



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

August 13, 2018

6:00 p.m.

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

**Ralph Aranda, Chairperson
John Mora, Vice Chairperson
Ken Arnold, Commissioner
Gabriel Jimenez, 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. PUBLIC HEARING (continued from July 9, 2018 PC meeting)

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request to allow a 44.67-acre site consisting of seven parcels to be subdivided into five parcels and developed with:

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel;

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel;

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel;

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel;

The remaining 26.77-acre parcel will be reserved for oil extraction operations. The project site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Breitburn Operating L.P.)

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15311 (Class 11)

Conditional Use Permit (CUP) Case No. 791

A request to allow various signage, including one wall signs, one canopy sign, one address numbering, one door vinyl, and one monument sign, on property located at 13461 Rosecrans Avenue, within the BP, Buffer Parking, Zone.

(Image National Signs on behalf of Simply Self Storage)

7. 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

Entertainment Conditional Use Permit Case No. 11

Compliance review and report of Entertainment Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Swap

Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 60

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Mr. Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Mr. Sushi)

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 66

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 66 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

E. CONSENT ITEM

Conditional Use Permit Case No. 453-7

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

F. CONSENT ITEM

Conditional Use Permit Case No. 655-3

Request for approval to allow the continued operation and maintenance of an open storage yard for trucks and truck trailers on property located at 11642 Pike Street, in the M-2, Heavy Manufacturing Zone. (Jess Diaz Trucking)

G. CONSENT ITEM

Conditional Use Permit Case No. 687-1

A request for a Conditional Use Permit to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within two (2) existing 6,408 square feet units (unit 2 and 4); at 11947 Florence Avenue

(APN: 8009-025-057), within the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zone.
(Spirit Gymnastics)

H. CONSENT ITEM

Conditional Use Permit Case No. 751-3

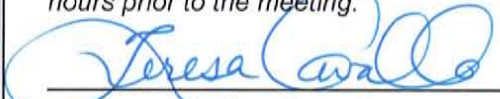
A request for a time extension of Conditional Use Permit (CUP) Case No. 751 relating to the operation and maintenance of a digital billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (previous APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.)

8. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

9. 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.


Commission Secretary

August 9, 2018
Date



City of Santa Fe Springs

Planning Commission Meeting

August 13, 2018

PUBLIC HEARING (continued from July 9, 2018 PC meeting)

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request to allow a 44.67-acre site consisting of seven parcels to be subdivided into five parcels and developed with:

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel;

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel;

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel;

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel;

The remaining 26.77-acre parcel will be reserved for oil extraction operations. The project site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Breitburn Operating L.P.)

RECOMMENDATION

That the Planning Commission take the following action:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, and after receiving all public comments, continue this matter to the Planning Commission meeting of September 10, 2018.

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. Legal notice of the Public Hearing was sent by first class mail on June 27, 2018 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. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on June 27, 2018, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Tentative Parcel Map No. 78232, Development Plan Approval Case Nos. 930, 931, 932 and 933, and related environmental documents was continued from the July 9, 2018 Planning Commission meeting to provide the applicant with additional time to review and confirm the conditions of approval. Staff is recommending a second continuance of the project to the next available Planning Commission meeting on September 10, 2018. While concerns with the conditions of approval have been resolved, the applicant

has a new attorney on staff who is based in Houston, Texas. The new attorney has requested additional time to review the project as a whole before it goes to the Planning Commission for approval.

Since this case was set for public hearing, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments, then take action to continue the project to the next meeting date.



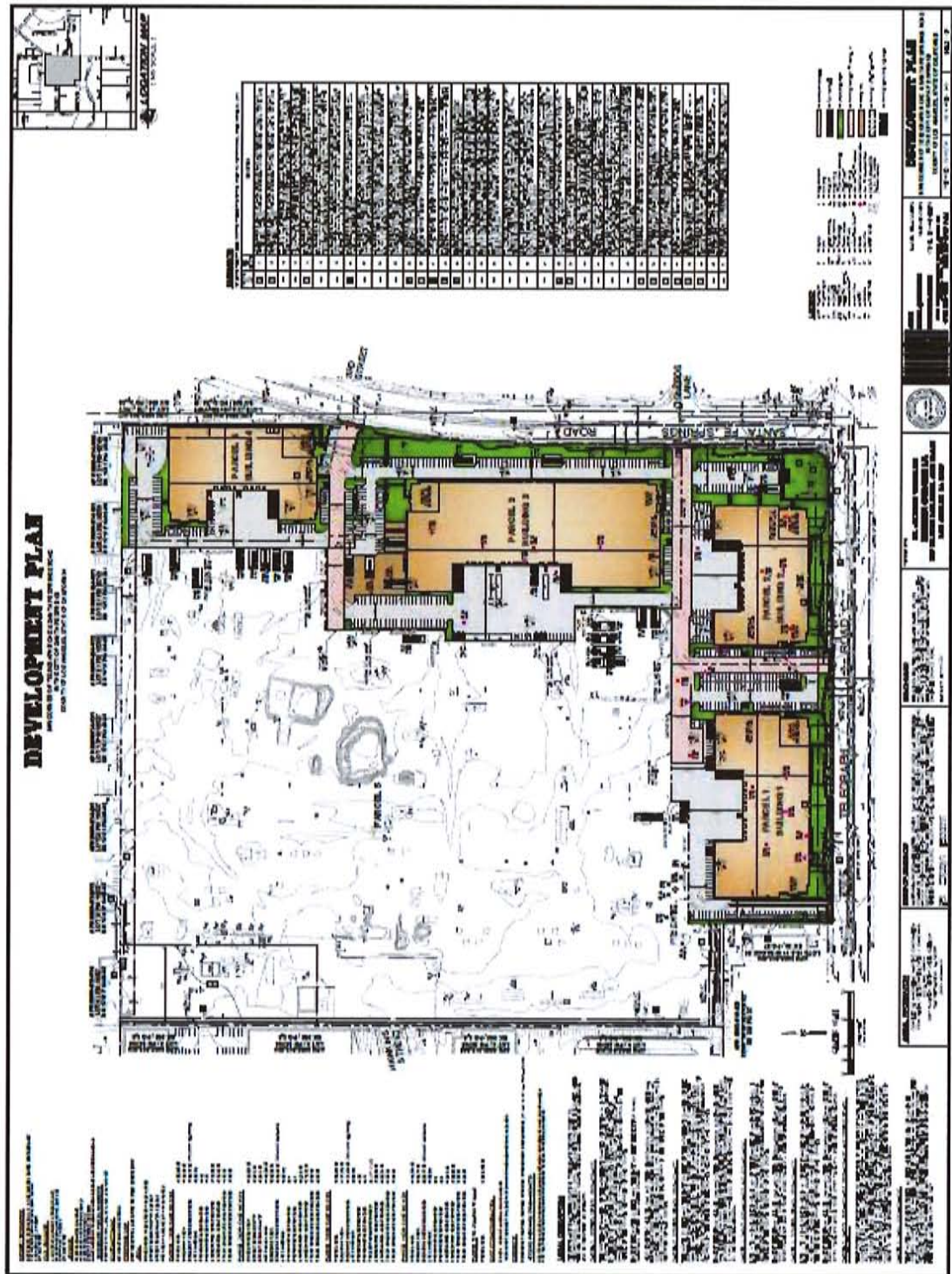
Wayne M. Morrell
Director of Planning

Attachments:

1. Tentative Parcel Map
2. Overall Site Plan

[illegible]

Attachment 2 – Overall Site Plan





PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15311 (Class 11)

Conditional Use Permit (CUP) Case No. 791

A request to allow various signage, including one wall signs, one canopy sign, one address numbering, one door vinyl, and one monument sign, on property located at 13461 Rosecrans Avenue, within the BP, Buffer Parking, Zone.

(Image National Signs on behalf of Simply Self Storage)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 791 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; 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 the applicant's proposed project meets the criteria for "Accessory Structures" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15311-Class 11 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Conditional Use Permit Case No. 791, subject to the conditions of approval as contained with Resolution No. 86-2018; and
- Adopt Resolution No. 86-2018, which incorporates the Planning Commission's findings and actions regarding this matter

LOCATION / BACKGROUND

The subject property, located at 13461 Rosecrans Avenue, was formerly comprised of four (4) parcels (APN's: 8059-003-019, 020, 021 and 022), measuring 89,000 sq. ft. (2.04 acres), and located at the north side of Rosecrans Avenue. Those four (4) parcels were consolidated to one (1) parcel via Tentative Parcel Map No. 78229 on November 13, 2017, but has yet to receive a new APN. The site is zoned M-1-BP (Light Manufacturing – Buffer Parking) and is currently developed with three office buildings and a five-bay parking garage, but will soon be demolished to construct a new 145,032 sq. ft. mini-warehouse facility along with a new 1,344 sq. ft. office building, per Development Plan Approval Case No. 927 and Conditional Use Permit Case No. 782. Industrial uses are generally located to the north, east, south, and west of the property.

The applicant, Image National Signs, is proposing to install signage on the subject property, including two wall signs, one address numbering, one door vinyl, and one monument sign. Per Section 155.312 (A) of the City's Zoning Regulations, and because the signs are proposed within the BP portion of the site, a Conditional Use Permit (CUP) is required before commencement of such installation. As a result, Image National Signs has filed an application for said permit as required by the Zoning Regulations.

PROJECT DESCRIPTION

As stated previously, the applicant is requesting approval of Conditional Use Permit (CUP) Case No. 791: to allow various signage, including one wall sign, one canopy sign, one address numbering, one door vinyl, and one monument sign, on the subject property. In accordance with the City's Zoning Regulation, a Conditional Use Permit is required for all signs within the BP, Buffer Parking, Zone, except that architect or builder signs, direction signs, or signs pertaining to the sale, lease, or rental of the site or structure on the site shall be permitted without a conditional use permit provided all other requirements Section 155.312 are complied with.

Wall Sign:

The 1,344 sq. ft. office building will have one (1) wall sign along Rosecrans Avenue, totaling 33.16 sq. ft. in sign area. The channel letters will be divided between two lines of text. The top line will read "Simply" with a height of 1'-6" and the second line will read "Self Storage" with a height of 8-3/4". The channel letters will be accompanied by a 2'-8" x 3'-10-1/2" company logo. The sign colors will reflect Simply Self Storage's brand image with white channel letters and a yellow with blue accent logo. In addition, the channel letters and the company logo will be illuminated for night time visibility.

Canopy Sign:

A proposed "Office" sign will be located atop of the entrance canopy on the east side of the 1,344 sq. ft. office building. The canopy channel letters will be 15" x 6'-1", totaling a sign area of 7.6 sq. ft. In addition, the channel letters will be illuminated for night time visibility.

Address Numbering:

Customary with all buildings, as required by the Fire Department, the approved 1,344 sq. ft. office building will provide address numbers on the south elevation, fronting Rosecrans Avenue. The address numbering will have a dimension of 10" x 28-1/2".

Door Vinyl:

The applicant is proposing to place a door vinyl at the main entrance of the 1,344 sq. ft. office building. As proposed, the door vinyl will consist of the company name,

logo, and website.

Monument Sign:

The proposed monument sign is unique in that the dimensions exceed the standard requirements set forth in the City's Sign Guidelines. Typically, if a monument sign is 5' in height, it is required to be setback a minimum of 10' from the front property line. The applicant is proposing to install a 5' monument sign only 5' from the front property line. As described in Section 155.312 of the City's Zoning Regulations, the Planning Commission shall establish criteria and conditions for signage within the BP, Buffer Parking, Zone. The applicant has requested this deviation from the code because the property to the east causes an obstructed view of the monument sign if it were setback a minimum of 10' from the front property line. Specifically, the view, while driving westbound on Rosecrans Avenue will be blocked by an existing legal non-conforming office building and several trees. In order to provide the tenant with maximum visibility and considering the unique circumstance, staff supports the proposed monument sign placement and believes that the proposed design is attractive and harmonious with the surrounding area.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.312 (A) of the Zoning Regulations, states that signs shall be permitted in the BP, Buffer Parking, Zone only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.312 (A)	<u>Section 155.312</u> (A) Signs shall be permitted in the BP Zone only after a valid Conditional Use Permit has first been wanted except that architect or builders signs, direction signs pertaining to the sale, lease, or rental of the site or structure on the site shall be permitted without a Conditional Use Permit provided all other requirements of this section are complied with.

STREETS AND HIGHWAYS

The subject site is located on the north side of Rosecrans Avenue, between Carmenita Road and Marquardt Avenue. Rosecrans Avenue and Carmenita Road are designated as a "Major" arterial within the Circulation Element of the City's General Plan. Marquardt Avenue is designated as a "Secondary" arterial.

ZONING AND LAND USE

The subject property is zoned M-1-BP (Light Manufacturing – Buffer Parking). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as described on the following page:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	13926 Carmenita Road – Durable Superior Casters (Warehouse Distribution)
South	M-2-P, Heavy Manufacturing -Parking (City of Norwalk)	Industrial	13456 Rosecrans Avenue – Suppose U Drive Truck Rental & Lease (Truck Rental)
East	M-2, Heavy Manufacturing	Industrial	13535 Rosecrans Avenue – Huff Lumber Co. (Lumber Manufacturing)
West	M-1, Light Manufacturing	Industrial	13451 Rosecrans Avenue – Santa Fe Animal Hospital (Animal Hospital) 13443 Rosecrans Avenue – A American Self Storage (Mini-Warehouse)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 2, 2018. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on August 2, 2018, and published in a newspaper of general circulation (Whittier Daily News) August 2, 2018, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project is categorically exempt and qualifies for a Class 11, Accessory Structures, Exemption (refer to CEQA Guidelines §15311). Activities associated with the incoming mini-warehouse use will remain unchanged. The project simply involves the installation of various signage within the BP zoned portion on the subject site. No other change or additional square footage is proposed. If the Commission agrees, staff will be filing a Notice of Exemption (NOE) within 5 days following action by the Planning Commission.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (86-2018), Staff finds that the applicant's request meets the criteria set forth in § 155.716 of the City's Zoning

Regulations, for the granting of a Conditional Use Permit. Staff, therefore, is recommending approval of the subject CUP request, subject to the conditions of approval as provided within Exhibit A of Resolution 86-2016

AUTHORITY OF PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

Conditions of approval for CUP 791 is attached to Resolution 86-2018 as Exhibit A.



