINESS

6. Modification Permit Case No. 1276

Recommendation: That the Planning Commission:

- 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.
- 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 in nonresidential zones.
- Find that pursuant to Section 15301, Class 1 (Existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt.
- Approve Modification Permit Case No. 1276, subject to the conditions of approval as contained within this staff report.

Commissioner Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 6. Present in the audience was the applicant's Architect Roy Furuto.

Architect Roy Furuto inquired about the vacated street and if and/how, Caltrans acquired the vacated street. A discussion ensued. Having no further questions or comments, Commissioner Ybarra requested a motion. It was moved by Commissioner Aranda, seconded by Vice Chair Jimenez to approve Modification Permit Case No. 1276, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Mora, Jimenez and Ybarra
Nayes: None
Absent: Arnold

CONSENT ITEM

7. CONSENT ITEM

A. Conditional Use Permit Case No. 495-6

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of the existing dance studio and theatrical arts school, if conducted in strict compliance with the conditions of approval, will be harmonious 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
- Approve extension of Conditional Use Permit Case No. 495-5, subject to a compliance review in five (5) years, on or before, April 10, 2022, to ensure the use is still operating in strict compliance with the conditions of approval.

B. Conditional Use Permit Case No. 642-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a 50' high monopalm and related equipment, 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.
- Require that Conditional Use Permit Case No. 642, be subject to a compliance review in ten (10) years, on or before, April 10, 2027, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. Conditional Use Permit Case No. 718-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of auto parts recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Approve extension of Conditional Use Permit Case No. 718-1, subject to a compliance review in five (5) years, on or before, April 10, 2022, to ensure that the auto parts recycling facility is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Mora, seconded by Commissioner Aranda to approve Consent Item Nos. 7A, 7B and 7C and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Mora, Jimenez and Ybarra
Nays: None
Absent: Arnold

8. **PLANNING UPDATES**

Planning Intern Vince Velasco provided an update regarding the following planning cases:

- 1) McDonald's located on Valley View and the employee parking agreement.
- 2) Goodman Logistics Center and the development progress at that location.

ANNOUNCEMENTS

9. The following announcements were made:

Staff made the following announcements:

- City Attorney Steve Skolnik announced that he will be stepping down as the City Attorney in June 2017 and that the new City Attorney will be introduced at the next Planning Commission Meeting.

- Planning Intern Vince Velasco wished everyone a Happy Easter.

ADJOURNMENT

10. Commissioner Ybarra adjourned the meeting at 6:23 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Ken Arnold
Chairperson

Date



PUBLIC HEARING

Conditional Use Permit Case No. 778

A request to allow the retail sale of firearms and ammunition at 12150 Bloomfield Avenue, Unit A (APN: 8026-019-023) in conformance with Sections 155.243 and 155.648 of the Zoning Code, which limits the retail sale of firearms to public safety and first responder personnel in the M-2, Heavy Manufacturing, zone. (S Browne Supply, LLC)

RECOMMENDATION: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Conditional Use Permit Case No. 778, and thereafter, close the public hearing; and
- Find that the proposed retail sale of firearms and ammunition, 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; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that CUP Case No. 778 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law; and
- Approve CUP Case No. 778, subject to a compliance review in one (1) year, on or before May 8, 2018, to ensure that the business is operating in strict compliance with the conditions of approval as stated within the staff report.

BACKGROUND

The applicant, S Browne Supply, LLC, was established in 2014 as a minority and woman-owned small business specializing in the sale of law enforcement products to qualified first responders. The business consists of sales to individual officers and to local, state and federal agencies. Products include clothing, belts, holsters, flashlights, weapon sites, gloves, and body armor.

The applicant has been located at 12150 Bloomfield Avenue, Unit A (APN: 8026-019-023) since October 2014. This location provides S Browne Supply with easy access to the 5 and 605 freeways and the law enforcement training academies of Rio Hondo Police Academy, Cerritos College, Golden West Police Academy and Long Beach Academy, as well as several local police departments. The subject parcel measures 3.05-acres and is currently developed with a 40,626 sq. ft. multi-tenant industrial building constructed in 1983. S Browne Supply leases a unit measuring approximately 1,320 sq. ft. located at the southwest corner of the building.

REQUEST

S Browne Supply is seeking approval to expand their business operations to include the retail sale of firearms and ammunition.

ZONING CODE REQUIREMENT

Several sections of the City's Zoning Regulations require S Browne Supply to obtain a Conditional Use Permit (CUP) prior to initiating the retail sale of firearms and ammunition in the M-2 (Heavy Manufacturing) Zone:

- §155.243(B)(6) – Storage of firearms of any type, including rifles, hand guns and similar weapons totaling five or more in any combination, including wholesale transfer, retail as specified in §155.243(N), storage, distribution or delivery of any firearm(s).
- §155.243(B)(7) – Storage of ammunition, munitions, bullets, including smokeless gunpowder in amounts totaling 20 pounds or more.
- §155.243(N) – Retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:
 1. Active and retired sworn law enforcement personnel.
 2. Law enforcement agencies.
 3. Fire Fighters, Volunteer Fire Fighters, and Paramedics.
 4. Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.
 5. Corrections Officers, including Parole and Probation Officers.
 6. Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
 7. Security companies with a valid certification by the California Bureau of Security & Investigative Services.
 8. Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
 9. Law Enforcement Academy Cadets with enrollment documentation from the Academy.
- §155.648(A) - A conditional use permit shall be required for the establishment of a storage use involving explosives, firearms or ammunition pursuant to §155.243 of this chapter.

Therefore, the applicant is seeking approval of a CUP to allow the retail sale of firearms and ammunition.

STREETS AND HIGHWAYS

The subject property is located on the east side of Bloomfield Avenue at 12150 Bloomfield Avenue, Unit A, approximately 500 feet south of Allard Street and 1,250 feet north of Imperial Highway. Bloomfield Avenue is classified as a Major Arterial within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing) and the property also has a General Plan Land Use designation of Industrial. The properties to the north and south are also zoned M-2 (Heavy Manufacturing) with a General Plan Land Use designation of Industrial. The Metropolitan State Hospital (in the City of Norwalk) is located west of the site, and the BNSF railroad runs along the east property line. The properties east of the railroad are zoned M-2 (Heavy Manufacturing) with a General Plan Land Use designation of Industrial.

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 (Existing Facilities). 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. S Browne Supply has occupied the subject property since October 2014 and does not plan to expand the footprint of their business in conjunction with this permit. S Browne Supply will continue to occupy 1,320 sq. ft. within Unit A at 12150 Bloomfield Avenue.

Consequently, staff finds that no further environmental documents are required for CEQA purposes. If the Planning Commission agrees, Staff intends to file a Notice of Exemption (NOE) with the County Clerk within five (5) days following the Planning Commission action.

LEGAL NOTICE OF PUBLIC HEARING

The Conditional Use Permit (CUP) was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the CUP was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 27, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the

City Library and the City's Town Center on April 27, 2017, and published in a newspaper of general circulation (Whittier Daily News) on April 27, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

COMMISSION'S CONSIDERATIONS

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

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

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit. The reasons for the findings are as follows:

1. That the proposed use will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:

- S Browne Supply specializes in outfitting law enforcement and first responder personnel. Their business attracts law enforcement personnel from around the region, which helps provide a greater law enforcement presence to the city.
- S Browne Supply is not open to the public, as it is only accessible to law enforcement and first responder personnel after they've provided proper identification. Only authorized personnel will be able to view firearms and ammunition for sale.
- S Browne Supply strives to create a secure and discrete shopping environment for their customers. The business is located in an industrial area with little foot traffic and their unit has minimal signage to avoid attracting unwanted attention. Two conditions of approval will prohibit the applicant from displaying firearms or ammunition or advertising the sale of firearms or ammunition in areas that are visible from outside the store. These steps will ensure the sale of firearms and ammunition is handled in a discrete manner.
- A condition of approval requires all firearms and ammunition to be stored in a locked fireproof safe or vault after hours, which shall be kept in an area of the store not accessible to patrons.

