



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

October 14, 2019

6:00 p.m.

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

**Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Chairperson
Francis Carbajal, Commissioner
Gabriel Jimenez, 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, Carbajal, Jimenez, and Ybarra.

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes for the following Planning Commission meetings:

A. August 12, 2019

B. September 9, 2019

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 77

Request for approval of Alcohol Sales Conditional Use Permit Case No. 77 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Golden Harvest Group located at 12436 Bell Ranch Drive within the Heavy Manufacturing (M-2). (CHF Trading)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 662-2

Modification Permit Case No. 1197-1

CUP Case No. 662-2: A request for approval to allow church activities within an existing college and theological seminary on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone.

MOD Case No. 1197-1: A request to amend the existing Modification Permit to modify the reduction of required parking stalls to include the consideration of the proposed church activities on the subject site.

The subject site is located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049) within the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

8. NEW BUSINESS

Categorically Exempt – CEQA Guidelines Section 15305, Class 5

Lot Line Adjustment Case No. 2019-01

A request for approval of a Lot Line Adjustment to allow for the reconfiguration of an existing lot line for the properties located at 14815 Radburn Avenue (APN: 8069-007-045) and 13930 Borate Street (APN: 8069-007-046).
(OCISitwell)

9. NEW BUSINESS

Modification Permit Case No. 1313

Request for a Modification of Property Development Standards to allow a proposed perimeter wall and fence to exceed the 42" maximum height in the front yard and side yard setback area where it adjoins a dedicated street, on a property located at 12801 Excelsior Drive (APN: 8082-003-010), in the M-2, Heavy Manufacturing, Zone.
(GLC SFS II, LLC)

10. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 25

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

B. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 15

Compliance review for Entertainment Conditional Use Permit Case No. 15 to allow the continued operation and maintenance of an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 26

Compliance review of Alcohol Sales Conditional Use Permit Case No. 26 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at Bruce's Liquor Store located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Liquor Store)

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 33

Compliance review of Alcohol Sales Conditional Use Permit Case No. 33 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Target located at 10621 Carmenita Road and within the Gateway Plaza shopping center. (Target Corporation)

E. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 54

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

F. CONSENT ITEMConditional Use Permit Case No. 485-3

A compliance review of a compressed gas repackaging facility at 8832 Dice Road (APN: 8168-013-008), in the M-2, Heavy Manufacturing Zone. (Airgas an Air Liquide Company)

G. CONSENT ITEMConditional Use Permit Case No. 692-3

A compliance review of a truck service and repair facility 11910 Greenstone Avenue, (APN: 8026-020-051), in the M-2, Heavy Manufacturing. (Rod's Truck Repair, Inc.)

H. CONSENT ITEMConditional Use Permit Case No. 770-3

A compliance review for an indoor banquet hall facility located at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing and M-2, Heavy Manufacturing, Zones. (Ebie Ghaneian for Azar Event Center)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. ADJOURNMENT

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



Teresa Cavallo
Planning Secretary

October 11, 2019

Date



APPROVED:

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

August 12, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Chairperson Ybarra called upon Commissioner Aranda to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Ybarra
Commissioner Aranda
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez

Staff:

Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the July 8, 2019 Planning Commission meeting

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve the minutes of July 8, 2019 as submitted, with the following vote:

Ayes: Arnold, Aranda, Carbajal, Jimenez, and Ybarra

Nayes: None

Absent: None

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15302, Class 2

Conditional Use Permit Case No. 712-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 712-1, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; 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 programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve Conditional Use Permit Case No. 712-1, subject to the conditions of approval as contained with Resolution No. 130-2019; and
- Adopt Resolution No. 130-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. The Applicant's Representatives were present in the audience.

Chair Ybarra called upon the Commissioners for questions and/or comments. The Commissioners did not have any questions and/or comments.

Chair Ybarra opened the Public Hearing at 6:14 p.m. and asked if the Applicant's Representatives would like to approach the podium to address the Planning Commission. The Applicant did not wish to address the Planning Commission and thus did not approach the podium.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:15 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 712-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

7. PUBLIC HEARING

Entertainment Conditional Use Permit Case No. 16

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 16, and thereafter close the Public Hearing; and
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and
- Pursuant to Section 155.716 of the City's Zoning Regulations, 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 programs of the City's General Plan; and
- Recommend that the City Council review and approve Entertainment Conditional Use Permit Case No. 16 subject to the conditions of approval contained within this report and Adopt Resolution No. 133-2019, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council review and approve Entertainment Conditional Use Permit Case No. 16 subject to the conditions of approval contained within this report.