Wayne M. Morrell
Director of Planning

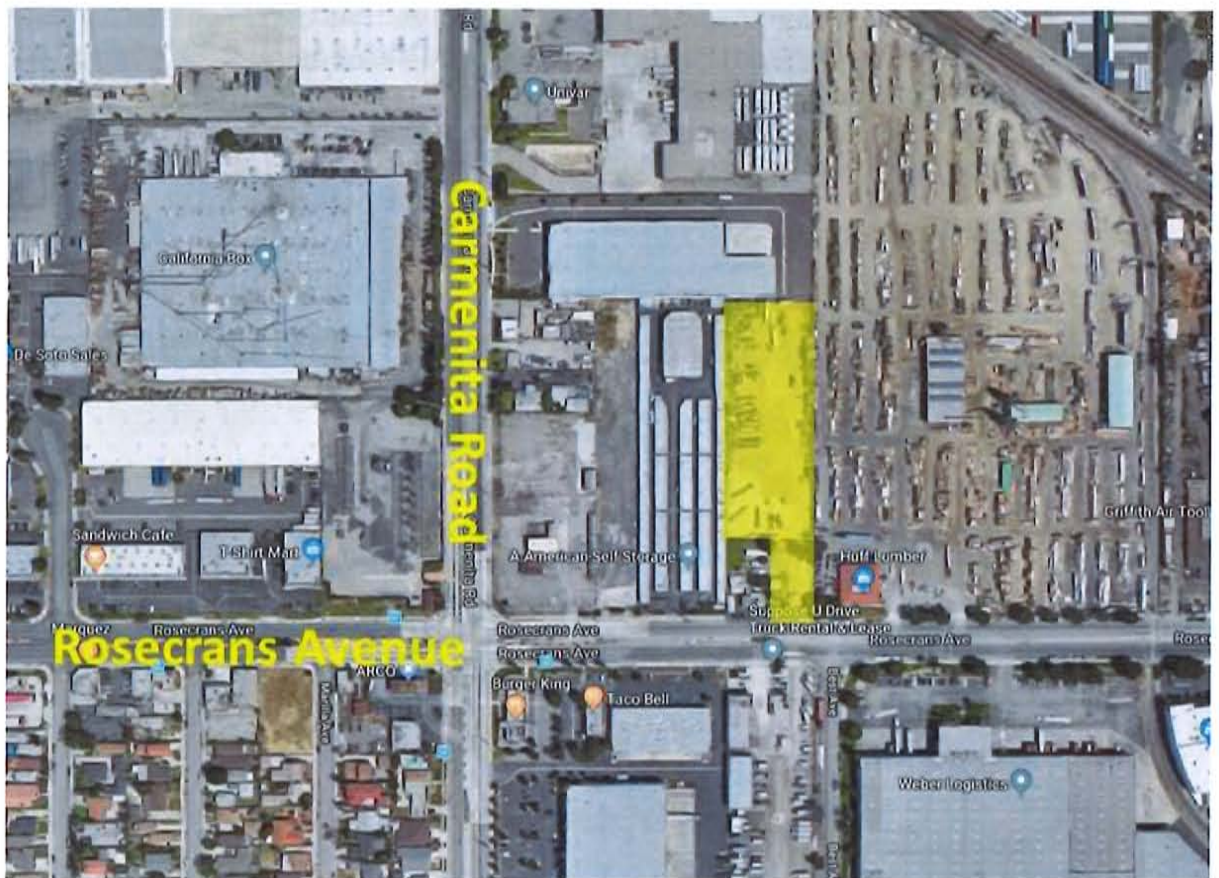
Attachments:

1. Aerial Photograph
2. Site Plan
3. Proposed Wall Sign, Canopy Sign, and Address Numbering
4. Proposed Door Vinyl
5. Proposed Monument Sign
6. Conditional Use Permit Application
7. Public Hearing Notice
8. Radius Map for Public Hearing Notice
9. Resolution 86-2018
 - a. Exhibit A – Conditions of Approval

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

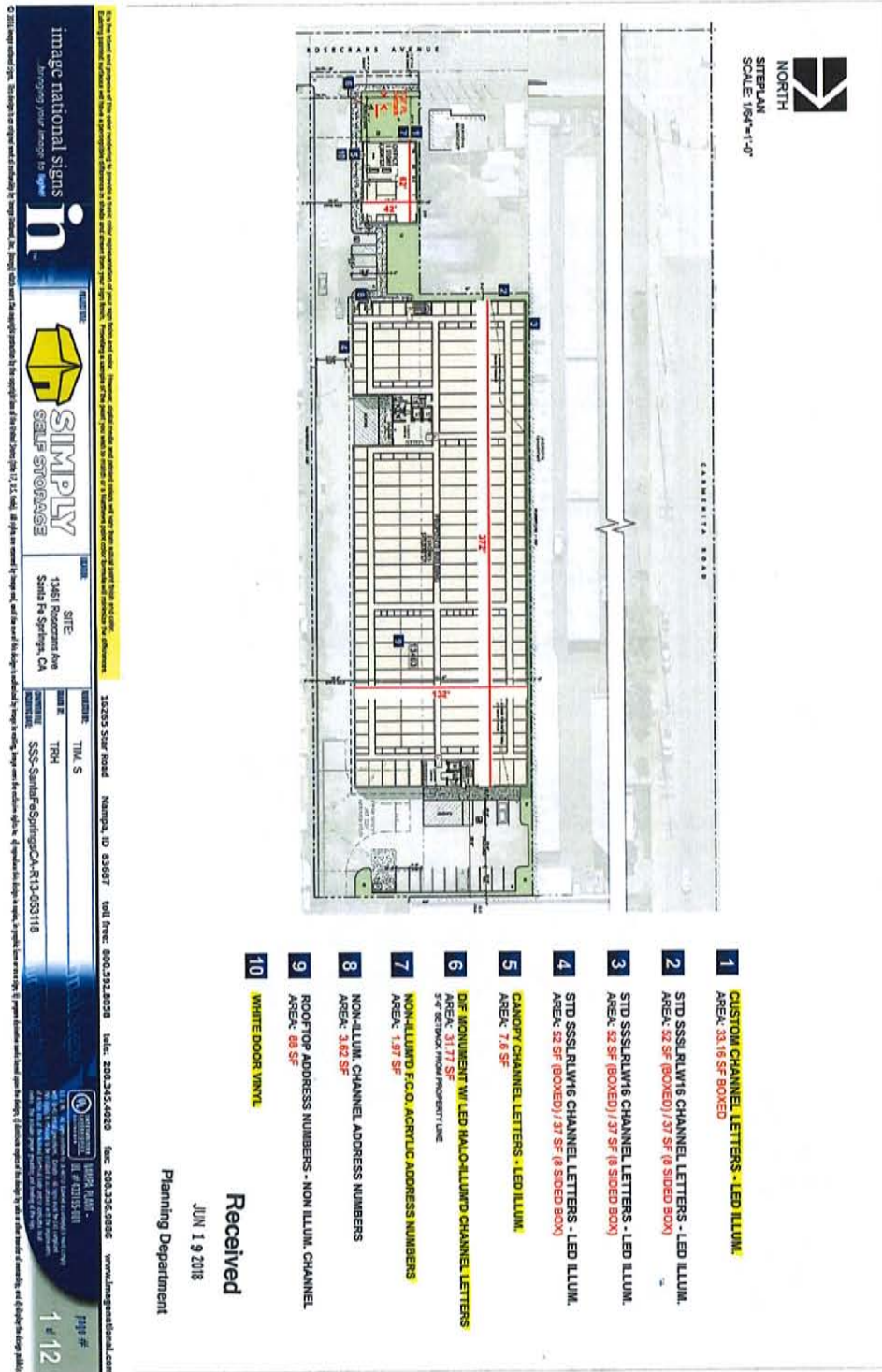
CONDITIONAL USE PERMIT CASE NO. 791



NORTH

13461 Rosecrans Avenue
(Applicant: Image National Signs
on behalf of Simply Self Storage)

Site Plan



Received
JUN 19 2018
Planning Department

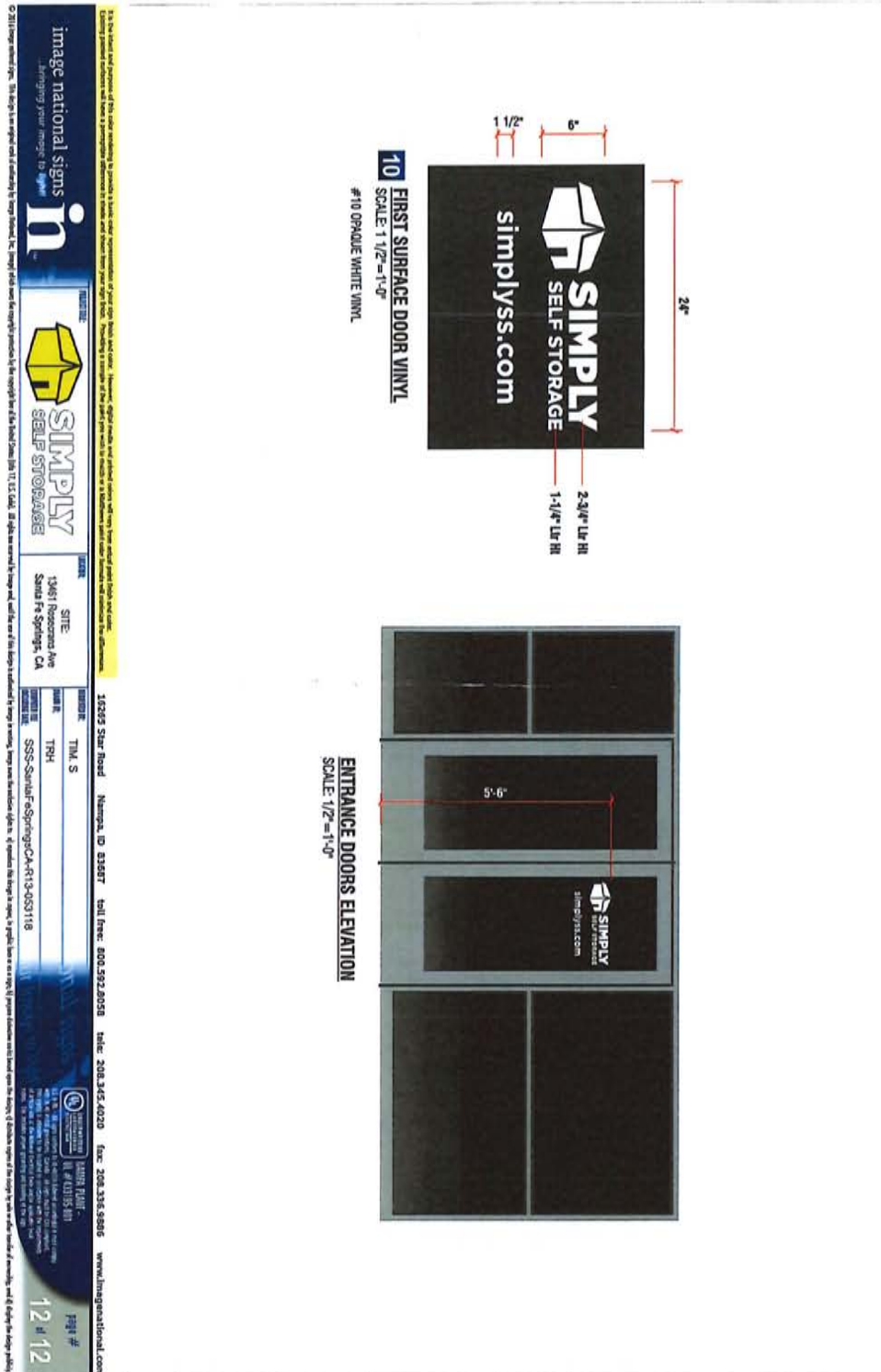
Proposed Wall Sign, Canopy Sign, and Address Numbering



Proposed Door Vinyl



Proposed Monument Sign



Conditional Use Permit 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): 13461 Rosecrans Avenue, Santa Fe Springs, CA

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) APN: 8059-003-020 and 021 APN: 8059-003-019 APN: 8059-004-022

Record Owner of the property:
Name: 1) Memo Properties, LLC 2) Benito & Elisa Amaya
10015 La Reina Ave. 19832 E. Vista Hermosa Dr.
Downey, CA 90240 Walnut, CA 91789
Name: 1) Jose F. Santos 562-822-9481 Phone No: 2) Benito & Elisa Amaya 949-235-4889
Mailing Address: _____ Date of Purchase: _____
Fax No: _____ E-mail: 1) Brian@pentapacific.com; 2) selfstoragebrokerage@gmail.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: Simply Self Storage - Brandon Dickens Phone No: (714) 915-7678
Mailing Address: 7505 W. Sand Lake, Orlando, FL 32819
Fax No: _____ E-mail: bdickens@simplyss.com
Describe any easements, covenants or deed restrictions controlling the use of the property: None

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):
The proposed use is a 3-story building for self-storage of non-hazardous personal or business items.
Office will provide a variety of moving and storage supplies.

NOTE

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

Conditional Use Permit (cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

1. Explain why the proposed use is essential or desirable in the location requested.

The use is consistent with the zoning code. There will be sufficient buffering between any sensitive receptors.
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 building will not generate significant amounts of traffic or noise, and will have insignificant lighting impacts. Although no impacts are expected, through the CEQA and CUP process, the city will be able to insure that the project has no incompatibility issues or other environmental impacts.
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?