- In addition to approval of a Conditional Use Permit from the City of Santa Fe Springs, several State and Federal agency approvals are required prior to beginning the sale of firearms. These agencies will inspect the business on a regular basis to ensure it is operating in compliance with all State and Federal laws pertaining to firearms sales. The City will also monitor the use via the CUP.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed 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 use has been designed to preserve the general appearance and welfare of the community for the following reasons:

The subject property is improved with an existing 40,626 sq. ft. multi-tenant industrial building on a 3.05-acre parcel. The proposed use will occur inside the applicant's existing 1,320 sq. ft. unit and no exterior modifications are proposed. Therefore, the project will have no aesthetic impact on the surrounding properties.

STAFF CONSIDERATIONS

For the reasons stated within the report, staff finds that if the proposed retail sale of firearms and ammunition 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. Therefore, staff recommends approval of the applicant's request for CUP Case No. 778, subject to a compliance review in one year to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in §155.710 through §155.724, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of the Zoning Code. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such 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 land and structures within the development.

CONDITIONS OF APPROVAL**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)****(Contact: Richard Kallman 562.906.3810)**

1. The Applicant shall not individually store or use materials used in the manufacture of ammunition such as smokeless propellants, black powder, or primers and that only the storage of finished small arms ammunition is allowed.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)**(Contact: Tom Hall 562.906.3815)**

2. 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.

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.868.0511 x3319)**

3. The Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.
4. The Applicant shall submit and obtain approval of a proposed lighting (photometric) 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 plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
5. 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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued.

6. 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.
7. The Applicant shall comply with Section 155.648(B)(1) of the Santa Fe Springs Zoning Code in reference to establishing and submitting a security and safety plan. While Section 155.648(B)(1) requires the submittal of the security and safety plan prior to the Applicant's occupancy of the location, and because the Applicant has already taken occupancy, the said plan shall be submitted to the Department of Police Services no later than thirty (30) days from the approval of this Permit by the Planning Commission.
8. The Applicant shall fully comply with Chapter 110 of the Santa Fe Springs Municipal Code as it pertains to Secondhand Dealers.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

9. 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.
10. 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: Laurel Reimer 562.868.0511 x7354)

11. The sale of firearms shall be in compliance with Section 155.243 (N) of the Zoning Code, which limits the retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:
 - a. Active and retired sworn law enforcement personnel.
 - b. Law enforcement agencies.
 - c. Fire Fighters, Volunteer Fire Fighters, and Paramedics.
 - d. Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.

- e. Corrections Officers, including Parole and Probation Officers.
 - f. Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
 - g. Security companies with a valid certification by the California Bureau of Security & Investigative Services.
 - h. Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
 - i. Law Enforcement Academy Cadets with enrollment documentation from the Academy.
12. The storage of firearms and ammunition shall be in compliance with Section 155.648(B)(4) of the Zoning Code, which states:
The storage of explosives, firearms or ammunition shall comply with the following additional Building and Fire Code requirements.
- a. *Ammunition.*
 - 1. *Storage of ammunition.*
 - a. Amounts not exceeding 500 pounds may be stored in a safe and secured location.
 - b. Amounts in excess of 500 pounds shall be stored in a location and in a manner approved by the City's Fire Chief.
 - c. Not more than 1,000 pounds may be stored in a basement equipped with automatic sprinklers.
 - d. Over 5,000 pounds shall be stored in a room of one hour fire resistive construction. Door openings thereon shall be protected by one hour fire assemblies. Such rooms shall be equipped with an automatic sprinkler system.
 - 2. *Separation.* Ammunition shall be separated from flammable liquids, flammable solids, and oxidizing materials by one hour fire resistive separation or by a distance of not less than 25 feet.
 - 3. *Approval.* Ammunition shall not be stored with Class A or Class B explosives unless the storage facility is approved by the City's Fire Chief.
 - b. *Fire protection.* Portable fire extinguishers shall be provided as required by §10.301 of the Uniform Fire Code wherever fireworks, smokeless powder, small arms ammunition or small arms primers are stored, manufactured, or handled.
13. The sale of firearms or ammunition shall be conducted only inside 12150 Bloomfield Avenue, Unit A. Firearm and ammunition sales shall be an ancillary portion of the overall business.
14. The applicant shall become a California Licensed Firearms Dealer prior to initiating the sale of firearms or ammunition. The applicant shall provide the

- City with proof upon becoming a California Licensed Firearms Dealer. Said certification shall be maintained in good standing at all times.
15. The applicant shall employ at least one Department of Justice (DOJ) Certified Instructor at all times for the purposes of performing safe handling demonstrations of firearms being purchased or acquired. The applicant shall provide the City with a copy of DOJ Certified Instructor certification. Said certification shall be maintained in good standing at all times.
 16. All required State and Federal permits allowing the sale of firearms shall be maintained at all times. Proof of valid permits shall be submitted to the City on an annual basis.
 17. At any time the applicant is not open for business, the applicant shall store all firearms and ammunition in a locked fireproof safe or vault. Stored firearms and ammunition shall be kept in an area of the store not accessible to patrons.
 18. Firearms and ammunition displays shall be located inside the store so as to not be visible from outside the store.
 19. No firearm, or imitation thereof, or placard advertising the sale or other transfer thereof, shall be readily seen from outside the store.
 20. No live firing of firearms shall be permitted on the subject premises at any time.
 21. Applicant understands and accepts that this Permit is solely for a land use entitlement to allow the retail sale of firearms and/or ammunition in conformance with Sections 155.243 and 155.648 of the Zoning Code. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the sale of firearms and/or ammunition.
 22. The applicant, S Browne Supply, 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 Conditional Use Permit Case No. 778, 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.
 23. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or

general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director of Planning may refer Conditional Use Permit Case No. 778 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.

24. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
25. A copy of herein-listed conditions of approval shall be maintained on the subject premise at all times.
26. Conditional Use Permit Case No. 778 shall be subject to a compliance review in one (1) year, on or before May 8, 2018, to ensure the firearms and ammunition sale use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.