Chair Ybarra called upon Code Enforcement Officer Luis Collazo to present Item No. 7 before the Planning Commission. The applicant was present in the audience.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Commissioner Arnold inquired about the parking lot lighting and if a photometric plan was submitted since he indicated that the parking lot lighting seemed dim for such a large parking lot. Code Enforcement Officer Luis Collazo replied that the Building Department should have an approved photometric plan on file but if the Planning Commission would like an updated photometric plan then he could add a condition to require one.

Commissioner Carbajal commented that the entire parking lot is well lit and is familiar with the area since she frequents the establishment on a regular basis.

A discussion ensued regarding the parking lot lighting.

Chair Ybarra opened the Public Hearing at 6:21 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The Applicant did not wish to address the Planning Commission and thus did not approach the podium.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:21 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to approve Entertainment Conditional Use Permit Case No. 16, and the recommendations regarding

this matter, which passed by the following roll call vote:

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

8. PUBLIC HEARING

California Environmental Quality Act (CEQA) - Categorical Exemptions Section 15305 (a)
Zone Variance Case No. 88

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Variance Case No. 88 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 the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Regulation and consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that the proposed Zone Variance request meets the criteria set forth in Section 155.675 of the City Zoning Regulation; and
- Find and determine that pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Zone Variance Case No. 88 subject to the conditions of approval as contained within Resolution No. 131-2019; and
- Adopt Resolution No. 131-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission. The applicant Glen A. Wilson was present in the audience.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Commissioner Aranda inquired about the front of the building and if the bridge was level with the building and if it would have pedestrian access. Planning Consultant Jimmy Wong replied that he was unaware of the bridge having pedestrian access but he confirmed that the bridge was level to the building.

Commissioner Aranda also inquired about the surrounding buildings being demolished. Planning Director Wayne Morrell confirmed that the surrounding buildings would be demolished for this project.

Chair Ybarra opened the Public Hearing at 6:29 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant Glen A. Wilson approached the podium and addressed the Planning Commission. He indicated that the setback was 4'-6" at the narrowest point of the property and thus the subject variance would be a very minimal change to what is currently seen on the property.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:30 p.m. and requested a motion and second for Item No.

8.

It was moved by Commissioner Jimenez, seconded by Commissioner Arnold to approve Zone Variance Case No. 88, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Carbajal, Jimenez, and Ybarra

Nayes: None

Absent: None

9. **PUBLIC HEARING**

Categorically Exempt – CEQA Guideline Section 15061(b)(3)

Resolution No. 132-2019

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Resolution No. 132-2019, and after receiving all public comments, continue this matter to the Planning Commission meeting of September 9, 2019.

Chair Ybarra called upon Planning Consultant Laurel Reimer who provided a brief presentation regarding the reason for the continuance of Item No. 9 before the Planning Commission.

Chair Ybarra opened the Public Hearing at 6:31 p.m. and asked for a motion to Continue Item No. 9.

It was moved by Commissioner Arnold, seconded by Commissioner Aranda to continue Resolution No. 132-2019 to the next regularly scheduled Planning Commission currently set for September 9, 2019, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Carbajal, Jimenez, and Ybarra

Nayes: None

Absent: None

10. **PUBLIC HEARING**

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21, of the California Environmental Quality Act (CEQA), this project is Categorical Exempt; and
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Find that the subject aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, has been exercised contrary to the conditions of approval.

Consequently, the action to revoke and nullify Conditional Use Permit Case No. 724 complies with the requirements and provisions under section 155.811(B).

- Revoke and nullify Conditional Use Permit Case No. 724.

Chair Ybarra called upon Planning Consultant Vince Velasco to present Item No. 10 before the Planning Commission. The applicant, Peter Lake was present in the audience.

Commissioner Carbajal inquired about the violations and if the applicant was aware that he was required to submit a sign agreement for the consolidation of the two existing lots and if he was aware that his proposal did not meet the city's design standards. Planning Consultant Vince Velasco clarified that the applicant needed to submit an actual proposal so that the City felt confident that the applicant, in good faith, was moving forward. Mr. Velasco informed the Commissioners that the applicant submitted his proposal on the 90th day thus feedback was not provided ahead of time.