We will follow all regulatory requirements during construction to ensure that these items do not affect adjoining properties. The nature of the proposed facility and use will ensure no impact.
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

The use is complimentary to the surrounding uses and will not impede on the redevelopment of adjoining properties.
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.

Self storage use, as documented, is not a heavy traffic generator.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

The property owner and user will be the same.

Conditional Use Permit (cont.)CUP Application
Page 3 of 3**PROPERTY OWNERS STATEMENT**

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

Name (please print): Memo Properties, LLC
 Mailing Address: 10015 La Reina Ave. Downey, CA 90240
 Phone No: 562-822-9481
 Fax No: _____ E-mail: Brian@pentapacific.com
 Signature: _____

Name (please print): Benito & Elisa Amaya
 Mailing Address: 19832 E. Vista Hermosa Dr. Walnut, CA 91789
 Phone No: 949-235-4889
 Fax No: _____ E-mail: selfstoragebrokerage@gmail.com
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

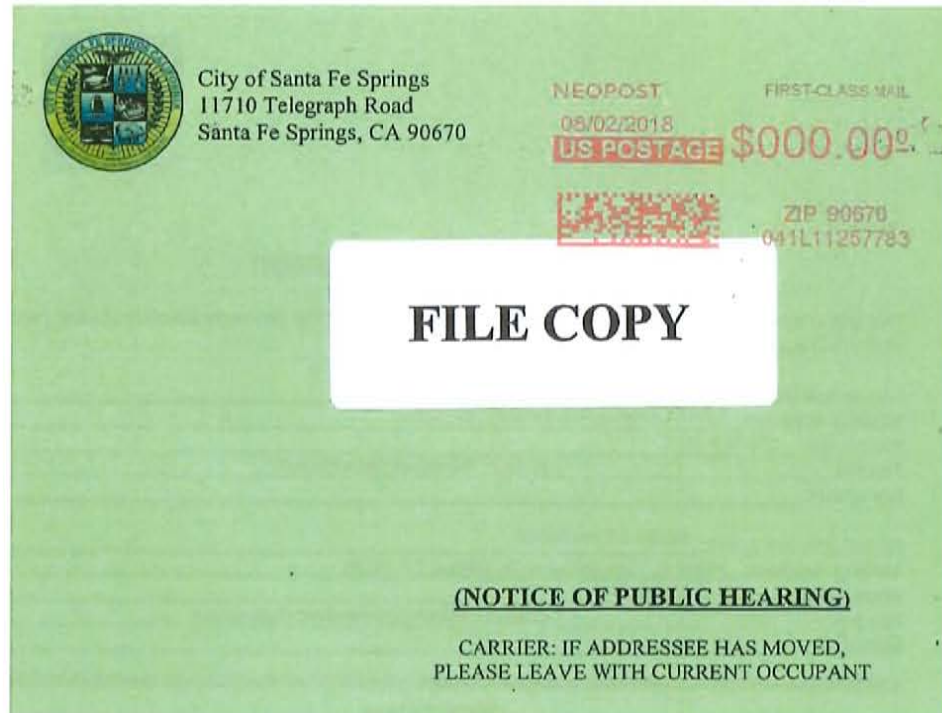
(seal)

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

WITNESS my hand and official seal

Notary Public**FOR DEPARTMENT USE ONLY**

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

Public Hearing Notice**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the **Santa Fe Springs Planning Commission** will conduct a public hearing at a regular meeting on **Monday, August 13, 2018** at **6:00 p.m.**, in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Image National Signs on behalf of Simply Self Storage
Property located at: 13461 Rosecrans Avenue (APN: 8059-003-021)

Conditional Use Permit Case No. 791: A request to allow various signage, including two wall signs, one address numbering, one door vinyl, and one monument sign, on property located at 13461 Rosecrans Avenue, within the BP, Buffer Parking, Zone .

CEQA Status: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 11, Section 15311 – Accessory Structures, of the California Environmental Quality Act (CEQA). Therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact [Vince Velasco](mailto:Vince.Velasco@562-868-0511) at 562-868-0511, Ext. 7353 or vincevelasco@santafesprings.org

Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 86-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 791**

WHEREAS, a request was filed for Conditional Use Permit Case No. 791 to allow various signage, including one wall signs, one canopy sign, one address numbering, one door vinyl, and one monument sign, within the BP, Buffer Parking, Zone; and

WHEREAS, the subject property is located at 13461 Rosecrans Avenue, in the City of Santa Fe Springs, with former Accessor's Parcel Numbers of 8059-003-019, 020, 021 and 022, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owners is SS Santa Fe Springs, LLC, 7505 W Sand Lake Road, Orlando, FL 32819; and

WHEREAS, the proposed Conditional Use Permit (CUP 791) is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15311, Class 11 (Accessory Structures) of the California Environmental Quality Act (CEQA); and

WHEREAS, on August 2, 2017, the City of Santa Fe Springs Planning and Development Department, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on August 2, 2018 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on August 13, 2018, at which time it received public testimony concerning Conditional Use Permit Case No. 791.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15311, Class 11 (Accessory Structures), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that, activities associated with the entitled, but not yet constructed, mini-warehouse use will remain unchanged. The project simply involves the re-cladding of the exterior walls within the rear portion of the building to provide a non-metallic finish to match the existing front office area. No other change or additional square footage is proposed. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *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.*

As with any other business in the City, Simply Self Storage has a right to provide identification signage on their property. Because the tenant is proposing signage within the BP zoned portion of the property, a Conditional Use Permit is required. Staff has worked with the applicant to ensure that the proposed signage is consistent with other signage in the City, with the exception of the monument sign, which has unique visibility restrictions. Therefore, as proposed, staff finds that the proposed signage for Simply Self Storage would be harmonious with adjoining properties and surrounding land uses.

- B) *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.*

The structures and architectural designs for the overall mini-warehouse development have been previously approved by the Planning Commission at your meeting on November 13, 2017. The proposed Conditional Use Permit is only for the various signage within the BP zoned portion of the subject property. Staff worked closely with the applicant to ensure that the proposed signage not only matched the mini-warehouse development, but also other modern signage in the surrounding community. Therefore, staff finds that the proposed signage will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 86-2018 to approve a Conditional Use Permit Case No. 791 to allow various signage, including one wall signs, one canopy sign, one address numbering, one door vinyl, and one monument sign, on property located at 13461 Rosecrans Avenue, within the BP, Buffer Parking, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this _____ day of August, 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

1. This approval allows the applicant, Image National Signs, to install signs 1, 5, 6, 7, and 10, within the Buffer Parking Zone as shown on the proposed plans submitted by the Applicant and on file with the case.
2. Should Simply Self-Storage re-locate or otherwise sell the property, subsequent owner may assume the privileges granted herein provided that signs 1, 5, 6, 7, and 10 do not increase in size and the location remains the same. Any change to the signs, beyond what was originally authorized by this CUP, would require an amendment by the Planning Commission.
3. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during installation, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.*
4. The applicant shall obtain all the necessary permits and approvals from the Building and Planning Departments for all work related to the proposed signage.
5. The final elevations of the proposed signage shall be subject to the final approval of the Director of Planning.
6. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
7. The applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
8. The applicant, Image National Signs, shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

9. The applicant, Image National Signs, 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 all entitlements and approvals issued by the City in connection with the project 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.
10. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
11. 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.



City of Santa Fe Springs

Planning Commission Meeting

August 13, 2018

CONSENT ITEM

Entertainment Conditional Use Permit Case No. 11

Compliance review and report of Entertainment Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.

(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

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 set forth in the initial approval of Entertainment Conditional Use Permit Case No. 11, and request that this matter be brought back before August 13, 2023, 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 Santa Fe Springs Swap Meet ("Swap Meet") operates an open air market and a concert-picnic area (at times also called the beer garden) at 13963 Alondra Boulevard. In 1998, the swap meet management experienced a steady drop in swap meet attendance. In an effort to attract customers, management decided to provide live entertainment and dancing in conjunction with the swap meet activity. Accordingly, the swap meet management applied for and was granted Entertainment Conditional Use Permit (ECUP) Case No. 11 by the Planning Commission and the City Council at their respective meetings of May 26 and May 28, 1998. ECUP Case No. 11 allows the establishment and operation of an entertainment use involving live performances and dancing. This strategy has been successful in increasing customer attendance. Since its original permit entitlement approval, the Swap Meet has had several compliance reviews with satisfactory reports submitted to the Planning Commission. ECUP Case No. 11 is before the Planning Commission because another compliance review is required.

CALLS FOR SERVICE

Staff checked the calls for service and found that within the last year, only one call was received for public intoxication.

STAFF CONSIDERATIONS AND COMPLIANCE REPORT

As with all entertainment type uses, Staff's primary concern is noise and crowd management, with emphases on public safety. The management for the swap meet continues to work closely with Staff, Whittier Police Officers, and the surrounding businesses to mitigate potential spill-over noise, parking, and any other adverse impacts resulting from the entertainment component of the swap meet.

To ensure protection to the health, safety and welfare of the patrons, as well as the protection of the adjacent businesses, and the overall general public, the entertainment activities are divided into three distinct categories to address security, parking, and safety. The category descriptions and permitted activities are as follows:

Category 1: Entertainment is free to paying customers of the swap meet and incidental to the regular on-going swap meet functions. Category 1 entertainment is restricted to disc jockeys, talent contests, mimes, jugglers, karaoke, patron dancing, and live bands or individual performers without big name recognition and without recording contracts. No other types of entertainment are permitted under Category 1.

Category 2: Entertainment is free to paying customers of the swap meet and incidental to the regular on-going swap meet functions. This includes all forms of entertainment activities contained in Category 1, but Category 2 entertainment also includes entertainment (bands, performers, etc.) with significant regional name recognition and/or recording contracts. No other type of entertainment is permitted under Category 2.

Category 3: Entertainment for patrons who attend the grounds specifically for the entertainment; swap meet services may be closed during this event. Special events held from time to time as opportunities present themselves and held outside the regular swap meet hours of operation, with a seating plan and admission structure solely based on the event. This form of entertainment could be in conjunction with a smaller-scale swap meet function.

The entertainment activities described in Category 1 and 2 have become a significant marketing attraction for the swap meet. The Applicant has been cooperative with the City in addressing security measures for these entertainment activities.

Category 3 entertainment activities involve occasional special events outside of the regular swap meet hours of operation. These activities require that the management of the Swap Meet maintain a detailed security plan.

Overall, the entertainment activities are well managed, and Staff believes that if the activities continue to be conducted in accordance with the recommended conditions of approval, the live entertainment activities conducted on the property will not pose an

adverse impact, significant risk or nuisance to patrons, properties of neighboring businesses, or the general public.

City Staff from the Department of Police Services, Whittier Police Department, and the swap meet management work together continuously to make sure the ongoing swap meet and entertainment activities continue to occur without incident and in compliance with the conditions of approval. Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff recommends another compliance review of Entertainment Conditional Use Permit Case No. 11 in five years and before August 13, 2023.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided with italic and bold font.

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, which grants the privileges to operate and maintain a swap meet. Should CUP Case No. 453 become null and void, or terminated, the privileges granted under Entertainment Conditional Use Permit Case No. 11 shall also become terminated.
2. That the Applicant shall continue to maintain an updated scaled Master Site Plan of the premises (including swap meet area, picnic area, stage, parking, surveillance camera locations, and entry/exit points). The Master Site Plan shall be submitted to the Director of Police Services thirty days prior to any physical changes on the site. Additionally, any new construction requiring a Building Permit shall comply with the construction plan-check review and approval process.
3. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:
 - a. The Applicant's plans and actions for providing security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons.
 - b. The Applicant shall require in-house and contracted security personnel to wear distinctive security uniforms at all times of operation.
 - c. During all hours of the swap meet operation, the Applicant shall provide professional security personnel from a security company pre-approved by

the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This includes notifying law enforcement of any unlawful activities which may occur.

- d. That swap meet security personnel shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense.
- e. That security personnel, as well as the owner, and/or management of the swap meet shall cooperate fully with the police officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties.
- f. The swap meet management shall continue to maintain signs at each customer entrance stating that the property owner reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times.
- g. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds.

4. General Security Requirements

- a. All parking lots associated with the nighttime swap meet operation shall be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation.
- b. The Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the beer garden and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality

capable of video taping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located.

- c. ***Commencing in March through the end of September of every year, a minimum of eight (8) security guards and one (1) supervisor shall be assigned to the Swap Meet on Friday nights, and six (6) security guards and one (1) supervisor shall be assigned on Sunday afternoons to the entertainment/beer garden area. On other dates, when alcohol is sold, a minimum of four (4) security guards and one (1) supervisor shall be assigned to the entertainment/beer garden area.***
- d. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files, and/or photographs shall be available to law enforcement upon request.
- e. The Applicant shall maintain emergency lighting throughout any seating area. Installation of emergency lighting shall be in accordance with all Building Department and Department of Fire-Rescue requirements.
- f. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department.

5. General Requirements

- a. Swap meet management shall be responsible for maintaining control of litter in the area adjacent to the subject property and to all streets and other off-street properties used for parking at all times.
- b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots to accommodate all patrons and customers attending activities and events at the swap meet.
- c. Trash, junk, debris, or litter shall not be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet to the flood control channel.

- d. The site shall comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code.

6. CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 1

- a. Conditions 1 thru 5 as described above shall apply.

7. CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 2

- a. Conditions 1 thru 5 as described above shall apply. That no alteration to the plot plan shall occur, unless done so in accordance with Condition No. 2.
- b. The Security Plan approved for entertainment activities shall remain in effect and the City retains the right to modify the plan and/or require an increase in security personnel for Category 2 entertainment, including the review of the Plan as to its limitations on timing of alcohol sales.
- c. ***For any Category 2 level activity, security guards shall remain in the immediate location of the entertainment/beer garden area until all patrons have fully left the area.***

8. CONDITIONS OF APPROVAL-ENTERTAINMENT CATEGORY 3

- a. Conditions 1 thru 6 as described above shall apply. Activities for the special events must be filed with the Department of Police Services no later than forty-five (45) days prior to the event with an approval or denial of application decision made within ten (10) days after submittal.
- b. The subject application shall include, but not be limited to, the following:
 - 1. Names of all entertainment groups and vendors involved.
 - 2. A minimum of five (5) references of prior concert locations for the entertainment group(s).
 - 3. A detailed diagram, drawn to scale, of the proposed floor, seating plan and vendor plot plan, including all ingress and egress plans.
 - 4. A detailed security, parking and traffic plan.
- c. If structural modifications are necessary, all required Building, Electrical and/or Plumbing permits shall be obtained and finalized at least five (5) days prior to the event date.

- d. If structural modification are necessary, all required site and fire prevention inspections shall be conducted by the Department of Fire-Rescue Department and Building Department and that all approvals shall be granted prior to the event.
- e. All traffic/pedestrian and parking issues shall be addressed to the satisfaction of the Director of Police Services prior to the event.
- f. The number of security and law enforcement officers and, if appropriate, other public safety personnel, required to be present at the event will be determined by the Director of Police Services and the Department of Fire-Rescue as part of Category 3 plan approval, and all costs shall be reimbursed by the licensee.

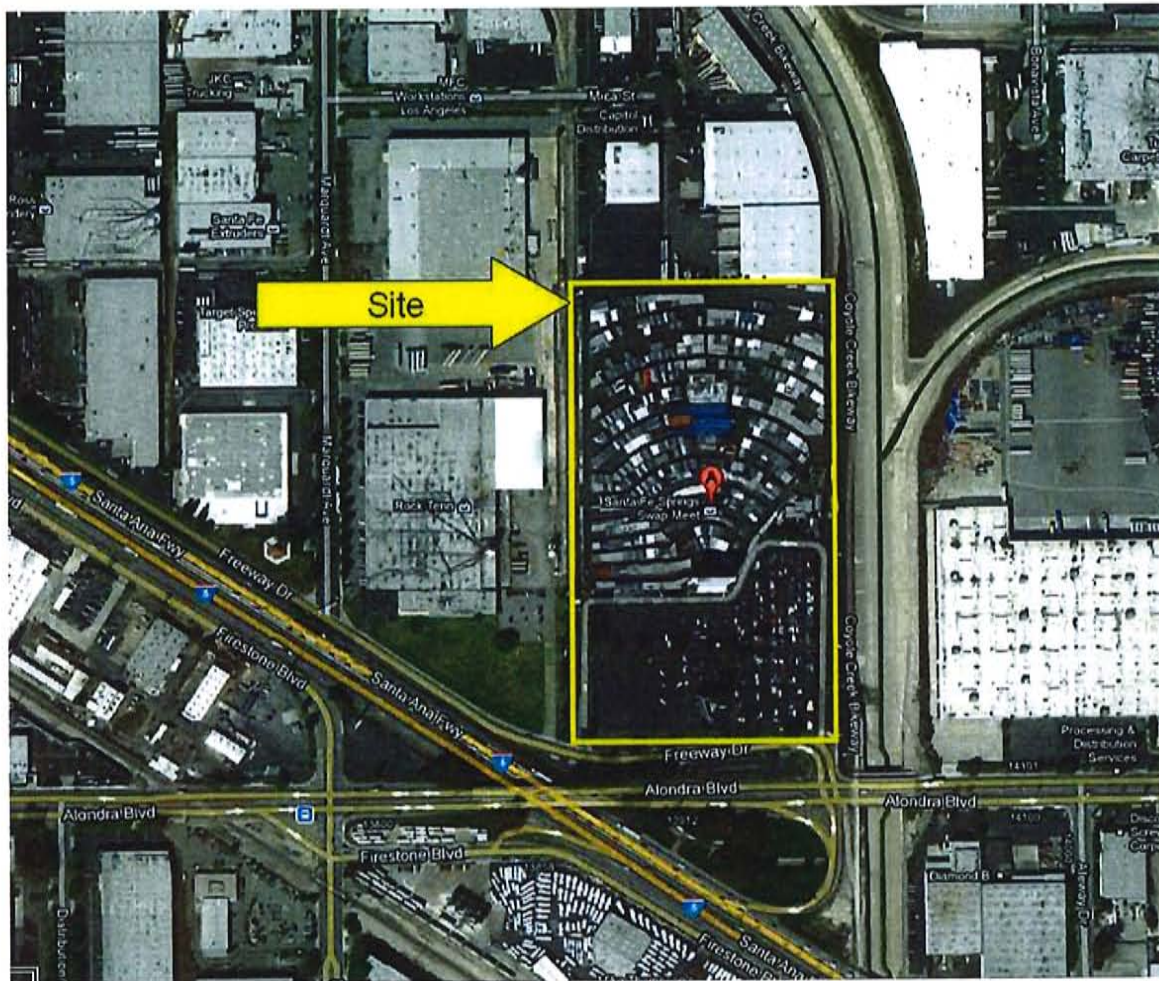
9. General Administrative Requirements

- a. In the event the owner(s) intends to sell, lease or sublease the subject business operation or transfer the subject Entertainment Conditional Use Permit to another owner/applicant or license, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell, lease or sublease.
 - b. All other applicable requirements of the City Zoning Ordinance, Uniform Building Code, California Fire Code and the determinations of the Department of Fire-Rescue and the State Fire Marshall, and all other applicable regulations shall be strictly complied with.
 - c. It is hereby declared that if any provisions of this Entertainment Conditional Use Permit are violated or held to be invalid or if any law, statute or ordinance is violated, the Entertainment Conditional Use Permit shall be subject to the revocation procedures and the privileges granted hereunder shall be terminated.
 - d. A copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire-Rescue Department Permits in a place conspicuous to all employees at the location.
10. ***That this Permit shall be subject to a compliance review in five years, no later than August 13, 2023, 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.***

A handwritten signature in black ink, appearing to be 'Dino Torres', written in a cursive style.

Dino Torres
Director of Police Services

Attachment(s): Location Map



City of Santa Fe Springs

Location Map

Santa Fe Springs Swap Meet
13963 Alondra Boulevard



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.

(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

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 set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 11, and request that this matter be brought back before August 13, 2023, 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 Santa Fe Springs Swap Meet ("Swap Meet") operates an open air market and a concert setting picnic area at 13963 Alondra Boulevard. Within the picnic area, the Swap Meet sells beer to its adult guests for on-site consumption. In accordance with Ordinance 834, adopted by the City Council on March 10, 1994, the swap meet management applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 11 by the Planning Commission and the City Council at their respective meetings of September 25, and 28, 2001, to allow the sale and on-site consumption of alcoholic beverages. As required by the conditions of approval, Staff has conducted several compliance reviews of the premises, and has provided favorable compliance reports to the Planning Commission.

ASCUP Case No. 11 is before the Planning Commission because a new compliance review and report of the permitted activities is required pursuant to the last compliance review on April 8, 2013. Concurrent with this report, a compliance report has also been submitted for Entertainment Conditional Use Permit Case No. 11, to allow the operation and maintenance of an entertainment use involving live performances and dancing activities.

CALLS FOR SERVICE

Staff checked the calls for service and found that within the last year, only one call was received for public intoxication.

COMPLIANCE REVIEW REPORT

Staff from the Department of Police Services conducted a walk-through inspection of the premises. Staff found the activities continue to be conducted in accordance with the conditions of approval of this entitlement and all the other related entitlements. Staff further found that the sale of alcoholic beverages for on-site consumption on the property will not pose a significant risk or nuisance to patrons, neighboring businesses or the general public if the activities continue to operate in compliance with the conditions of approval and the regulations required by the California Department of Alcohol Beverage Control.

City Staff from the Department of Police Services, Whittier Police Department, and the swap meet management work together continuously to make sure the ongoing swap meet and entertainment activities continue to occur without incident and in compliance with the conditions of approval. Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff recommends another compliance review of ASCUP Case No. 11 in five years and before August 14, 2023.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided with italic and bold font.

1. That the Applicant shall comply with all of the conditions of approval as required under Conditional Use Permit Case (CUP) No. 453, which grants the privileges to operate and maintain a swap meet. Should CUP Case No. 453 become null and void, or terminated, the privileges granted under ASCUP Case No. 11 shall also become terminated.
2. That the Applicant shall continue to maintain and, when required or requested, submit an updated Security Plan to the Department of Police Services. The Security Plan shall be reviewed by the Director of Police Services, and shall include, at a minimum, the following:
 - a. The Applicant's plans for providing security in all owned, leased or rented parking lots, security within the interior of the swap meet, and the policy and procedures used by security personnel to deal with unruly patrons.
 - b. ***The Applicant shall provide specific details on how alcohol sales are being conducted. The specific details shall include security measures***

that will assure that patrons under 21 years of age or individuals who become intoxicated do not continue to consume alcoholic beverages. In addition, containers/cups used to serve alcoholic beverages shall not be larger than 32 ounces.

- c. The Applicant shall require all in-house and contracted security personnel to wear distinctive security uniforms at all times of operation.
- d. The Applicant shall provide specific descriptions of the roles of in-house employee security personnel and contracted security personnel. This includes a detailed description of the amount and type (armed/unarmed) of security and security supervisors (armed/unarmed) that are present and assigned to the picnic area when there is alcohol being served and/or entertainment.
- e. That when alcoholic beverages are being served or sold on-site, the Applicant shall provide professional security personnel from a security company pre-approved by the Director of Police Services. A detailed description of the type, amount, role, and locations of work detail of the security personnel shall be provided. The approved security personnel shall be on-site and operate in accordance with the roles described in the pre-approved Security Plan. This would include notifying law enforcement of any unlawful activities which may occur.
- f. That swap meet security personnel, in-house or contracted, shall not perform any law enforcement functions, but instead security personnel shall report immediately to the Whittier Police Department all incidents in which it could be reasonably assumed that a person could be charged with a misdemeanor or a felony offense.
- g. That security personnel, as well as the owner, and/or management of the swap meet, shall cooperate fully with the City officers and shall not obstruct or impede their entrance into the premises while in the course of their official duties.
- h. That the swap meet management shall continue to maintain a sign at each entrance stating that the property owner and law enforcement reserves the right to eject anyone creating a hostile environment or a public nuisance, including, but not restricted to, behaviors such as using profanity, making intimidating comments and flashing gang signs. A sign shall also be placed at each entrance advising patrons that shirts must be worn at all times.

- i. That the Applicant shall place signs at each entrance to the swap meet advising patrons that, on occasion, random searches of individuals and their belongings may occur in order to gain entry into the Swap Meet grounds.

3. General Security Requirements

- a. That all parking lots associated with the nighttime swap meet operation (or any entertainment events) shall continue to be equipped with lighting of 1 foot candle power so as to illuminate and make easily discernible the appearance and conduct of all person, employees and patrons on or about the parking lot areas. Additionally, the position of said lighting shall not spill upon adjoining properties or disturb the neighboring residences or businesses. In order to comply with this requirement, the Applicant shall submit a detailed Lighting Plan to the Director of Police Services and the Building Department for approval prior to installation.
- b. That the Applicant shall maintain digital video surveillance cameras overlooking the front and rear parking lots. The Applicant shall maintain security cameras in the picnic area and area(s) of entertainment. Locations of video surveillance cameras shall be approved by the Director of Police Services. Video surveillance cameras must be digital and of high quality capable of videotaping during the day and night. A detailed site plan shall be provided to the Department of Police Services that depicts and describes where these cameras are located.
- c. Video surveillance cameras and their respective recording devices shall be maintained at all times and replaced if needed by the Applicant. Video surveillance tape, digital files or photographs shall be available to law enforcement upon request.
- d. The Applicant shall continue to provide emergency lighting throughout any seating area. Installation of emergency lighting shall be in accordance with all Building Department and Fire and Rescue Department requirements.
- e. The swap meet management shall be responsible for assuring that customers do not block any aisle-ways or walkways during beer sales. This includes the queue line for alcohol sales itself. The aisle-ways, walkways, and alcohol queue line shall be identified in the Master Plan and Security Plan approved by the Director of Police Services, Planning Department, Building Department and the Fire-Rescue Department.
- f. The Applicant shall be responsible for providing security staff to constantly monitor customers which may become intoxicated or appear to be

intoxicated. Security staff shall be responsible for refusing further alcoholic beverage sales to such individuals.

4. Alcohol Sales Requirements

- a. That the sales, service, and on-site consumption of alcoholic beverages shall be permitted only during the swap meet business of operation, and during "special events" as described in Entertainment Conditional Use Permit Case No. 11, but alcoholic beverage sales shall be restricted as required by the California Department of Alcohol Beverage Control regulations.
- b. That the Type 40 Alcohol Beverage Control license allowing on-site consumption of beer and wine shall be restricted to the sale and consumption of alcoholic beverages on the subject site only. The licensee and/or his employees shall not sell or provide alcoholic beverages for transport and/or off-site consumption.
- c. That alcoholic beverages shall not be consumed by swap meet patrons while they are on any adjacent property. It shall be the responsibility of the swap meet management and their contracted security personal to enforce this provision.
- d. That procuring or encouraging the purchase of alcoholic drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks. The Applicant shall refer to and comply with Section 303 of the California Penal Code and Section 25600 of the Business and Professions Code.
- e. That the Applicant shall have a corporate officer or manager, twenty five (25) years or older, on the premises during business hours who will be responsible for the alcohol sales and entertainment activities. This person(s) shall obtain an ABC Manager's Permit.
- f. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the license premises as set forth in Section 25602(a) of the Business and Professions Code. Swap meet management shall be responsible for monitoring this condition and take appropriate action to be certain that such conditions do not exist.
- g. That when entertainment is present, all alcohol sales shall cease thirty (30) minutes prior to the ending of such entertainment or as required by the Alcohol Beverage Commission regulations.