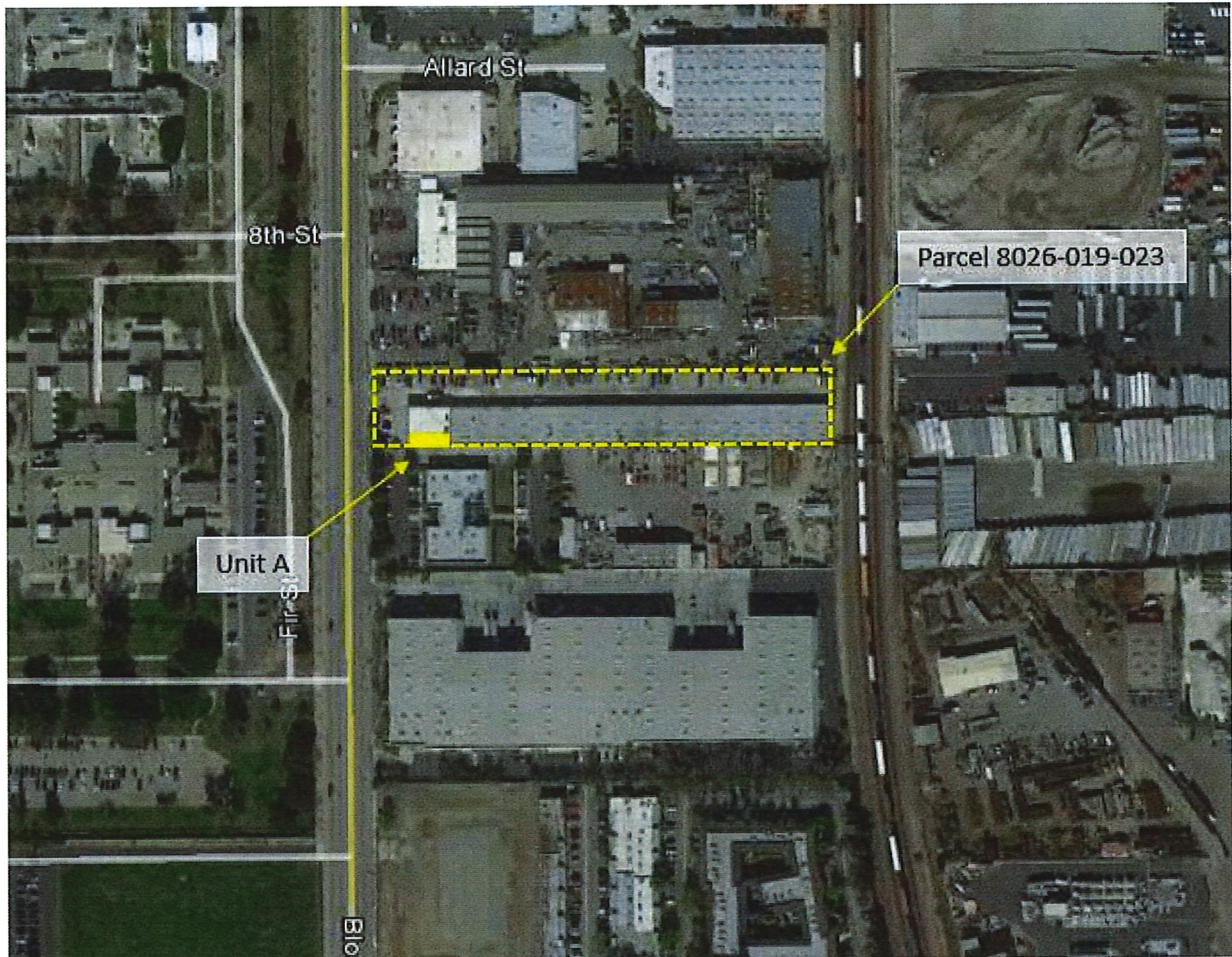

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Floor Plan
3. CUP Application
4. Initial Study

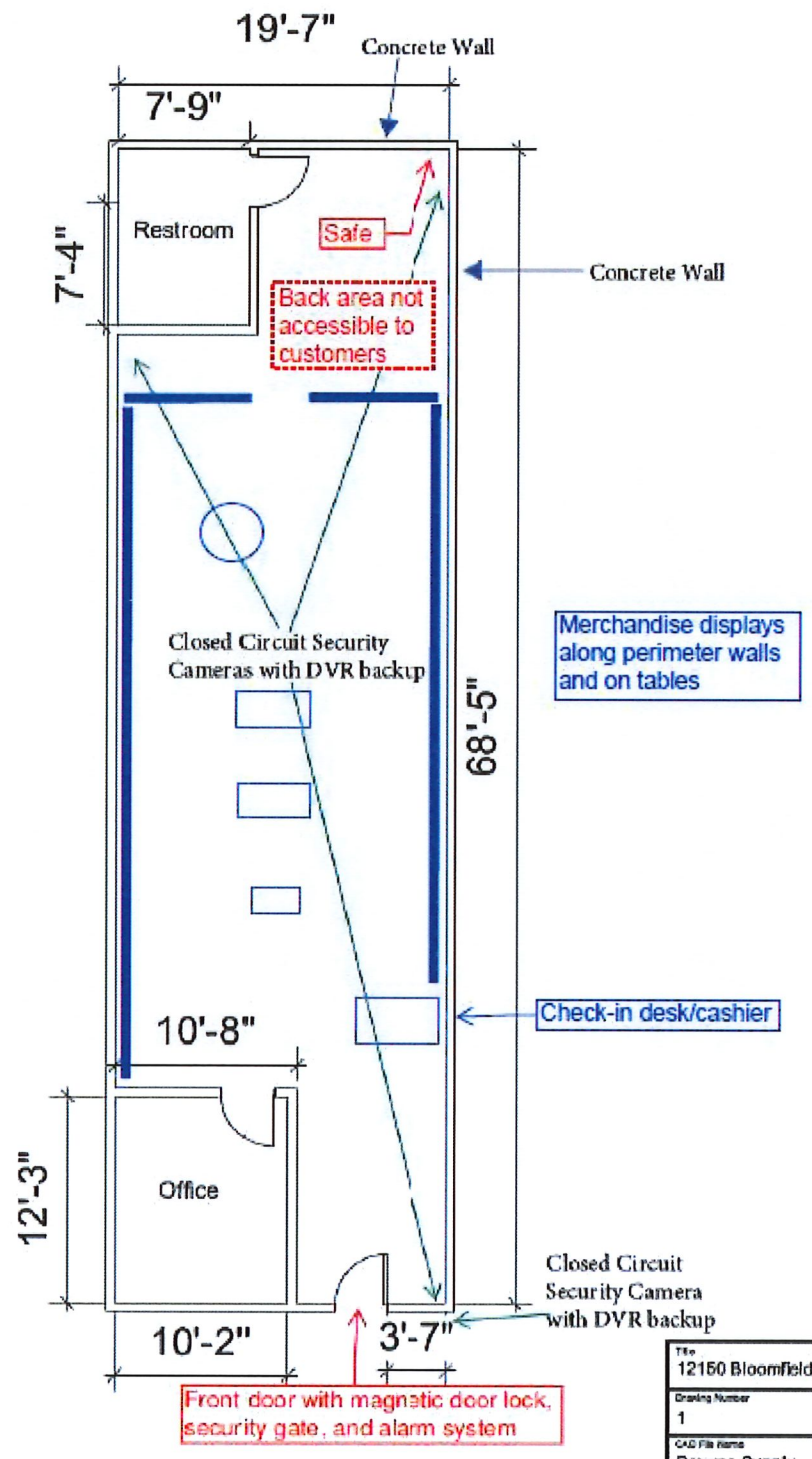
Attachment 1 – Aerial Photograph

CONDITIONAL USE PERMIT CASE NO. 778



**S BROWNE SUPPLY
12150 Bloomfield Ave, Unit A**

Attachment 2 – Floor Plan



Attachment 3 - CUP Application



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): 12150 Bloomfield Ave, Unit A, 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) Unit A of Parcel Map As Per BK 60 PG 86 Of P M Lot 1

Record Owner of the property: Melinda Herzfeld

Name: Melinda Herzfeld Phone No: 949-283-6388

Mailing Address: 24592 Christina Ct, Laguna Hills, CA 92653 Date of Purchase: 3/24/2000

Fax No: N/A E-mail: melinda@pom-partners.com

Is this application being filed by the Record Owner? No

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

Representative authorized by the Record Owner to file this application:

Name: Paula Jean Eagleman Phone No: 562-863-1700

Mailing Address: 12150 Bloomfield Ave, Unit A, Santa Fe Springs, CA 90670

Fax No: 562-286-8005 E-mail: peagleman@sbrownesupply.com

Describe any easements, covenants or deed restrictions controlling the use of the property: None known

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): To allow the retail sale of firearms and ammunition to law enforcement and first responders as defined in section 155.243(N) of the City Code.