Commissioner Arnold inquired about the elevations of the building and asked if the applicant was required to re-clad the entire building or just the front façade. Mr. Velasco replied that per the Code, Staff could accept either approach. Mr. Velasco further stated that Staff explained to Mr. Lake that we would feel comfortable with re-cladding of just the elevations that are visible, which would be all the walls except the rear wall.

Director of Planning Wayne Morrell clarified the intent of the City's code related to the recladding of metal buildings and specifically the requirement to re-clad all sides.

A discussion ensued regarding the City's code and the requirements that Mr. Lake need to meet.

Chair Ybarra opened the Public Hearing at 6:50 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant Peter Lake addressed the Planning Commission and explained that the delays for his project has been related to cost. Mr. Lake wanted to have the façade of his building completely done by a professional architect and engineer but because he had purchased the property at a discounted value, offers that he has received has only been for the land value. The buildings do not suit anyone else's needs but his own use. Unfortunately, it is Mr. Lake's opinion that any money spent to meet the City's requirements will not result in any added value to the property. Mr. Lake further discussed re-cladding bids that he has received and the cost of the bids being greater than what he had anticipated. Mr. Lake further commented on various other business projects within the City that went through re-cladding but Mr. Lake expressed that he would just like to "pretty up" the building at a reasonable cost.

Commissioner Aranda tried to establish a timeline of ownership and the City's code. Mr. Morrell, Director of Planning explained the history of the City's Code and how it applied to Mr. Lake's property.

A discussion ensued between the Planning Commission and the City Attorney Richard L. Adams, II regarding the Conditions of Approval imposed upon Mr. Lake's property and specifically the requirement to re-clad the existing metal buildings. City Attorney Richard

L. Adams, II informed the Planning Commission that Mr. Lake has had all the benefits of the Condition Use Permit but has not complied with the Conditions of Approval. Mr. Lake confirmed that he was aware of the Conditions but did not realize the cost of re-cladding the building since he didn't fully understand what was actually involved.

Suggestions and options were provided to Mr. Lake from both staff and the Planning Commissioners on how to move forward and hopefully avoid a revocation Mr. Lake's Conditional Use Permit.

Chair Ybarra requested a motion to continue Item No. 10 to the next regularly scheduled Planning Commission currently set for September 9, 2019.

It was moved by Commissioner Aranda, seconded by Commissioner Arnold to continue Item No. 10 to the next regularly scheduled Planning Commission currently set for September 9, 2019 with the recommendations that Mr. Lake meet with staff and devise a plan to fully satisfy the Conditions of Approval for CUP 724, and the recommendations regarding this matter, which passed by the following roll call vote:

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

CONSENT ITEMS

11. CONSENT ITEMS

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 27

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached 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. 27, and request that this matter be brought back in five-years, before August 12, 2024, for another compliance review report.

B. CONSENT AGENDA

Conditional Use Permit Case No. 505-6

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a day care and training facility for disabled adults, 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. 505-6 be subject to a compliance

review in ten (10) years, on or before August 12, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT AGENDA

Conditional Use Permit Case No. 775-2

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a direct rubbish hauling transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 775-2 be subject to a compliance review in three (3) years, on or before August 12, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

D. CONSENT AGENDA

Conditional Use Permit Case No. 776-2

Recommendation: That the Planning Commission:

- Find the request to allow the continuation of storage lubricants in excess of 100,000-gallons or more and up to 162,000-gallons, 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. 776-2 be subject to a compliance review in three (3) years, on or before August 12, 2020, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

E. CONSENT AGENDA

Conditional Use Permit Case No. 777-1

Recommendation: That the Planning Commission:

- Find that a time extension to allow for the establishment, operation, and maintenance of a convenience store, 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. 777-1 be subject to a compliance review in one (1) year, on or before, August 12, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Consent Agenda Item No. 11D was pulled for further discussion per Chairperson Arnold's request. Chair Arnold indicated that he had comments and concerns regarding Consent Agenda Item No. 11D.