5. General Requirements

- a. Swap meet management shall be responsible for maintaining control of litter in the areas adjacent to the subject property and within all streets and other off-site properties used for parking at all times.
- b. Swap meet management shall be responsible for providing adequate parking, with on-site and off-site parking lots, to accommodate all patrons and customers attending activities and events at the swap meet.
- c. No trash, junk, debris, or litter shall be disposed of in the adjacent flood control channel area at any time. All trash, junk, debris and litter shall be disposed of in on-site appropriate receptacles. On a regular basis, the Applicant shall monitor the flood control channel and clean-up any litter that has blown or migrated from the swap meet premises to the flood control channel.
- d. That the Applicant comply with the National Pollutant Discharge Elimination System (NPDES) program in accordance with Chapter 52 of the City Code.

6. General Administrative Requirements

- a. In the event the owner(s) intends to sell, lease or sublease the subject business operation or transfer the subject Alcohol Sales Conditional Use Permit to another owner/applicant or license, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the agreement to sell, lease or sublease.
- b. All other applicable requirements of the City Zoning Ordinance, Los Angeles County Building Code, California Fire Code, and the determinations of the City Fire and Rescue Department, and all other applicable regulations shall be strictly complied with.
- b. It is hereby declared that if any provisions of this Alcohol Sales Conditional Use Permit are violated or held to be invalid or if any law, statute or ordinance is violated, the Alcohol Sales Conditional Use Permit shall be subject to the revocation procedures and the privileges granted hereunder shall be terminated.
- c. A copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire-Rescue Department Permits in a place conspicuous to all employees at the location.

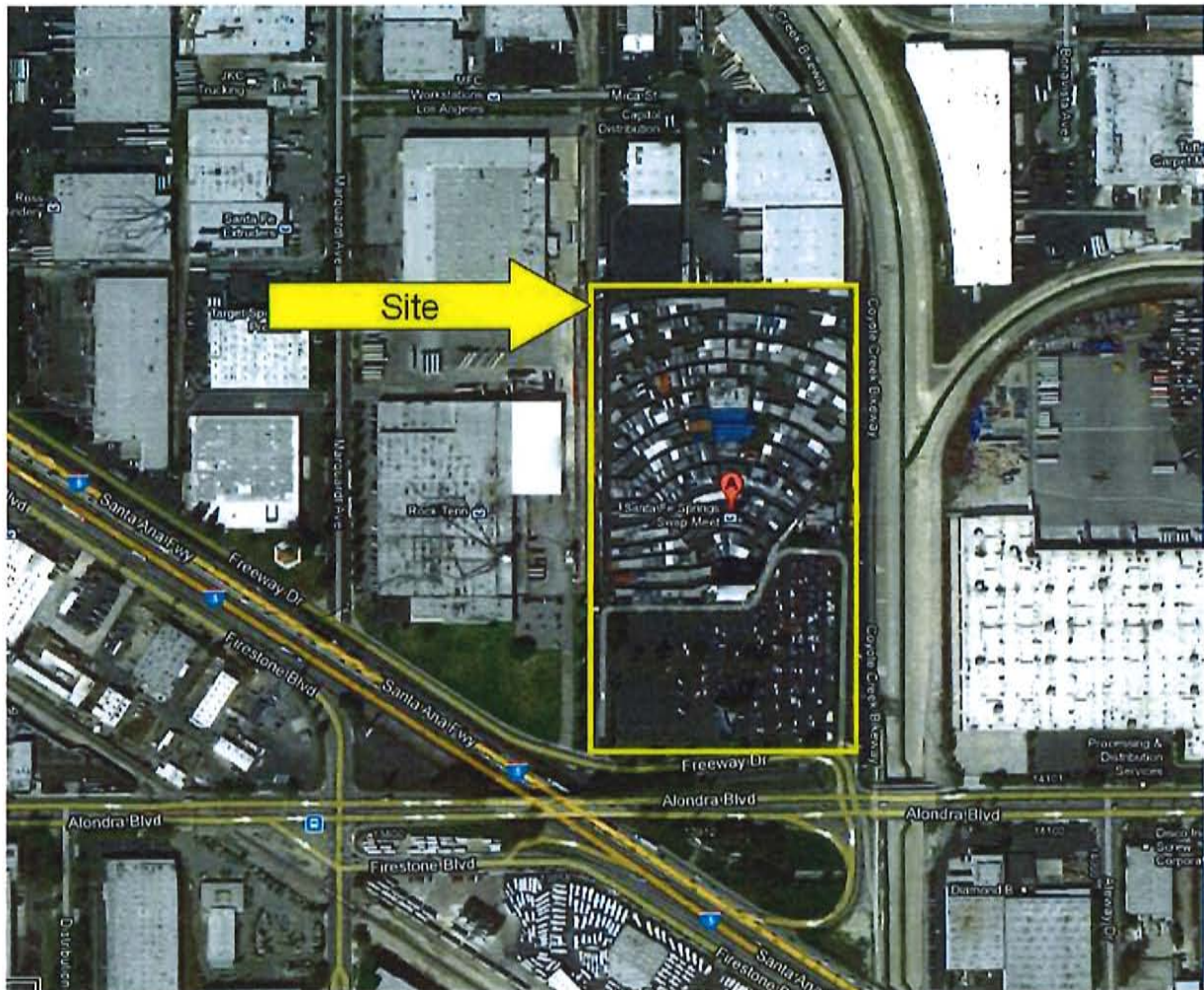
- d. ***That this Permit shall be subject to a compliance review in five years, no later than August 13, 2023, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval***

A handwritten signature in black ink, appearing to read 'Diño Torres', is written over the printed name and title.

Diño Torres
Director of Police Services

Attachments:

1. Location Map
2. Letter from Applicant



City of Santa Fe Springs

Location Map

Santa Fe Springs Swap Meet
13963 Alondra Boulevard



City of Santa Fe Springs

Planning Commission Meeting

August 13, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 60

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Mr. Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Mr. Sushi)

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 set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 60, and request that this matter be brought back before August 13, 2023, 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

Mr. Sushi is a family restaurant franchise expanding in California serving Japanese style sushi and other Japanese dishes. The Applicant operates the restaurant within an approximate 2,800 sq. ft. space within the Santa Fe Springs Marketplace. In addition to the Japanese dishes, the Applicant serves domestic and imported beers for on-site consumption.

The Planning Commission and the City Council at their respective meetings of June 12 and June 15, 2017, approved Alcohol Sales Conditional Use Permit Case No. 60 to allow the sale of alcoholic beverages in conjunction with the operation of a family restaurant. As part of the conditions of approval, a compliance review of the premises is required to report if the alcohol beverage activities are in compliance with the conditions of approval.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

Staff inquired with ABC and found that no complaints have been registered from the family restaurant. Staff further conducted a walk-through inspection and found the restaurant operating in compliance with the Conditions of Approval and with the all

applicable codes and regulations.

Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 60 in five years, and before August 13, 2023.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 22 pertaining to the next compliance review report (shown in bold font).

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That outdoor seating and/or dining is not permitted at any time.
3. That the sale of alcoholic beverages shall only be permitted during the normal hours of business each day of the week, or as required by the Alcohol Beverage Code.
4. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption off the subject premise.
5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased by customers on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
6. That the applicant shall be responsible for maintaining control of litter on the subject property and the immediate adjacent properties as a result of the business.
7. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.

8. That there will be a corporate officer or manager, 25 years of age or older, on the licensed premises during all public business hours, who will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall obtain an ABC Manager's Permit.
9. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the applicant shall not have upon the subject premises any other alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic drinks from customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the applicant and/or his employees shall not permit any person less than 21 years of age to sell alcoholic beverages.
14. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
15. 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 Department of Police Services.
16. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
17. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.

18. That the applicant shall maintain digital video cameras and shall allow law enforcement officials to view the security surveillance video footage immediately upon their request.
19. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the police (Whittier Police Department); and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
20. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
21. That upon request, by the Department of Police Services, an updated Security Plan shall be submitted to address risks to the public health, welfare, and safety. The Security Plan shall provide the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
22. **That ASCUP Case No. 60 shall be subject to a compliance review in five (5) years, no later than August 13, 2023, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges**

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

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, the security plan 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 initiation for the revocation process 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, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachments

1. Location Map



SANTA FE SPRINGS

LOCATION MAP

Alcohol Sales Conditional Use Permit Case No. 60
Mr. Sushi
11227 Washington Boulevard



City of Santa Fe Springs

Planning Commission Meeting

August 13, 2018

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 66

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 66 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

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 set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 66, and request that this matter be brought back before August 13, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Planning Commission and the City Council at their respective meetings of June 13, and June 23, 2016, approved Alcohol Sales Conditional Use Permit Case No. 66 to allow the sale of alcoholic beverages in conjunction with the operation of a family restaurant commonly known as Salt and Pepper. As part of the conditions of approval, a compliance review of the premises is required to report if the alcohol beverage activities are in compliance with the conditions of approval.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

Salt and Pepper, or as commonly known as S&P, has become well known as a favorite family restaurant for viewing sporting events.

As part of the permit review process, staff conducted a walk-through of the premises to ensure compliance with the listed conditions of approval and other regulatory ordinances and codes. Staff further contacted ABC and found that they have not had any complaint calls regarding the subject use.

Report Submitted By: L. Collazo, Dept. of Police Services

Date of Report: July 19, 2018

ITEM NO. 7D

Staff further contacted the administrators of the schools across the street and found that the restaurant does not generate any negative impacts to the schools considering that majority of the business is conducted after school hours.

Based on staff's findings, and the fact that the applicant has complied with all of the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 66 in five years and before August 13, 2023.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 24 pertaining to the next compliance review report (shown in bold font).

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That the Applicant shall maintain the video cameras and shall allow law enforcement officials to view the security surveillance video footage immediately upon their request.
3. 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.
4. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted within the outdoor eating area. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
5. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
6. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use

- shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
7. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
 8. That the Applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
 9. 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.
 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 there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit.
 12. That the Applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607 (a) of the State Business and Professions Code.
 13. That the Applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
 14. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
 15. That the Applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.

16. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
17. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits; said permits are available through the Department of Planning.
18. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
19. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
20. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the police (Whittier Police Department); and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
21. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement inspectors; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
22. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
23. That upon request, by the Department of Police Services, an updated Security Plan shall be submitted to address risks to the public health, welfare, and safety. The Security Plan shall provide the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;

- (C) A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
24. **That ASCUP Case No. 66 shall be subject to a compliance review in five (5) years, no later than August 13, 2023, to ensure the premises is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.**
25. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
26. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Location Pictures

AERIAL PHOTOGRAPH



Alcohol Sales Conditional Use Permit Case No. 66
Salt & Pepper Restaurant
13225 Telegraph Road

Location Pictures



View from Telegraph Road



Interior View



CONSENT ITEM

Conditional Use Permit Case No. 453-7

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.

(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a drive-in theater and swap meet operation, 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. 453-7, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

BACKGROUND

A drive-in theater and swap meet were established on the subject site prior to the City becoming incorporated in 1957 and has continued in operation since then. The history of the existing Conditional Use Permit (CUP) entitlement, however, only dates back to November of 1988.

In November of 1988, the City Council passed and adopted Ordinance No. 739, amending the City's Zoning Regulations to allow drive-in theaters and swap meets (in connection with a drive-in theater operation) as a conditional use activity in the M-2, Heavy Manufacturing, Zone. Prior to Ordinance No. 739, drive-in theaters and swap meet were listed as a conditional use activity only in the C-4 (Community Commercial) Zone.

Prior to the passage of Ordinance No. 739, the swap meet use was allowed to operate under Zone Variance Case No. 39. It should be noted that State Law enacted in 1974 prohibited cities to continue granting a Variance for uses not otherwise permitted in a particular zone; thus, the Variance no longer complied with State Law. Therefore, pursuant to the requirements of Ordinance No. 739, and to ensure ongoing enjoyment of their operations, the owner of the drive-in theater and swap meet had requested and was granted approval of CUP Case No. 453 in February of 1989.

ZONING CODE REQUIREMENT

In accordance with Section 155.377(E)(4) of the City's Zoning Regulations, drive-in theatres and swaps meets conducted in connection with a drive-in theatre operation are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the FOZ, Freeway Overlay Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.377 – (E) CONDITIONAL USES

The following uses shall be permitted in the FOZ only after a valid conditional use permit has first been issued:

(E) Conditionally permitted uses.

(4) Drive-in theatres and swaps meets conducted in connection with a drive-in theatre operation.

As stated previously, Newport Diversified, Inc., was initially granted a Conditional Use Permit in February of 1989, to allow the continued operation and maintenance of a drive-in theater and swap meet operation on the subject property. This is the seventh compliance review that has been conducted since the original CUP approval.

It should be noted that concurrent with this request, the applicant is also requesting a compliance review of: Alcohol Sales Conditional Use Permit Case No. 11A, to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In and Swap Meet; and Entertainment Conditional Use Permit Case No. 11, to allow the continued operation and maintenance of various live entertainment uses at the Santa Fe Springs Drive-In and Swap Meet.

STAFF CONSIDERATIONS

As standard practice for all compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Although, the inspection revealed the site is well maintained and staff did not observe any non-compliance issues, we did ask the applicant to provide staff with the following items to update our records:

1. Current hours of operation.
2. Information on the movies played within the past five (5) years.

The applicant has provided staff with the items identified above and we have now confirmed that the hours of operation remains unchanged since the last compliance review conducted in 2013 and that the drive-in theater continues to operate in conjunction with the swap meet.

Current Hours of Operation

Tuesdays through Thursdays from 6:00AM to 2:30PM

Fridays from 1:00PM to 11:00PM; and

Saturdays and Sundays from 6:00AM to 5:00PM.