NOTE

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

Attachment 3 - CUP Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.
As with other establishments of this type, locating in an industrial/manufacturing zone is preferable to a commercial zone. We place a high priority on discretion, which is enhanced by being in an area with little foot traffic and low visibility. Additionally, we have been in our current location for 2 years and have established a customer base there.
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 proposed use will result in an increased law enforcement presence in the City, which will increase safety. Law enforcement officers who come into the city to patronize our store may also patronize other businesses within the city, which is a benefit to those businesses and the City sales tax base.
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 proposed use only changes the types of products sold in a currently existing retail establishment. There will not be any noise, dust, odors, or other undesirable features associated with this application.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
Since the proposed use only alters the nature of retail sales in one unit, there would not be any impact on the ability of adjoining properties to undergo development or redevelopment.
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.
There should not be any burdens or traffic hazards created by the proposed use since there will not be any construction resulting from the use. There could be a benefit to safety along Bloomfield Ave as there will be additional, visible police presence which could encourage safer driving.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
*S Browne Supply
Paulajeon Eagleman & Emmett Cassidy, Owners
12150 Bloomfield Ave, Unit A
Santa Fe Springs, CA 90670*

Attachment 3 - CUP Application (Cont.)**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): MELINDA HERZFELD - POM Partners, LP
 Mailing Address: 24592 CHRISTINA CT, LABURN HILLS, CA 92653
 Phone No: 949-283-6388
 Fax No: _____ E-mail: Melinda@POM-Partners.com
 Signature: Melinda Herzfeld

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, MELINDA HERZFELD, being duly sworn, depose and say that I am the petitioner in this application for a Zoning Text Amendment, and I hereby certify under penalty of law that 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: Melinda Herzfeld
 (If signed by other than the Record Owner, written authorization must be attached to this application)

_____ 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
 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

*SEE ATTACHED
 FOR POTTERY*

FOR DEPARTMENT USE ONLY

CASE NO: _____
 DATE FILED: _____
 FILING FEE: _____
 RECEIPT NO: _____
 APPLICATION COMPLETE? _____

Attachment 3 - CUP Application (Cont.)**ACKNOWLEDGMENT**

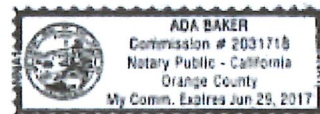
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 7, 2016 before me, Ada Baker, Notary Public, personally appeared Melinda Herzfeld, 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 _____

A handwritten signature in cursive script, appearing to read 'Ada Baker', written over a horizontal line.

(seal)

Attachment 4 – Initial Study



City of Santa Fe Springs

PART 1

INITIAL STUDY

Date Filed: _____ Type of Project: _____
 File No: _____

ENVIRONMENTAL INFORMATION FORM
 (To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: _____

Paulajean Eagleman, 12150 Bloomfield Ave, Unit A, Santa Fe Springs, CA 90670

2. Address of project: 12150 Bloomfield Ave, Unit A, Santa Fe Springs, CA 90670

Assessor's Block and Lot Number: Unit A of Parcel Map As Per BK 60 PG 86 Of P M Lot 1

3. Name, address and telephone number of person to be contacted concerning this project: _____

Paulajean Eagleman, 12150 Bloomfield Ave, Unit A, Santa Fe Springs, CA 90670; 562-863-1700

4. Indicate number of the permit application for the project to which this form pertains: _____

N/A

5. List and describe any other related permits and other public approvals required for this project, including those required by the city, state, and federal agencies: _____

Already acquired: Federal Firearms License, City Business License, State Certificate of Eligibility

Not yet acquired (pending CUP approval): Inclusion on the State of California Centralized List of

Firearms Dealers, High Capacity Magazine Permit

6. Existing zoning district: M-2

7. Proposed use of site (project for which this form is filed): _____

To allow the retail sale of firearms and ammunition to law enforcement and first responders as

defined in section 155.243(N) of the City Code.

Attachment 4 – Initial Study (Cont.)**PROJECT DESCRIPTION**

8. Site Size: 1,320

9. Square footage: 1,320

10. Number of floors of construction: None

11. Amount of off-street parking provided: None

12. Attach plans: Site and floor plan attached

13. Proposed scheduling: Sales to begin as soon as all necessary approvals are obtained

14. Associated project: None

15. Anticipated incremental development: N/A

16. If residential, include the number of unit, schedule of unit sizes, range of sale prices or rents, and type of household size expected. N/A

17. If commercial, indicated number of unit, schedule of unit sizes, range of sale prices or rents, and type of tenants expected: No change to existing commercial building

18. If industrial, indicated type, estimated employment per shift, and loading facilities: _____

N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. _____

N/A

Attachment 4 – Initial Study (Cont.)

20. If the project involves a Variance, Conditional Use Permit, or Zone Change, state this and indicated clearly why the entitlement is required. This project requires a Conditional Use Permit, to allow for the retail sale of firearms and ammunition to law enforcement and first responders as defined in section 155.243(N) of the City Code. This use will allow us to greatly expand our business and become a one-stop source of duty gear for law enforcement and first responders.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--|--------------------------|---|
| 21. Change in existing features of any hills, or substantial alterations of underground contours..... | ☐ | ☒ (x) |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads..... | ☐ | ☒ (x) |
| 23. Change in pattern, scale, or character of general area of project..... | ☐ | ☒ (x) |
| 24. Significant amounts of solid waste or litter..... | ☐ | ☒ (x) |
| 25. Change in dust, ash, smoke, fumes, or odors in vicinity..... | ☐ | ☒ (x) |
| 26. Change in streams, or ground water quality or quantity, or alteration of existing drainage patterns..... | ☐ | ☒ (x) |
| 27. Substantial change in existing noise or vibration levels in the vicinity..... | ☐ | ☒ (x) |
| 28. Site on filled land or on a slope of 10 percent or more..... | ☐ | ☒ (x) |
| 29. Use or disposal of potentially hazardous materials such as toxic substances, flammable, or explosives..... | ☐ | ☒ (x) |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)..... | ☐ | ☒ (x) |
| 31. Substantial increase fossil fuel consumption (electricity, oil, natural gas, etc.)..... | ☐ | ☒ (x) |
| 32. Relationship to a large project or series of projects..... | ☐ | ☒ (x) |

Attachment 4 – Initial Study (Cont.)**ENVIRONMENTAL SETTING**

33. Describe the project sites as it exists before the project, including information on topography, soil, stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid will be accepted. The current site is a commercial/industrial building. There will be no change to the structures or topography of the site.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid will be accepted. The surrounding sites are all commercial or industrial properties, including heavy manufacturing. The proposed use will continue to be in line with the current and surrounding site uses.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 2/26/2017 Signature: _____

Firm Name: S Browne Supply

Address: 12150 Bloomfield Ave, Unit A, Santa Fe Springs, CA 90670

Phone Number: 562-863-1700



PUBLIC HEARING

Amendment to Development Plan Approval Case No. 911 and Environmental Document

A request for approval to amend previously-approved DPA 911, a request to construct a concrete tilt-up building of $\pm 41,197$ sq. ft. and appurtenant improvements on 2.03 acres of a 3.94-acre property at 13210*Telegraph Road. ADPA 911 would, include, but not limited to, increasing the size of the building from $\pm 41,197$ to $\pm 43,293$ sq. ft., (an increase of $\pm 2,096$ sq. ft.), reconfiguring the interior floor space; reconfiguring the shape of the building from "T" shape to "L" shape and accordingly, revising the elevations, landscaping, parking, etc., to match the new configuration of the building. (Overton Moore Properties for Le Chef Bakery)

*NOTE: When DPA 911 was initially approved, it was part of a single address, larger 3.94-acre parcel, which has since been subdivided into two parcels with each parcel now having a distinct address: Parcel 1 with an address of 13210 Telegraph Road and occupied by Aldi Supermarket and Parcel 2, with an address of 10488 Painter Avenue and to be occupied by Le Chef Bakery.