Chair Ybarra requested a motion and second for Consent Items Nos. 11A, 11B, 11C, and 11E.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Consent Item Nos 11A, 11B, 11C, and 11E and the recommendations regarding this item, which passed by the following vote:

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

Commissioner Arnold questioned the Conditions of Approval, particularly the conditions imposed by the Public Works Department. Staff informed the Planning Commission that Public Works was notified that Item No. 11D was being brought before the Planning Commission but staff did not receive any comments nor a reply. Planning Director Wayne Morrell requested that Item No. 11D be brought for the Commission's consideration once the Public Works department has provided staff with an update on their Conditions.

That being said Chair Ybarra asked for a motion to continue Item No. 11D to the next regularly scheduled Planning Commission currently set for September 9, 2019. The motion was moved by Commissioner Arnold, seconded by Commissioner Aranda to continue Consent Agenda Item No. 11D to the September 9, 2019 Planning Commission meeting, and the recommendations regarding this item, which passed by the following roll call vote:

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

12. ELECTION OF VICE CHAIR FOR 2019-2020

The bylaws require the election of Commission Officers.

Director of Planning Wayne Morrell declared the office of Vice Chairperson vacant and called for nominations. Chair Ybarra nominated Commissioner Arnold, Commissioner Arnold accepted the nomination. Nominations for Vice Chairperson were closed. Having no further nominations, Commissioner Arnold was nominated the new Planning Commission Vice Chairperson with the following roll vote:

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

13. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that his 14U traveling baseball team won their first

championship. His team was ranked Number 3 going into the championship and ended up winning 5-0.

Vice Chair Arnold apologized for not being in attendance for the last two meetings. Mr. Arnold also indicated that he was at the City of San Juan Capistrano Planning Department and ran into former Planning Consultant Paul Garcia who sent greetings to the entire Planning Staff.

Staff:

Planning Consultant Laurel Reimer thanked Vice Chair Arnold and Commissioner Carbajal for attending the Public Transportation Public Outreach. Ms. Reimer also indicated that she will keep everyone informed of upcoming meetings.

Planning Secretary Teresa Cavallo announced that the Planning Commissioners will be receiving tablets which will enable the Planning Commission Agendas to be provided to the Commissioners electronically instead of the current paper format.

14. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:33 p.m. to the next Planning Commission meeting scheduled for September 9, 2019 at 6:00 p.m.

Frank Ybarra
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



APPROVED:

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

September 9, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Commissioner Aranda to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez – arrived at 6:05 p.m.

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Claudia Jimenez, Planning Intern

Members absent: Commissioner Carbajal

4. ORAL COMMUNICATIONS

None

5. MINUTES

Minutes for the August 12, 2019 Planning Commission meeting will be provided at the October 14, 2019 Planning Commission meeting for approval.

PUBLIC HEARING

- 6. PUBLIC HEARING - Continued from the 08-12-2019 Planning Commission Meeting**
Categorically Exempt – CEQA Guideline Section 15061(b)(3)
Resolution No. 132-2019

Recommendation: That the Planning Commission:

- Take no action.

Chair Ybarra noted that the Public Hearing was still open with regards to Item No. 6; however, no action is required at this time as this matter will be brought before the Planning Commission at a later date.

7. PUBLIC HEARING - Continued from the 08-12-2019 Planning Commission Meeting
Categorical Exempt – CEQA Guidelines Section 15321, Class 21
Revocation of Conditional Use Permit Case No. 724

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21 (Enforcement Actions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Determine one (1) of the following actions:
 - a. Find that the proposed work schedule is acceptable and allow the applicant up to July 13, 2020 to implement all items necessary to be in full compliance with the Conditions of Approval.
 - b. Find that the proposed work schedule is unacceptable and either recommend necessary changes or allow the applicant a final opportunity to work with staff to devise a plausible schedule to present to the Planning Commission for consideration.
 - c. Find that the proposed work schedule is severely unacceptable, and therefore, proceed with the Revocation of Conditional Use Permit Case No. 724.
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission. The applicant, Peter Lake, was present in the audience.

Planning Consultant Vince Velasco provided an update regarding Item No. 7 and what has taken place thus far between Staff and the applicant, Mr. Lake.

Planning Consultant Vince Velasco distributed the revised schedule that Mr. Lake provided to the City on September 8, 2019.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Chair Ybarra reminded everyone that the Public Hearing is still open and asked the applicant Mr. Lake to step forward to discuss his submitted proposal/schedule. Mr. Lake explained his proposal/schedule to the Planning Commissioners and indicated that he is hopeful that the Planning Commissioners find it acceptable.