Movies Played During Last 7 Years

2012 – December 19 & 20 (Home Alone & It's A Wonderful Life)

2013 – July 20 (movie unknown); October 19 (Frankenstein)

2014 – December 1 (movie unknown)

2015 – December 28 (Home Alone & Ratatouille)

2016 – September 19 & 26 (The Jungle Book & Angry Birds)

2017 – No movies played (*scheduling issues with projector*)

2018 – February 5 (Angry Birds)

Therefore, staff finds that if the drive-in theater and swap meet operation continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, recommending that CUP-453 be subject to a compliance review in five (5) years, on or before August 13, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact – Richard Kallman: 562-868-0511 x3710)

1. That there shall be no selling or trading of flammable liquids, including but not limited to, gasoline, kerosene, acetone, thinners and solvents, ammunition and blasting agents, liquid petroleum gases or other combustible gases, any type of fireworks, acids, caustic or oxidizing agents. **(Ongoing)**

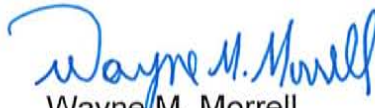
PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact – Cuong Nguyen: 562-868-0511 x7359)

2. That the City Manager shall have the authority to approve additional days of operation up to and including seven days a week. Additionally, the City Manager shall have the authority to approve additional hours of operation up to and including 11 pm. **(Ongoing)**
3. That the swap meet and drive-in theatre use shall continue to be maintained in a neat and orderly manner at all times. **(Ongoing)**

4. That all licensing requirements of the City of Santa Fe Springs be complied with. **(Ongoing)**
5. That there shall be no selling or trading of guns, drug paraphernalia, pornographic other similar adult materials and items which may constitute patent, trademark or copyright infringement. **(Ongoing)**
6. That the applicant shall continue to provide adequate off-street parking for all customers and shall discourage street parking by appropriate signs, charging the same price for walk-in customers as for drive-in, etc. **(Ongoing)**
7. That in the event the owners intends to sell, lease, or sublease the swap meet operations, the City shall be notified in writing not less than sixty (60) days prior to the signing of the agreement to sell, lease, or sublease. **(Ongoing)**
8. That the applicant shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Federal, State, or local Fire Codes and all other applicable regulations. **(Ongoing)**
9. That the applicant, Newport Diversified, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case No. 453, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
10. That Conditional Use Permit Case No. 453 shall be subject to a compliance review in **five (5) years**, on or before **August 13, 2023**. Approximately three (3) months before **August 13, 2023**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
11. That the swap meet operations shall remain substantially in accordance with the two vendor layout plans (interior and exterior areas) provided by the owner and on file with the case. **(Ongoing)**
12. That the applicant understands and agrees that the drive-in theater use shall continue to operate in conjunction with swap meet use. **(Ongoing)**

13. It is hereby declared to be the intent that if any provisions of this Permit is violated or hold to be invalid or if any law, statute, or ordinance is violated, this Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

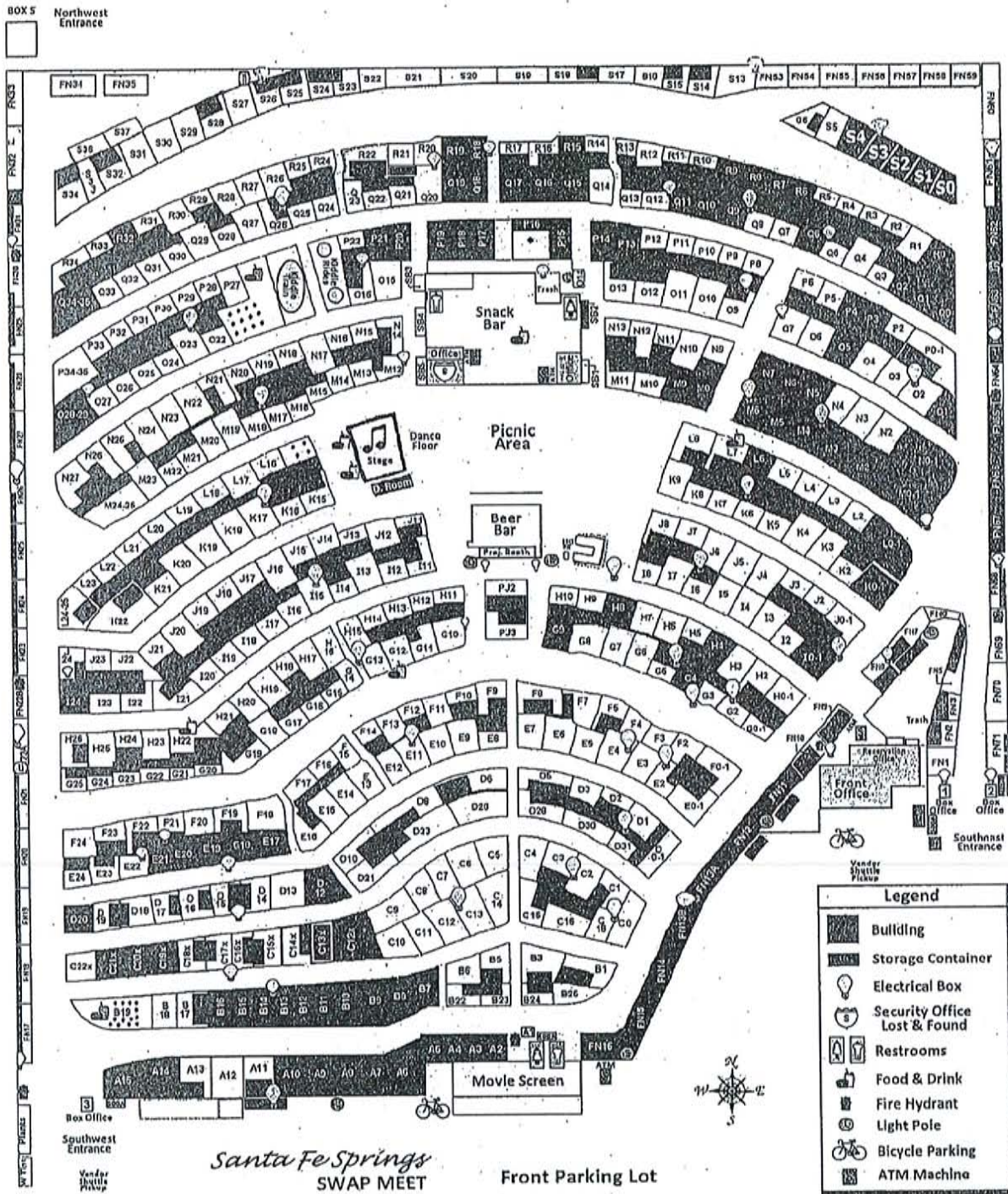
1. Aerial Photograph
2. Interior Vendor Layout
3. Exterior Vendor Layout
4. Current Site Photos
5. CUP Compliance Review Request Letter

Aerial Photograph

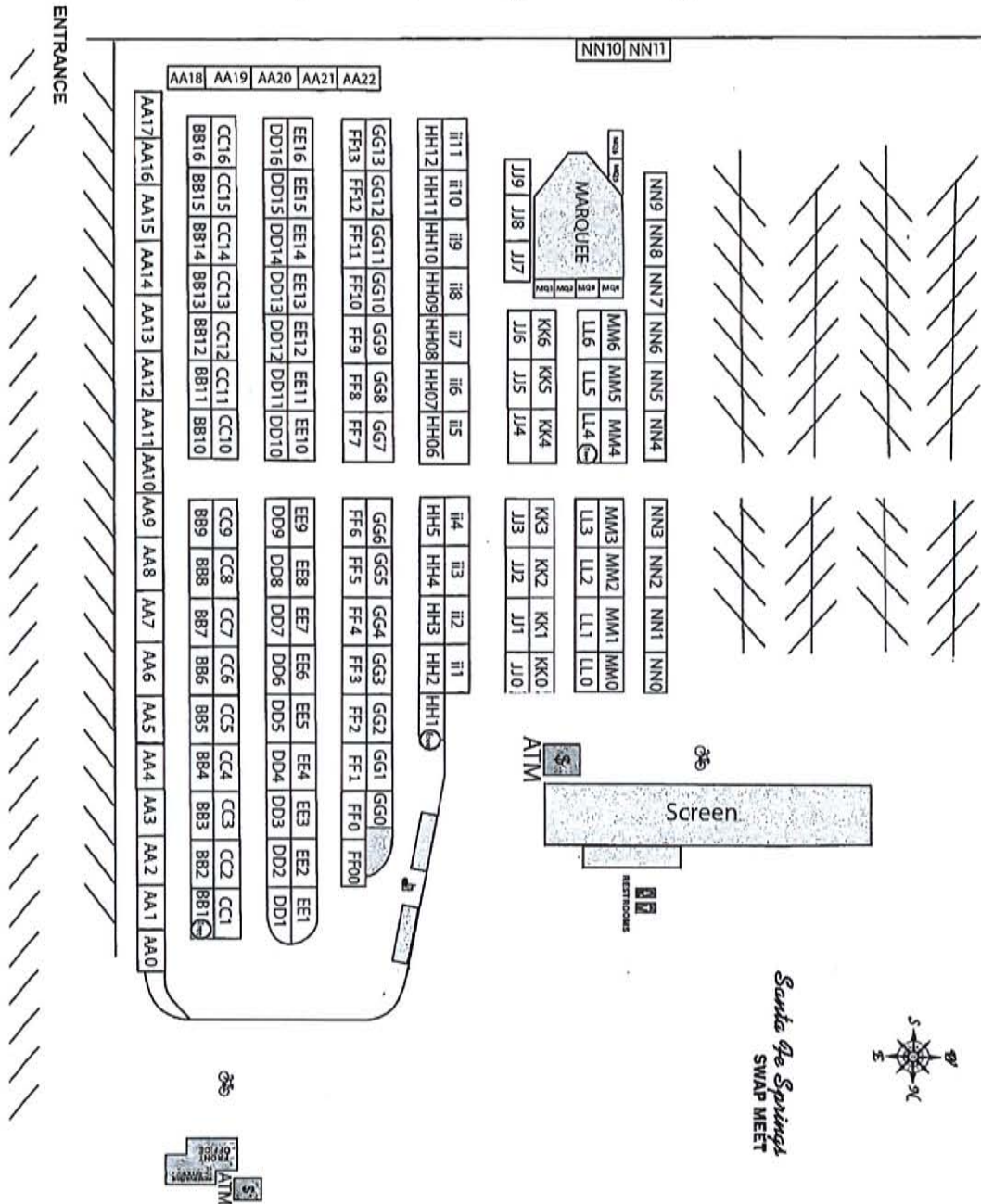


CONDITIONAL USE PERMIT CASE NO. 453

Interior Vendor Layout (Friday, Saturday, and Sunday)



Exterior Vendor Layout (Tuesday through Thursday)



Current Site Photos



Current Site Photos (Cont.)



CUP Extension Request Letter

Newport Diversified, Inc.

13963 Alondra Boulevard.
Santa Fe Springs, CA 90670
(626) 485 - 8865
Fax: (562) 921- 1706

April 16, 2018

Mr. Wayne Morrell
Director of Planning and Development
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

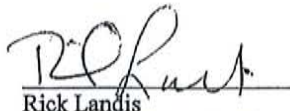
Dear Wayne,

Per conditions in our CUP #'s 751-3, 453-7, and any others we may have, we would like to request compliance review consideration.

Up to this point, since our existing CUP renewal, we have not made any material changes in our operations, however, as you know, we are in the planning / development phase of a significant upgrade and expansion of our picnic, entertainment area and construction of a new beverage sales building. Due to that fact, we are asking for a longer approved term, in order to recoup construction costs.

We are not asking for any additional modifications, we have been operating continuously since 1965 and believe the CUP's are pretty finely tuned.

Thank you in advance for your consideration.



Rick Landis
Director Business Development



CONSENT ITEM

Conditional Use Permit Case No. 655-3

Request for approval to allow the continued operation and maintenance of an open storage yard for trucks and truck trailers on property located at 11642 Pike Street, in the M-2, Heavy Manufacturing Zone. (Jess Diaz Trucking)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an open storage yard for trucks and truck trailers, 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; and
- Require that Conditional Use Permit Case No. 655-3, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is a 1.55-acre parcel located on the south side of Pike Street, approximately 550 feet west of Norwalk Boulevard. The subject property is currently developed with an existing 12,000 sq. ft. concrete tilt-up warehouse building.

The subject property currently has 26 standard parking spaces and 15 trailer truck stalls. An existing 8-foot high screen wall is provided along the east side of the existing building. The wall screens the rear yard area; consequently, the trucks, tractors and trailers are not visible from the street.

On June 12, 2006, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 655, a request to establish, operate, and maintain an open storage yard for trucks and truck trailers at 11642 Pike Street. The CUP has since been brought back to the Planning Commission twice as a compliance review. The most recent compliance review was done in 2012. The CUP was extended for a period of five years, which has since concluded. As a result, the applicant is now before you for a compliance review.

In 2015 Jess Diaz Trucking took over the property and the CUP from the previous owners Reserve Truck Lines. Before approving their business license, Staff confirmed that Jess Diaz was not only aware of, but also agreed to comply with all conditions related to the existing CUP.

ZONING CODE REQUIREMENT

Pursuant to Section 155.243 (I) (3) and 155.656 (A) of the City's Zoning Regulations, Trucking, transit and transportation facilities shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (I) (3)	<u>Section 155.243 (I) (3)</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (I) Trucking, transit and transportation facilities of the following kinds: (3) Transit and transportation facilities.
155.656 (A)	<u>Section 155.656 (A)</u> (A) A conditional use permit shall be required for the establishment or enlargement of any trucking, transit or transportation facility, including facilities for repair and storage, except where such uses are listed as permitted uses in this chapter and except where such uses are incidental to a permitted use, servicing only such permitted use and located on the same premises as such permitted use.

CONSIDERATIONS

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

Planning Department:

- Restripe parking to comply with the previous site plan
- Remove the temporary office structure
- Obtain a sign permit for the existing wall sign
- Paint the double check detector valve hunter green

Aside from the removal of the temporary office structure, staff recently verified that the applicant has completed the aforementioned items. With regards to the temporary office structure, the applicant has asked for additional time to sell or otherwise remove the structure if they are unsuccessful. Rather than wait until said item was completed, staff decided to move forward with the compliance review but added a condition to require that said structure to be removed from the premises within sixty (60) days.