RECOMMENDATION: That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Development Plan Approval Case No. 911, and thereafter continue the public hearing to the Planning Commission meeting of June 12, 2017.

LOCATION/BACKGROUND

The project site originally consisted of 4.05-acre (Gross) and was undeveloped, covered in dirt, sparse grass, and ruderal vegetation. The site was fenced off on the north, west, and east sides by a chain link fence and on the south side by a concrete block wall. Two oil wells existed on the site. A bowling alley sign, reminiscent of the site's previous use, was located in the northern part of the property. The sign was old and dilapidated. Mitigation measures identified in Section 3.5 of the IS/MND called for the sign to be taken off-site to the Valley Relic Museum where it will be preserved.

The 4.05-acre site originally had an address of 13210 Telegraph Road (APN of 8011-013-017), and was once occupied by a 34,000 sq. ft. building that housed a bowling alley called Premier Lanes. The bowling alley was demolished in 2010. The previous zoning on the entire 3.94-acre property was C4, Community Commercial with a General Plan Land Use Designation of industrial. In 2016, Overton Moore Properties, entered into escrow to purchase the 3.94-acre property with the intent of developing two buildings on the site: the first building would be constructed along the Telegraph Road and Painter Avenue street frontages and the second building at the rear of the

site, with frontage only on Painter Avenue. The first building (DPA 910) was a build-to-suit for an 18,557 sq. ft. Aldi supermarket. The second building (DPA 911) was a speculative, concrete tilt-up industrial building of $\pm 41,046$ sq. ft.

The Aldi Supermarket building (DPA 910) has since been constructed and is scheduled to have its grand opening on May 25, 2017. The second building (DPA 911) has yet to be constructed. As mentioned previously, DPA 911 was a speculative building. Sometime after Planning Commission approval of DPA 911, the developer was able to find an end-user (Le Chef Bakery) for the building; however, the design and configuration of the building was not conducive to the operations of Le Chef Bakery. As a result, Overton Moore Properties, on the behalf of Le Chef Bakery, is requesting that the original entitlement (DPA 911), be amended to include, but not limited to, increasing the size of the building from $\pm 41,197$ to $\pm 43,293$ sq. ft., (an increase of ± 522 sq. ft.), reconfiguring the interior floor space; reconfiguring the shape of the building from "T" shaped to "L" shaped, and accordingly revising the elevations, landscaping, parking, etc., to match the new configuration of the building.

Previous action by Planning Commission and City Council:

Tentative Parcel Map Case No. 73846: A request for approval to subdivide the existing one parcel property of 3.94-acres (Net) into two parcels: (Parcel 1 of 1.94 acres (Net) and Parcel 2 of 2.00 acres (Net). The acreage encompassed by Parcel 2 will mimic the 2 acres resulting from Zone Change Case No. 136; and

Zone Change Case No. 136: A request for approval to change the zoning designation on 2.00-acres (Net)) of a 3.94-acre (Net) property, from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by the zone change will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846; and

General Plan Amendment Case No. 26: A request for approval to change the general plan land use on 2.00 acres (Net) of a 3.94-acre property from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by general plan amendment will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846.

Staff is requesting the continuance to the Planning Commission meeting of June 12, 2017, to better understand the new proposal and to provide additional time for the applicant to review the conditions of approval.


Wayne M. Morrell
Director of Planning



PUBLIC HEARING

Development Plan Approval Case No. 924 and Environmental Document

A request for development plan approval to construct a flour silo (height of 28 feet (to eave) and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone (Overton Moore Properties for Le Chef Bakery)

RECOMMENDATION: That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 924, and thereafter continue the public hearing to the Planning Commission meeting of June 12, 2017.

LOCATION/BACKGROUND

The project site originally consisted of 4.05-acre (Gross) and was undeveloped, covered in dirt, sparse grass, and ruderal vegetation. The site was fenced off on the north, west, and east sides by a chain link fence and on the south side by a concrete block wall. Two oil wells existed on the site. A bowling alley sign, reminiscent of the site's previous use, was located in the northern part of the property. The sign was old and dilapidated. Mitigation measures identified in Section 3.5 of the IS/MND called for the sign to be taken off-site to the Valley Relic Museum where it will be preserved.

The 4.05-acre site originally had an address of 13210 Telegraph Road (APN of 8011-013-017), and was once occupied by a 34,000 sq. ft. building that housed a bowling alley called Premier Lanes. The bowling alley was demolished in 2010. The previous zoning on the entire 3.94-acre property was C4, Community Commercial with a General Plan Land Use Designation of industrial. In 2016, Overton Moore Properties, entered into escrow to purchase the 3.94-acre property with the intent of developing two buildings on the site: the first building would be constructed along the Telegraph Road and Painter Avenue street frontages and the second building at the rear of the site, with frontage only on Painter Avenue. The first building (DPA 910) was a build-to-suit for an 18,557 sq. ft. Aldi supermarket. The second building (DPA 911) was a speculative, concrete tilt-up industrial building of ±41,046 sq. ft.

The Aldi Supermarket building (DPA 910) has since been constructed and is scheduled to have its grand opening on May 25, 2017. The second building (DPA 911) has yet to be constructed. As mentioned previously, DPA 911 was a speculative building. Sometime after Planning Commission approval of DPA 911, the developer was able to find an end-user (Le Chef Bakery) for the building; however, the design and configuration of the building was not conducive to the operations of Le Chef Bakery. As a result, Overton Moore Properties, on the behalf of Le Chef Bakery, is requesting that the original entitlement (DPA 911), be amended (ADPA 911) to

include, but not limited to, increasing the size of the building from $\pm 41,197$ to $\pm 43,293$ sq. ft., (an increase of ± 522 sq. ft.), reconfiguring the interior floor space; reconfiguring the shape of the building from "T" shaped to "L" shaped, and accordingly revising the elevations, landscaping, parking, etc., to match the new configuration of the building.

A flour silo is essential to the operation of Le Chef Bakery. Pursuant to Section 155.742 of the City's Zoning Regulations, Development Plan Approval (DPA) is required prior to the installation of a metal storage tank to ensure consideration is given regarding proper siting and design necessary to conceal the storage tank from view from public right-of-way(s). As a result, Overton Moore is development plan approval (DPA 924) to construct the metal flour silo (height of 28 feet (to eave) and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue. Concurrent with DPA 924 is ADPA 911.

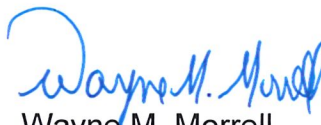
Previous action by Planning Commission and City Council:

Tentative Parcel Map Case No. 73846: A request for approval to subdivide the existing one parcel property of 3.94-acres (Net) into two parcels: (Parcel 1 of 1.94 acres (Net) and Parcel 2 of 2.00 acres (Net)). The acreage encompassed by Parcel 2 will mimic the 2 acres resulting from Zone Change Case No. 136; and

Zone Change Case No. 136: A request for approval to change the zoning designation on 2.00-acres (Net)) of a 3.94-acre (Net) property, from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by the zone change will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846; and

General Plan Amendment Case No. 26: A request for approval to change the general plan land use on 2.00 acres (Net) of a 3.94-acre property from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by general plan amendment will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846.