Mr. Arnold inquired about the decision to move forward with either a Lot Line Adjustment and/or Parcel Map. Planning Consultant Vince Velasco clarified Public Work's determination to allow a Lot Line Adjustment.

A discussion ensued regarding the design of the building and the possible entitlements that could apply to Mr. Lake's building/property.

Director of Planning Wayne Morrell explained to the Planning Commissioners that should they decide to not require Mr. Lake to re-clad his building then they would be setting a precedence. Mr. Morrell suggested that the Planning Commission consider allowing Mr. Lake to re-clad his buildings in stages which would still technically satisfy the Condition of Approvals.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:21 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Vice Chair Arnold to approve Conditional Use Permit Case No. 724 with the first option within Staff's Recommendations, which finds that the proposed work schedule is acceptable, however, the Planning Commission requested that staff provide an update of all accomplishments made at the March 9, 2020 Planning Commission Meeting, whereby the Commission will evaluate the progress and either recommend necessary changes and/or allow the applicant one last opportunity to work with staff to devise an absolute final schedule to present to the Planning Commission for their consideration, and the recommendations regarding this matter, which passed by the following roll call vote:

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1 Conditional Use Permit Case No. 802

A request to upgrade the existing equipment for an existing 50'-tall monopole wireless telecommunications facility located at 8739 Millergrove Drive (APN: 8178-037-019) within the M-2, Heavy Manufacturing Zone. (Eukon Group, on behalf of Verizon Wireless)

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 802 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 objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and

- Approve Conditional Use Permit Case No. 802, subject to the conditions of approval as contained with Resolution No. 135-2019; and
- Adopt Resolution No. 135-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Intern Andrew Gonzales to present Item No. 8 before the Planning Commission. Present on behalf of the applicant, was Peter Hilger of Eukon Group.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Vice Chair Arnold inquired if the City may require the cell company to install a stealth design. Planning Consultant Laurel Reimer clarified that per the City's ordinance, there is a 20 year amortization period but Ms. Reimer indicated that once said period is over then the cell company will have to install a stealth design.

A discussion ensued regarding the regulations for the streamline approval process as imposed by the FCC and the limitations in which the City can impose a stealth design.

Chair Ybarra opened the Public Hearing at 6:30 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant's representative Peter Hilger notified the Planning Commissioners that Verizon Wireless agrees with Staff's recommendation with regards to Conditional Use Permit Case No. 802.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:31 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Conditional Use Permit Case No. 802, and the recommendations regarding this matter, which passed by the following roll call vote:

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

9. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1 Conditional Use Permit Case No. 690-1

A request for a ten-year permit approval and equipment upgrades of the existing monopalm wireless telecommunications facility located at 9810 Painter Avenue. (APN: 8167-028-028) within the M-1-PD, Light Manufacturing – Planned Development Zone. (SBA Monarch Towers I, LLC on behalf of T-Mobile)

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 690-1 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 objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 690-1, subject to the conditions of approval as contained with Resolution No.136-2019; and
- Adopt Resolution No. 136-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Intern Claudia Jimenez to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the applicant was Gerald Koh of SBA Monarch Towers I, LLC.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Chair Ybarra opened the Public Hearing at 6:36 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant's representative Gerald Koh did not wish to address the Planning Commission and thus did not approach the podium.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:36 p.m. and requested a motion and second for Item No. 9.

It was moved by Vice Chair Arnold, seconded by Chair Ybarra to approve Conditional Use Permit Case No. 690-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

10. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1 Trucking Use Time Extension No. 4

A request to allow the continued operation and maintenance of an existing nonconforming cross-dock freight transfer facility located at 12250 Clark Street within the M-2, Heavy Manufacturing Zone. (Crown Enterprises, Inc.)

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21, of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Find that the subject aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, has been exercised contrary to the conditions of approval. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 724 complies with the requirements and provisions under section 155.811(B).
- Revoke and nullify Conditional Use Permit Case No. 724.

Chair Ybarra called upon Planning Consultant Laurel Reimer to present Item No. 10 before the Planning Commission. Present on behalf of the applicant was Michael Samhat and Vice President Kevin Kalczynski.

Chair Ybarra called upon the Commissioners for questions and/or comments.