Staff, therefore, finds that if the operation and maintenance of an open storage yard for trucks and truck trailers continues to operate in strict compliance with the required

conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 655, be subject to a compliance review in five (5) years, on or before August 13, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Noe Negrete 562.868-0511 x7611)

1. That ~~adequate "on-site" parking shall be provided per City requirements, and streets abutting the development shall be posted "No Stopping Any Time." The City will cause the offsite signs to be installed. The owner/operator shall pay the actual cost of sign installation.~~ **(Complete)**
2. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. **(Ongoing)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Richard Kallman 562.868-0511 x3710)

3. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Ongoing)**
4. All entry gates shall continue to be equipped with Knox boxes or Knox key switches for power-activated gates. **(Ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

5. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
6. That the owner/operator is prohibited from storing any hazardous material above the thresholds defined in Chapter 6.95 of the California Health & Safety Code without establishing and implementing a business plan for emergency response and providing a copy of the plan to the Fire Department. **(Ongoing)**

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.409-1850 x3320)**

7. That adequate "on-site" parking shall be provided per City requirements, and streets abutting the development shall be posted "No Stopping Any Time." The owner/operator shall pay the actual cost of sign installation. **(Complete)**
8. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/operator shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense. The sign shall also contain the telephone number of the local law enforcement agency. The lettering within the sign shall not be less than one inch in height. **(Complete)**

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Camillia Martinez 562.409-7550 x 7519)**

9. That all storage **shall not exceed** above the height of the existing wall. ~~shall be permanently removed.~~ **(Revised)**
10. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
11. That all truck repair activity shall occur inside the building. No portion of the required off-street parking area shall be used for truck repair activities of any type at any time. **(Ongoing)**
12. That the storage of tires shall be conducted in compliance with all applicable codes, including Building and Fire Codes. **(Ongoing)**
13. That the parking lot area shall not be used for the storage of truck parts, inoperative, dismantled, and/or partially dismantled vehicles or any type of materials. **(Ongoing)**
14. That the owner/operator and/or his employees shall not park in a temporary or full time basis any trucks, trailers, commercial vehicles or employee vehicle on the public street at any time. It is the responsibility of the Applicant to ensure that truck parking, customer parking and employee parking be provided on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Ongoing)**

onto said street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. (*Ongoing*)

16. That the subject use, property and driveways shall be continuously maintained in a clean and orderly manner. (*Ongoing*)

17. That the proposed truck line use shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner/operator and on file with the case. (*Ongoing*)

18. **That the portable office/shed will no longer be on the subject property sixty (60) days after the Planning Commission approval. (New)**

19. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. (*Ongoing*)

20. That the applicant, **Jess Diaz Trucking** ~~Reserve Truck Lines, Inc.~~, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 655, when action is brought within the time period provided for in the City's Zoning Regulations, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. (*Ongoing*)

21. ~~That CUP Case No. 655 shall be subject to a compliance review in five years to ensure the use is still operating in strict compliance with the original conditions of approval.~~

That Conditional Use Permit Case No. 655-3 shall be subject to a compliance review in a five (5) years, on or before August 13, 2023. Approximately three (3) months before August 13, 2023, the applicant shall request in writing that the City review the circumstances of the case and consider a further extension of the privileges granted herein. (Revised)

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

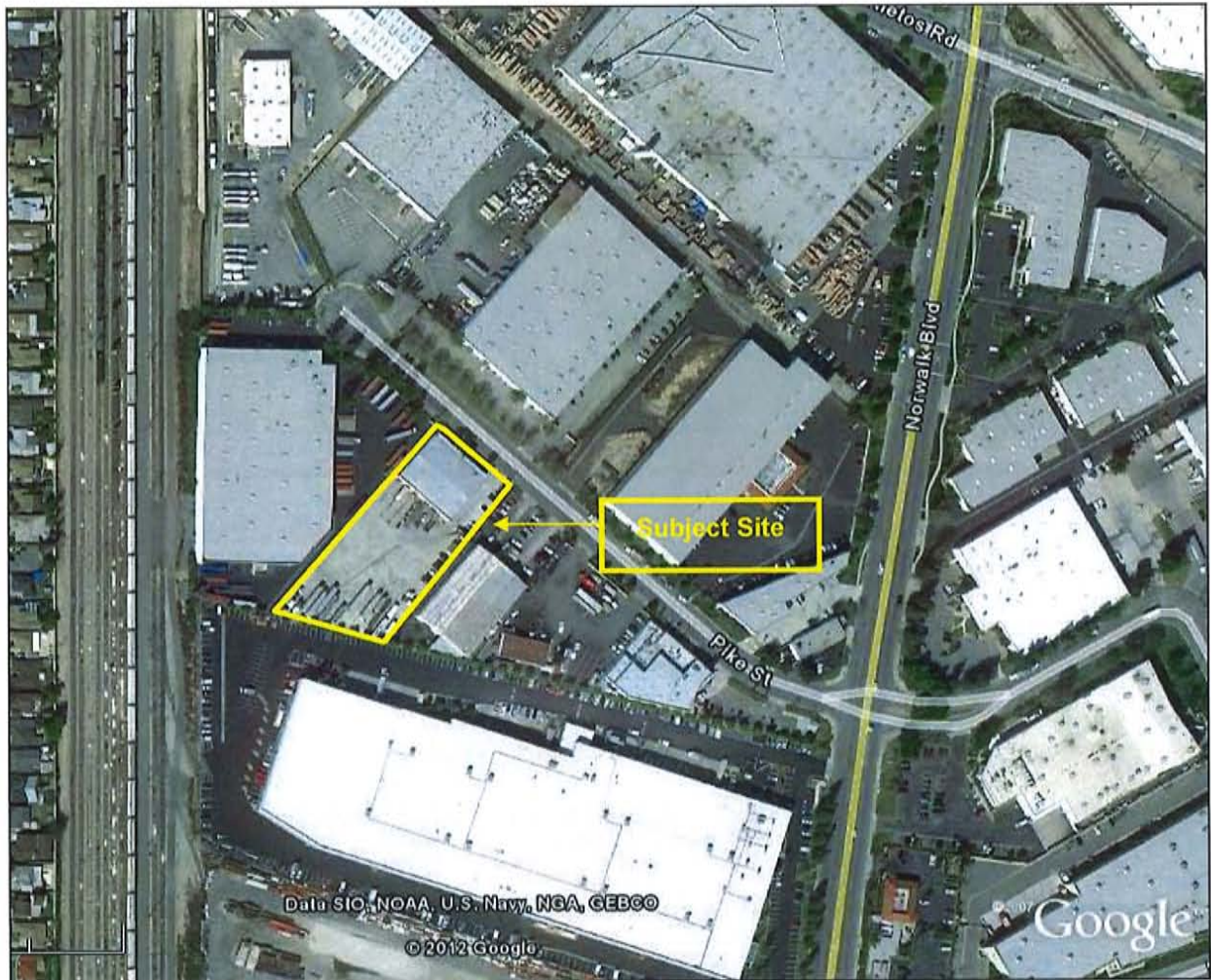


Wayne Morrell
Director of Planning

Attachments

1. Aerial Photograph
2. Current Site Photos
3. CUP Compliance Review Request Letter
4. Receipt

AERIAL PHOTOGRAPH



CUP Case No. 655-3
11642 Pike Street

Current Site Photos



CUP Compliance Review Request Letter

Received

MAR 29 2018

Planning Department

March 28, 2018

CITY OF SANTA FE SPRINGS
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

Re: Conditional Use Permit, Case 655-3
11642 Pike St. Santa Fe Springs, CA 90670

To Whom It May Concern:

We are requesting review for compliance of the subject permit. Jess Diaz Trucking has been conducting business at this location since February 11, 2015. We also reviewed the terms of the existing Conditional Use Permit 655-3 for the property and agree to comply with all conditions. There are no changes or alterations to the use since the last review.

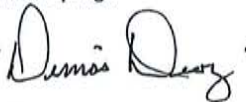
Our firm is independently owned and has 20-30 employees. Our hours of operation are typically 7:00am – 5:00pm Monday through Friday. Our weekly vehicle activity is approximately 40-50.

Most of our business consists of the storage and distribution of paper products for our customers. We distribute products via tractor trailers to various customers' locations. We do not use flammable or hazardous materials.

Within the large concrete fenced yard we park our fleet of trucks and trailers.

Please feel free to contact me if you have any questions. We look forward to our ongoing success in the city of Santa Fe Springs.

Sincerely,



Dimas Diaz
President
Jess Diaz Trucking, Inc.

Receipt

		DISTRIBUTION				
FUND	Q/L	ACTIVITY	OBJECT	PROJECT	AMOUNT	
110	397	4110	8900		\$563.00	

City of Santa Fe Springs

(NAME)

(ADDRESS)

(CITY AND STATE)

Compliance Review (CUP 655)

(DESCRIPTION)

RECEIPT

City of Santa Fe Springs, CA
 FINANCE DEPARTMENT
 11710 E Telegraph Rd
 Santa Fe Springs, CA 90670
 (562) 868-0511

000022-0035

03/29/2018 11:35AM

MISCELLANEOUS

Description: CONDITIONAL
 USE PERMIT (PLO201)
 Reference 1: CUP 655
 Reference 2: COMP RVN
 CONDITIONAL USE PERMIT
 (PLO201)

2018 Item: PLO201

1 @ 563.00

CONDITIONAL USE PERMIT
 (PLO201)

563.00

563.00

Subtotal

563.00

Total

563.00

CHECK

563.00

Check Number 037760

Change due

0.00

Paid by: JESS DIAZ TRUCKING



Comments: YL

Thank you for your payment

FINANCE DEPT.



CONSENT ITEM

Conditional Use Permit Case No. 687-1

A request for a Conditional Use Permit to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within two (2) existing 6,408 square feet units (unit 2 and 4); at 11947 Florence Avenue (APN: 8009-025-057), within the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zone. (Spirit Gymnastics)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an indoor gymnastic school and indoor recreational use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 687-1, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject site, located at 11947 Florence Ave, comprised of a single parcels (APN: 8009-025-057) measuring 90,501 square feet (2.08 acres), is located on the northwest corner of Florence Avenue and Hathaway Drive. The property is zoned M-2 (Heavy Manufacturing) and BP (Buffer Parking). The 90,501 square foot site consists of one multi-tenant industrial buildings totaling approximately 39,128 square feet with 82 parking stalls.

The applicant, Spirit Gymnastic, had originally proposed to use three (3) units totaling 6,408 square feet (units 1, 2 and 4) as a gymnastic school and indoor recreational use. Specifically, Spirit Gymnastics will offer tumbling classes, gymnastics classes and open gym workout. Currently Spirit Gymnastics is only using two (2) 6,408 square foot units (units 2 and 4). The tumbling classes, gymnastics classes and open gym workout will still apply.

On June 12, 2017, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 655, a request to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use at 11642 Pike Street. The CUP was approved for one year, which has since concluded. As a result, the applicant is now before the Planning Commission for a compliance review.

In addition, Spirit Gymnastics concurrently requested and received approval for a temporary modification of property development standards (MOD 1277) to not provide twelve (12) on-site required parking stalls associated with the proposed indoor recreational facility use.

ZONING CODE REQUIREMENT

Pursuant to Section 155.246 (J) (4) and 155.243 (L) of the Zoning Regulations, public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (J) (4)	<u>Section 155.243 (J) (4)</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (J) Also the following: (4) Business, technical, trade or professional schools.
155.243 (L)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (L) Public, private, or quasi-public uses of an educational or recreational nature.

CONSIDERATIONS

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

The inspection confirmed that the applicant was in full compliance with the existing conditions of approval. Staff therefore finds that if the operation and maintenance of an indoor gymnastic school and indoor recreational use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 687, be subject to a compliance review in five (5) years, on or before August 13, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Richard Kallman 562.868-0511 x3710)

1. The Applicant shall provide approved exit signs above exit access doors which are readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exit signs shall meet the requirements of the currently adopted California Fire Code. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

2. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Camillia Martinez 562.868-0511 x7519)

3. That Conditional Use Permit No. 687 allows for a gymnastics school and with indoor recreational facility within three-~~(3)~~ **two (2)** 6,507 sq. ft. units (unit 2, and 4) located at 11972 Florence Avenue. Specifically, ~~the proposed use~~ **Spirit Gymnastics** will offer tumbling classes, gymnastics classes, open gym workout, and space rental for recreational use. Approval of Conditional Use Permit No. 687 is contingent upon approval of Modification Permit Case No. 1277. **(Revised)**
4. That Modification Permit Case No. 1277 allows for a temporary twelve (12) parking stalls reduction to the minimum parking development requirements associated with the subject property. Said temporary parking reduction is specific to the subject gymnastics school with indoor recreational facility use. Any modification to the operation shall be subject to prior review and approval by the Director of Planning or his/her designee. **(Revised)**

5. ~~That the proposed gymnastic school with indoor recreational use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed.~~ **(Complete)**
6. That all activities related to the gymnastic school and indoor recreational use shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning and the Fire Marshall or designee. **(Ongoing)**
7. 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. **(Ongoing)**
8. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building before or after each activity session. **(Ongoing)**
9. That in the event noise levels outside of the subject unit are found to exceed permissible levels per Section 155.424 of the City's Zoning Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues. **(Ongoing)**
10. That the applicant shall continually provide a waiting area indoors to prevent and discourage clients from waiting outside. **(Ongoing)**
11. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times. **(Ongoing)**
12. That the days and hours of operation shall be 3:00 PM to 11:00 PM, Monday to Friday, and 9:00 AM to 8:00 PM, Saturday to Sunday. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee. **(Ongoing)**

13. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee. **(Ongoing)**
14. That the indoor recreational facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended. **(Ongoing)**
15. That the applicant shall notify **the Santa Fe Springs Planning Department**, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors. **(Revised)**
16. ~~That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(Complete)**
17. That Conditional Use Permit Case No. 687 shall be subject to a compliance review in ~~one-year~~ five years, on or before **August 13, 2023**. Approximately three (3) months before **August 13, 2023**, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
18. That the applicant understands and agrees that any future changes to the floor plan whereby the square footage of activity area is increased, the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission. **(Ongoing)**
19. That the current 82 parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. **(Ongoing)**
20. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking

issues. **(Ongoing)**

21. That the Department of Planning and Development shall first review and approve all sign proposals. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**
22. 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. **(Ongoing)**
23. That the applicant, Spirit Gymnastics, 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 and Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
24. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
25. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Current Site Photos
3. CUP Compliance Review Request Letter

Aerial Photograph



Conditional Use Permit Case No. 687

&

11972 Florence Avenue

Spirit Gymnastics



Current Site Photos



CUP Compliance Review Request Letter

Spirit Gymnastics, LLC
11947 Florence Ave. unit 4
Santa Fe Springs, CA 90670

Received

JUN 08 2018

Planning Department

June 8, 2018

City of Santa Fe Spring

To whom it may concern,

Spirit Gymnastics main hours are 4pm to 11pm Monday – Friday, 9am to 8 pm Saturday – Sunday. We are available for floor rental at any time.