Staff has already requested a continuance of ADPA 911 and DPA 924 is related to ADA 911. Moreover, the applicant has requested that both items be heard at the same Planning Commission meeting; therefore, Staff is requesting that DPA 924 be also continued to the Planning Commission meeting of June 12, 2017


Wayne M. Morrell
Director of Planning



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 8

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 8 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving JR Liquor Store located at 13418 Imperial Highway in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Mr. Janak Joshi, Owner)

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 May 8, 2022, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The subject liquor store has existed at its current location before the City incorporated. Since its opening, the liquor store business has gone through several ownership changes. The present owner and applicant, Mr. Janak Joshi, purchased the store in 2000 and has operated it ever since.

During the last transfer of the business, and in compliance with Section 155.628 of the City Zoning Code, the Applicant requested and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 8 to allow the sale of alcoholic beverages for off-site consumption.

This matter is before the Planning Commission because the initial approval required a review of this matter to determine if the business, along with the beverage use, is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Records indicate that the liquor store has not had any calls for service as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit.

After conducting said inspection, Staff found that the establishment has not had a negative impact on the any of the neighboring uses. Furthermore, the use is currently being maintained and operated in full compliance with all of the City's Zoning Regulations, and with the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to a Type 21 License (Off-Sale General).

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than May 8, 2022.

CONDITIONS OF APPROVAL

Staff did not see a reason to modify or add any conditions to the existing list of conditions; Condition No. 22 has been modified to reflect the new compliance date.

1. That "Customer Parking Only, Unauthorized Vehicles will be Towed Away" signs shall continue to be maintained along the on-site parking area.
2. That the Applicant shall continue to comply with the Zoning Regulations in respect to not exceeding 25% coverage of the window area of the premises.
3. That the Applicant shall continue to provide and maintain adequate on-site parking as required by Zoning Regulations.
5. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
6. That the Type 21 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
7. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
8. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.

9. That the Applicant and/or his employees shall not allow any person who is obviously 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.
10. 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.
11. That the Applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
12. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
13. That the Applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.
14. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
15. 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, approved by the Department of Police Services, prohibiting loitering.
18. That the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel, and code enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
19. That vending machines, water machines, soda machines and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.
20. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
21. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or

licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

22. ***That this Permit shall be subject to a compliance review in five years, no later than May 8, 2022, 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.***
23. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
24. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
25. 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. Aerial Photograph

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 8
JR Liquor Store
13418 Imperial Hwy.



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 16

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 16 to allow the continued operation and maintenance of an alcohol beverage sales use for on-site consumption involving La Rubia Restaurant located at 14060 Gannet St. in the M2, Heavy Manufacturing Zone. (Nancy Olvera, Owner)

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 May 8, 2022, 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 City Council initially approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 16 at their respective meetings of July 24 and 27, 2006.

In 2012 Ms. Nancy Olvera took ownership of El Unico Restaurant and changed the name to La Rubia Restaurant. Accordingly, the Department of Alcoholic Beverage Control (ABC) transferred the Type 41 ABC license to Ms. Olvera. The restaurant still provides a full service, sit down dining experience including a full food menu, and the sale of bottled beer for on-site consumption.

This matter is before the Planning Commission because the initial approval required a review of this matter to determine if the business, along with the beverage use, is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Records indicated that the restaurant has not had any calls for service as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit.

After conducting said inspection, Staff found that the establishment has not had a negative impact on any of the neighboring uses. Moreover, the restaurant has been successful because there are no other eating establishments in the area and within walking distance.

The restaurant use, along with the alcohol sales activity, is currently being maintained and operated in full compliance with all of the City's Zoning Regulations, and with the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to the issued Type 41 License (On-Sale Beer and Wine – Eating Place).

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than May 8, 2022.

CONDITIONS OF APPROVAL

Staff did not see a reason to modify or add any conditions to the existing list of conditions; Condition No. 17 has been modified to reflect the new compliance date.

1. That the sales, service and consumption of alcoholic beverages shall be permitted only between the business hours of 9:00 a.m. to 10:00 p.m., each day of the week or as permitted by the Alcohol Beverage Control.
2. That the Type 41 Alcoholic Beverage Control license allowing onsite consumption of beer and wine in connection with a bonafide eating establishment shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
3. That the 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.
4. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
5. That the Applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.

6. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
7. That it shall be the responsibility of the owner and/or his employees to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
8. 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.
9. That a maximum occupancy placard shall be maintained posted over each doorway. This occupancy limitation shall not be violated at anytime.
10. 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.
11. That there shall be no live entertainment, amplified music or dancing permitted on the premises at any time.
12. That there shall be no pool tables or coin-operated games maintained upon the premises at any time.
13. That there shall be no bar or lounge area upon the licensed premises maintained for the primary purpose of alcohol sales or consumption of alcoholic beverages directly to patrons for consumption.
14. That in the event the owner(s) 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 not less than 60 (sixty) days prior to signing of the agreement to sell, lease or sublease.
15. That a copy of these conditions 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.
16. That failure to comply with the foregoing conditions of approval shall be cause for procedures to suspend and/or revoke this permit.

17. ***That this Permit shall be subject to a compliance review in five years, no later than May 8, 2022, 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.***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Fire Code, Uniform Building Code, and the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to 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.

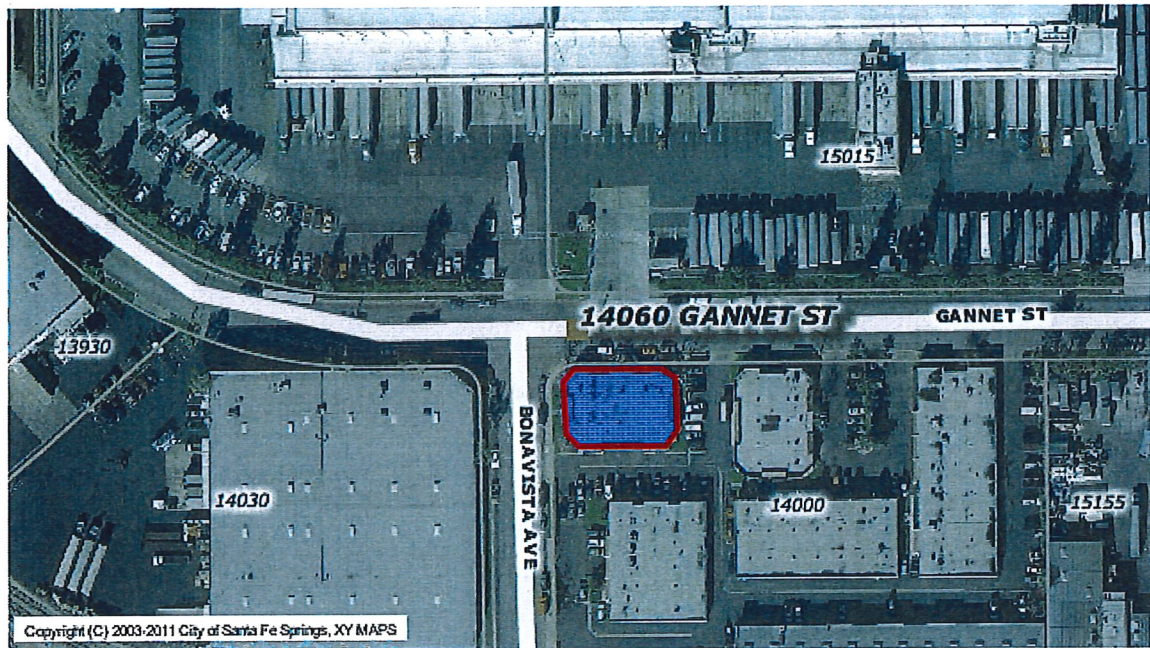


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

LOCATION MAP



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 16
La Rubia Restaurant
14060 Gannet St.



CONSENT ITEM

Conditional Use Permit Case No. 771-2

A request for a time extension to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company).

RECOMMENDATION: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 771, 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.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 771 (until May 8, 2018), subject to the conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is located on the west side of Cornet, between Alondra Boulevard and Molette Street at 15605 Cornet Street (APN: 7005-003-061), in the M-2 (Heavy Manufacturing) Zone. The property measures approximately 99,563 sq. ft. (2.29-acres) and is currently developed with an approximately 21,250 sq. ft. industrial building. The applicant, Lakin Tire Company, recently purchased the property with the intent to establish, operate and maintain a tire recycling facility and open storage of trailers on the subject site.

On April 11, 2016, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 771 to allow the applicant, Lakin Tire Company, to establish operate and maintain a tire recycling facility. In accordance with Section 155.721 of the City's Zoning Regulations (see Code Section below), 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.

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.

Since the applicant is still completing various tenant improvements to the building in preparation of the tire recycling use, the applicant has requested that a further extension of the original CUP be granted.

Items that are still outstanding are as follows:

1. The fencing and gates around the subject property are still under construction including the required slat screening and vines.
2. The paving at the front portion of the parking areas and driveway apron approaches to the rear of the building still need to be constructed.
3. The parking fire lanes and accessible path of travel stripping need to be painted.
4. The front of the building needs to be painted.
5. The landscape and irrigation needs to be installed.
6. The fire suppression system needs final review by the fire inspector.

STAFF CONSIDERATIONS

The Commission should note that plans have been plan checked and the building permits have been issued by the City. Staff believes the applicant has diligently worked to keep this project moving forward. Staff is confident that the project will continue to move forward and all remaining items will be completed in the upcoming year. Staff, therefore, is recommending that the subject CUP be extended for an additional year, until March 8, 2018. At which time, staff will conduct a compliance review of the tire recycling facility.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 x7545)

1. 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.

2. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Offsite improvements such as new drive approaches to be approved per separate City Public Works permit. Concrete drive approaches to be built per City Standard (R-6.4).
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The applicant/ will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511 x3319)

4. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel.
5. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 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) days from the date of approval by the Planning Commission.
6. 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 sixty

(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.

7. 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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
8. 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.
9. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
10. That the Applicant and/or his employees shall not allow trucks to back in from the street, block traffic, load or unload from the street or queue trucks on the street at any time.
11. That the Applicant shall remove the unpermitted flag pole from the front yard setback, and obtain approval for the relocation and re-installation should the Applicant desire to maintain the flag pole on the site.
12. That within thirty (30) days of the approval of this Permit by the Planning Commission, the Applicant shall submit an application for a Recyclable Materials Dealer to the Department of Police Services.

13. That the Applicant and his employees shall comply with Chapter 119 of the Santa Fe Springs Municipal Code at all times.
14. That the Applicant shall not park and/or store inoperable trucks, dismantled trucks, or wrecked trucks on site.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

15. Provide minimum 26 feet fire access lane around the building and maintain at all times.
16. Submit plans for interior storage of rubber tires prior to stocking material within the building.
17. Provide adequate fire protection for the storage of rubber inside the building.
18. Service existing sprinkler system, correct any deficiencies, and provide 5 year certification of the system.
19. Provide central station fire alarm monitoring.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

20. 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.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

21. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.
22. That the applicant shall not knowingly transport loads containing more than 10% residue.

23. 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.
24. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

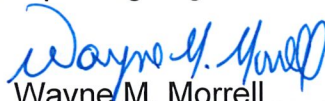
PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7359)

25. That this approval shall allow the applicant, Lakin Tire Company, to establish, operate, and maintain a tire recycling facility and open storage of trailers on the subject site located at 15605 Cornet Street.
26. That approval of the subject Conditional Use Permit (CUP 771) is still contingent upon approval of a Modification Permit (MOD 1264) to allow the applicant to install and maintain a 14' high fence within the front setback area along Cornet Street and also to provide and maintain a total of 19 of 42 required parking stalls.
27. That the privileges granted under Modification Permit Case No. 1264 are for the sole use by Lakin Tire Company. Should Lakin Tire Company transfer, sell, or vacate the premises, the applicant understands that the truck yard area shall be re-stripped to provide a minimum of 42 parking stalls as required by the City Zoning Regulations. Additionally, the 14' high fence shall be removed or otherwise setback a minimum of 20' as required by the City Zoning Regulations.
28. That the Mitigation Monitoring and Reporting Program (MMRP), which was prepared for the proposed project and an essentially component of the Initial Study and Mitigated Negative Declaration (IS/MND), shall be made part of the conditions of approval for Conditional Use Permit Case No. 771 and Modification Permit Case No. 1264. Both the IS/MND and MMRP are listed as an attachment to this staff report.
29. That subject recycling facility operations shall be limited to the following hours of operation: Monday through Friday from 5:30am and 12:00pm. Saturday and Sunday – Closed; on several occasions throughout the year, the facility may open on a Saturday to accommodate seasonal fluctuations in volume.
30. That the applicant understands that there shall be a total maximum of 16 employees per shift (at peak period) working at the subject recycling facility.

31. That subject recycling facility operations shall be limited to a daily volume of 24,000 tires (12,000 tires inbound and 12,000 tires outbound).
32. That all parking areas shall be re-striped in accordance with the proposed site plan (sheet B – SITE PLAN), as submitted by the applicant and on file with this case.
33. That all areas of the existing parking and driveway areas presently in a state of disrepair shall be repaired and resurfaced with appropriate surface material.
34. That all recycling activities (i.e. receiving, sorting, and shipping), except the transferring of tires into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building.
35. That the subject property and areas immediately adjacent to the property be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner.
36. That the applicant shall ensure the trash bins are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times.
37. That the subject recycling operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
38. That the subject tire recycling activities shall not involve any material grinding or otherwise manufacturing on the subject site. Additionally, activities shall not involve any melting or odorous processes.
39. That all vehicles associated with the business 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.
40. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Cornet Street, use said streets as staging, or to back up onto the street from the subject property.
41. That the site shall otherwise be substantially in accordance with the site plan and floor plan submitted by the applicant and on file with the case.

42. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said plans shall detail any upgrades to existing landscape area as well as all new landscape areas.
43. That the landscaped areas shall all 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).*
44. That upon completion of the new landscaping and landscape upgrade, all landscaped areas thereafter 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.
45. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 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.
46. That the applicant shall not accept materials from the general public, individuals or peddlers.
47. That the applicant shall obtain all the necessary Building Permits and approvals from the Building, Planning, Engineering and Fire Department.
48. That prior to occupancy of the building, 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).
49. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities.