Nature of our business: Instructing gymnastics, tumbling & cheer classes, Training Gymnastics team, along with renting out the floor to other individuals or organizations for training and practice.

Changes in the last year of business: We now only has UNIT 4 & 2 (we released unit # 1 back to the landlord.)

Sincerely,

Tammy Asam

Tammy Asam
Spirit Gymnastics - Owner
Spirit Gymnastics, LLC



CONSENT ITEM

Conditional Use Permit Case No. 751-3

A request for a time extension of Conditional Use Permit (CUP) Case No. 751 relating to the operation and maintenance of a digital billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 751, 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. 751, until August 13, 2019, subject to the original conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is a triangular-shaped lot located at 15718 Marquardt Avenue (APN 7003-01-904). The property is bordered by Marquardt Avenue to the west, Alondra Boulevard to the south, and the I-5 Freeway to the northeast. It measures 18,915 sq. ft. (approximately .43-acres) and is located within the M-2 FOZ (Heavy Manufacturing – Freeway Overlay Zone) zone.

On February 18, 2015, the Planning Commission originally approved CUP Case No. 751 to allow the applicant, Newport Diversified Inc., to construct, operate and maintain a new double-faced billboard on the subject property. Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

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.

Therefore, to keep the CUP valid and allow the applicant to go through plan check, fabrication, and thereafter, installation of the billboard, the Planning Commission granted a one-year time extension on February 17, 2016 and March 13, 2017.

The Commission should note that the billboard support and digital faces have already been installed. In fact, the billboard was energized in February of this year. However, since the billboard installation is not fully complete and the applicant still needs to install an exterior column cover, screen the side, and remove or re-locate the exposed ladder, etc., Staff is recommending that the CUP be extended for another year to allow the applicant to complete the remaining work. A compliance review could then be conducted next year once the billboard installation is fully complete and operational.

STAFF CONSIDERATIONS

Although, the project has admittedly taken longer than originally anticipated, Staff believes the applicant has diligently worked to keep this project moving forward given the challenges surrounding the requirement to secure approvals from both the City and Caltrans.

According to the applicant, they recently picked up corrections related to the finishing touches (i.e. exterior column cover, screen the side, etc.) and plan to quickly re-submit in the coming weeks. Installation of said items will begin immediately thereafter and the applicant anticipates that full completion will be obtained by the end of the summer.

With that said, staff is confident that the project will continue to move forward and completed soon. Providing the applicant with an extension to their CUP will allow them to complete the finished touches to the billboard and also keep the CUP from becoming null and void. Staff, therefore, is recommending that the subject CUP be extended for one (1) year, until August 13, 2019. At which time, staff will conduct a compliance review of the subject digital billboard use.

CONDITIONS OF APPROVAL:

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

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

1. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer.

The owner shall pay drainage review fees in conjunction with this submittal. **(ongoing)**

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.868-0511 at x3320)

2. That the Applicant shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. **(ongoing)**
3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(ongoing)**
4. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale the billboard(s). **(ongoing)**
5. That should any of the lights, illuminated letters or decorative illuminated elements, cease to function on the signs, the operator shall repair them within 72 hours. Otherwise, the operator shall contact the City to present alternatives in addressing the malfunctions. **(ongoing)**
6. That the Applicant shall maintain a fence around the subject property with an operable gate(s). The Applicant shall not place or install any type of barbed-wire, razor wire, or similar materials anywhere on the fence. **(ongoing)**
7. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night. **(ongoing)**
8. That lighting, if installed for the parcel, shall be installed so that it does not become distracting to the traffic on the street and/or freeway. **(ongoing)**

9. That personnel during the construction phase, and/or maintaining the sign thereafter, shall park on-site at all times. **(ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(ongoing)**
11. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

12. That this approval allows the applicant, Newport Diversified Inc., to establish, operate and maintain a new digital billboard on property located at 15718 Marquardt Avenue (*previous* APN: 7003-001-904). **(ongoing)**
13. That the subject billboard shall be in conformance with Section 155.384 (Billboards) of the City of Santa Fe Springs Zoning Regulations. **(ongoing)**
14. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City. **(ongoing)**
15. That approval of Conditional Use Permits No. 751 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. **(ongoing)**
16. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans). **(ongoing)**
17. That Conditional Use Permit No. 751 (CUP) shall be subject to the execution of a Development Agreement between the City Council and Newport Diversified, Inc. regarding the operation of the subject billboard. The applicant and the City shall commence the preparation of the Development Agreement upon the approval of the CUP and shall complete related negotiations and execute the Agreement within nine (9) months from effective date of approval of the CUP. **(ongoing)**

18. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard. **(ongoing)**
19. That prior to completion of the billboard installation, the Applicant shall provide the Planning Department with the telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that the billboard becomes dilapidated, damaged and/or malfunctioning. **(ongoing)**
20. That the message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading. **(ongoing)**
21. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(ongoing)**
22. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(ongoing)**
23. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 21 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant. **(ongoing)**
24. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(ongoing)**
25. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(ongoing)**
26. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(ongoing)**
27. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject

project. A late fee and penalty will be assessed to any contractor or subcontractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org. **(ongoing)**

28. That the project shall comply with 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. **(ongoing)**
29. That Conditional Use Permit Case No. 751 shall be subject to a compliance review in one (1) year, on or before ~~March 13, 2018~~ **August 13, 2019**, to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised)**
30. That the applicant, Newport Diversified Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**
31. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Newport Diversified Inc. with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Newport Diversified Inc. to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(ongoing)**

32. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive Newport Diversified Inc. or the city of the benefits of this CUP. **(ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Photos of Previous Swap Meet Sign
4. Photo of Existing Billboard
5. Proposed Sign Elevation (Existing Billboard with Finishing Touches)

Aerial Photograph



CITY OF SANTA FE SPRINGS

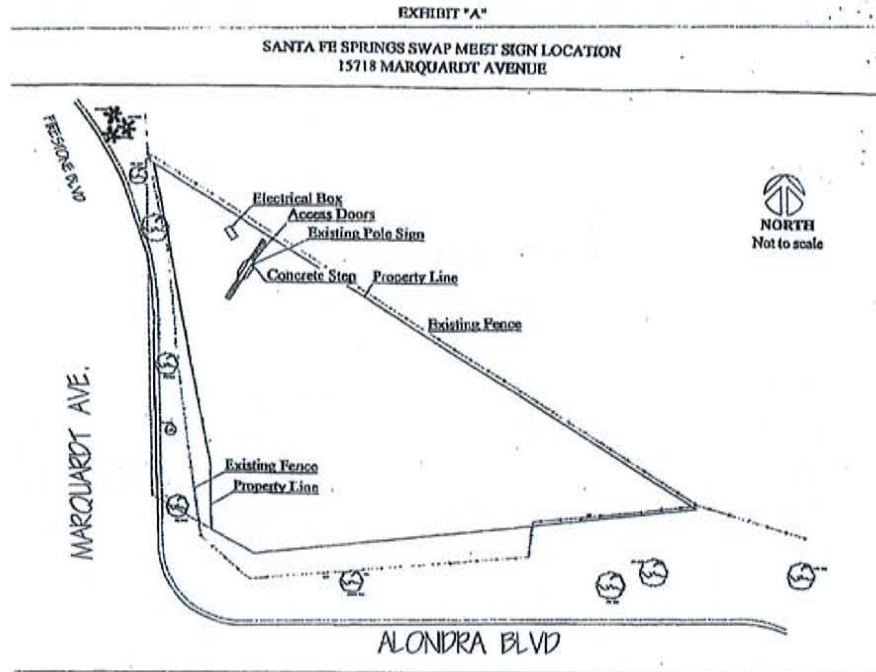


AERIAL PHOTOGRAPH – 15718 Marquardt Avenue

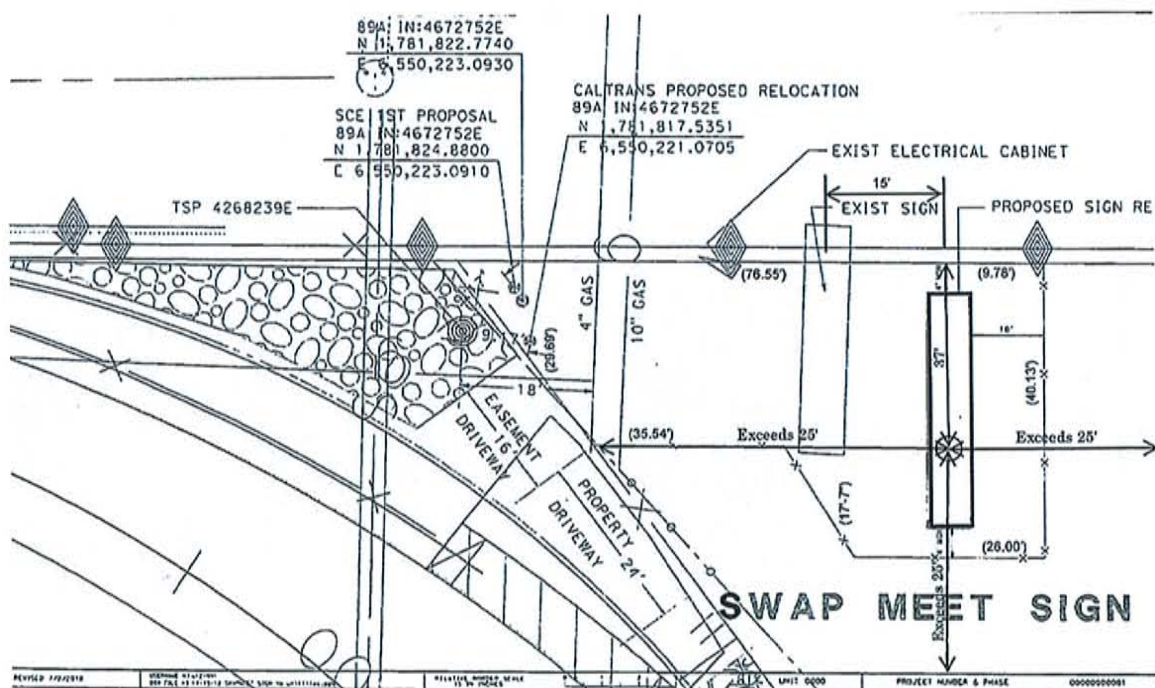
CONDITIONAL USE PERMIT No. 751

APPLICANT: Newport Diversified, Inc.

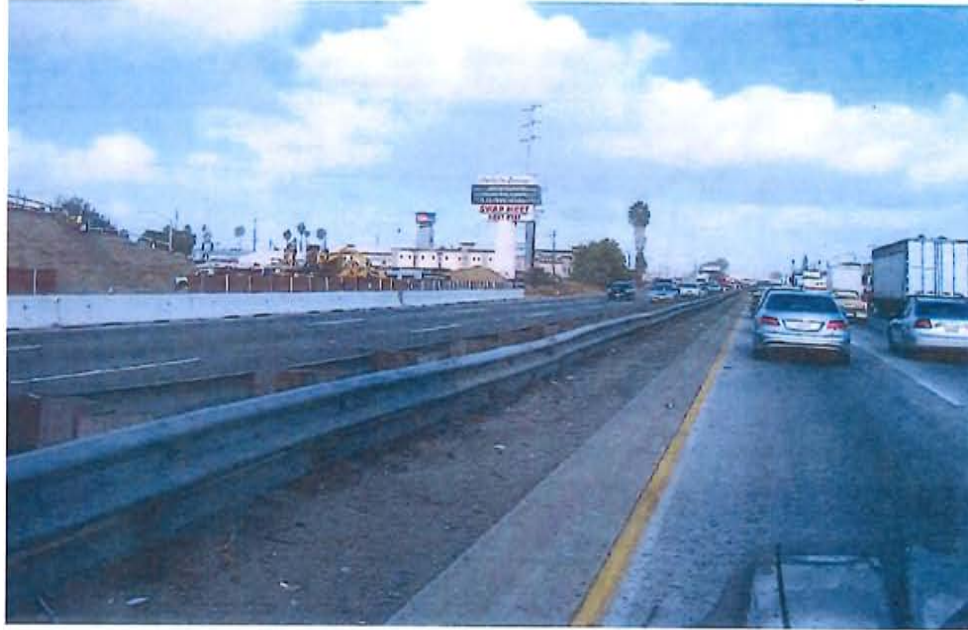
Site Plan



Enlarged Site Plan



Photos of Previous Swap Meet Sign (Northbound on I-5 FWY)



Photos of Existing Billboard



Existing Billboard with Finishing Touches