50. 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.
51. That Conditional Use Permit Case No. 771 shall be subject to a compliance review in one (1) year, no later than **May 8, 2018**, to ensure the subject recycling use is still operating in strict compliance with the conditions of approval as stated in the staff report.
52. That the applicant, Lakin Tire Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit (CUP Case No. 771) or Modification Permit (MOD Case No. 1264), 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.
53. 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 conditional 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 subject conditional use permit.
54. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse


Wayne M. Morrell
Director of Planning

Attachments:

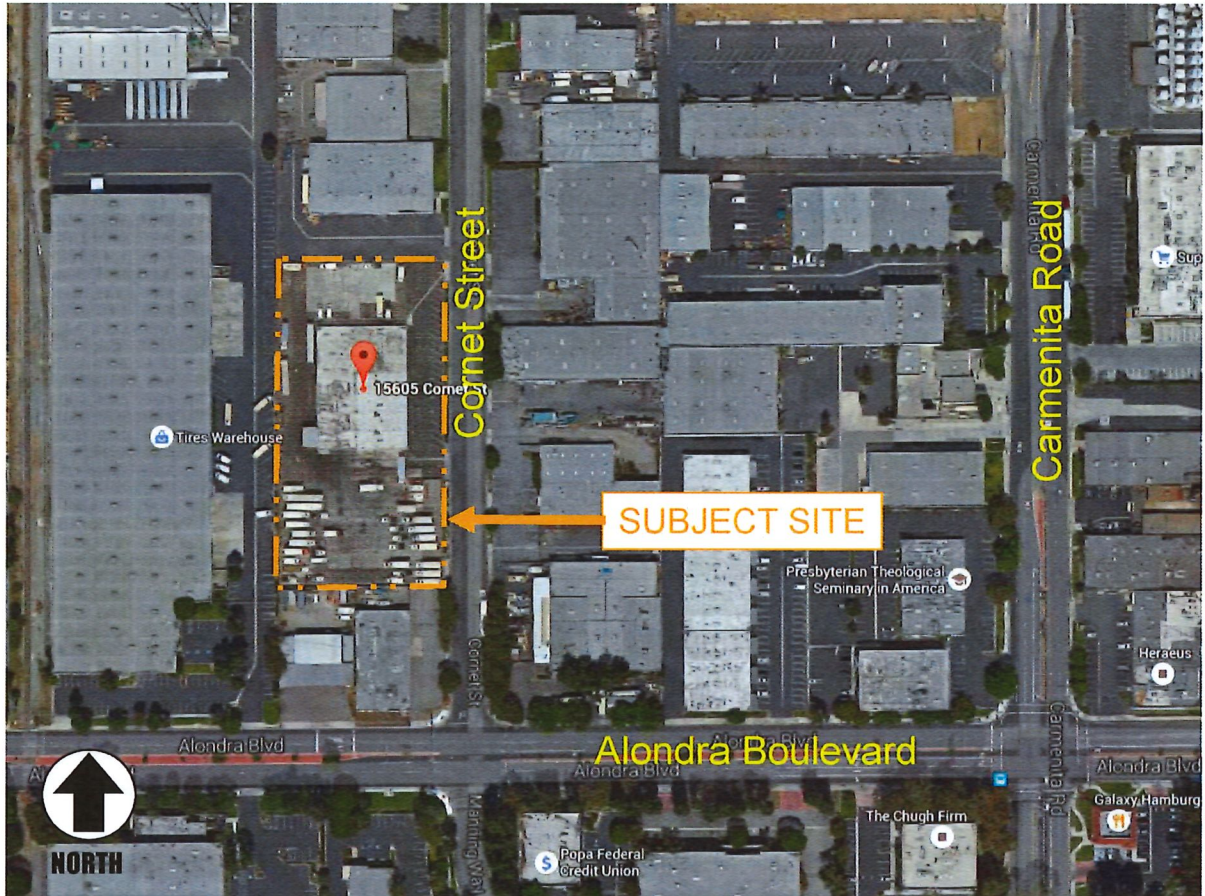
1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. Elevations
5. CUP Extension Request

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Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 15605 Cornet Street

PROJECT:

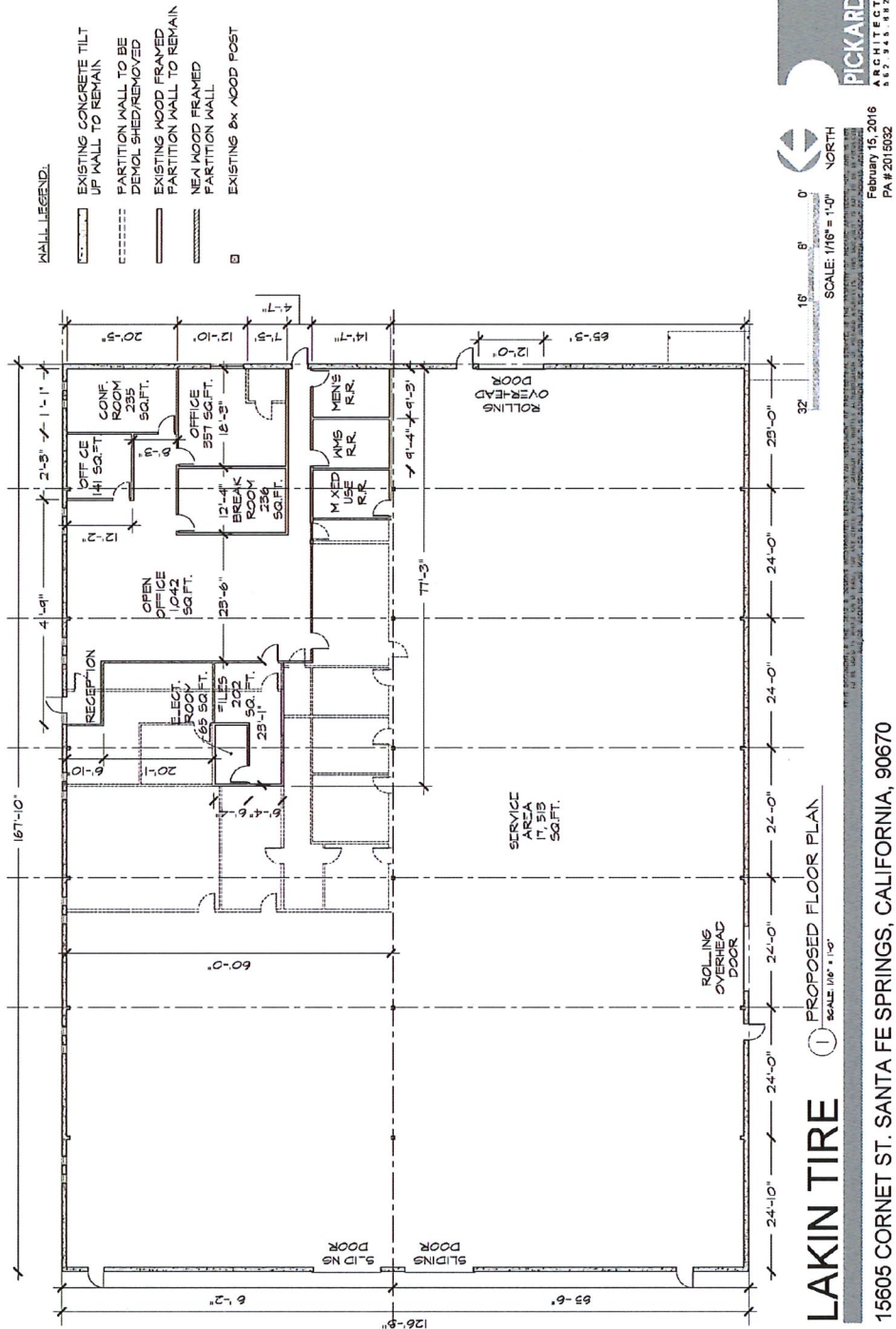
Conditional Use Permit (CUP) Case No. 771
& Modification Permit (MOD) Case No. 1264

APPLICANT:

Lakin Tire Company

Floor Plan

C - FLOOR PLAN



Elevations