Chair Ybarra opened the Public Hearing at 6:48 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant's representative, Vice President Kevin Kalczynski, thanked staff for doing a thorough job presenting this item before the Planning Commission. Mr. Kalczynski provided a brief history of their efforts to date and notified the Planning Commissioners that the subject terminal located at 12250 Clark is imperative to his company. Mr. Kalczynski also indicated that he was in agreement with staff's recommendation.

Chair Ybarra asked if there was anyone wishing to speak on this matter. The following constituents addressed the Planning Commission and provided their comments on the noise and safety concerns related to this Trucking Use Time Extension:

David Pully
Mauricio Novoa

The constituents were not opposed to the Trucking Use Time Extension, but did ask that the Planning Commission take the comments seriously and commit to solving the issues that they have brought forth.

Commissioner Aranda asked staff if there are any recommendations regarding the constituents concerns to mitigate the noise. Director of Planning Wayne Morrell notified the Planning Commissioners that the City has a noise ordinance and that noise levels will need to be investigated. Mr. Morrell further stated that the surrounding residents were notified when they purchased their homes that they were purchasing in an area surrounded by active industrial properties.

A discussion ensued regarding the constituent's concerns. Vice President of Crown Enterprises Kevin Kalczynski came back to the podium to address the concerns. Mr.

Kalczynski replied that Crown Enterprises is committed to working with the community members to rectify their concerns and that Crown Enterprises takes their concerns very seriously. Mr. Kalczynski requested that the constituents meet with him after the meeting to exchange contact information and to speak further about their concerns.

There being no further questions or comments, Chair Ybarra closed the Public Hearing at 7:03 p.m. and requested a motion and second for Item No. 10.

It was moved by Vice Chair Arnold, seconded by Commissioner Aranda to approve Trucking Use Time Extension No. 4, and the recommendations regarding this matter, which passed by the following roll call vote:

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

CONSENT ITEMS

11. 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 — Continued from the 08-12-2019 Planning Commission Meeting

Conditional Use Permit Case No. 776-2

Recommendation: That the Planning Commission:

- Take no action.

B. CONSENT AGENDA

Conditional Use Permit Case No. 592-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a drive through fast food restaurant, 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. 592-3 be subject to a compliance review in ten (10) years, on or before September 9, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Ybarra mentioned that Consent Agenda Item No. 11A was pulled by staff to allow the applicant additional time to satisfy the conditions imposed by Public Works Department. That being said Chairperson Ybarra requested a motion and second for Consent Agenda Item No. 11B.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Consent Item No. 11B and the recommendations regarding this item, which passed by the following vote:

Ayes: Arnold, Aranda, Jimenez, and Ybarra

Nays: None

Absent: Carbajal

12. ANNOUNCEMENTS

Commissioners:

Commissioner Aranda announced that he will not attend the October 14, 2019 Planning Commission meeting as he will be in Dubai for vacation.

Staff:

Planning Consultant Laurel Reimer informed the Planning Commissioners that in honor of Planning Month the Planning Department is having the photo contest again this year and asked if the Planning Commissioners could help spread the news.

Director of Planning Wayne Morrell congratulated Planning Intern Andrew Gonzales on his first presentation.

Mr. Morrell further announced that the Planning Commissioners will be receiving tablets very soon and that staff will also schedule necessary training for the Commissioners.

13. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:07 p.m. to the next Planning Commission meeting scheduled for October 14, 2019 at 6:00 p.m.

Frank Ybarra
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

October 14, 2019

PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 77

Request for approval of Alcohol Sales Conditional Use Permit Case No. 77 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Golden Harvest Group located at 12436 Bell Ranch Drive within the Heavy Manufacturing (M-2). (CHF Trading)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 77, and thereafter close the Public Hearing;
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law;
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 77 subject to the conditions of approval contained within Resolution No. 138-2019 (attached).

- | | |
|----------------------|---|
| A. Applicant: | CHF Trading
5585 Seaford Ct
Chino Hills, CA 90709 |
| B. Property Owner: | AMB Property
1800 Wazee Street
Denver, CO 80202 |
| C. Subject Property: | 12436 Bell Ranch Drive
Santa Fe Springs, CA 90670 |
| D. Existing Zone: | Heavy Manufacturing |
| E. General Plan: | Industrial |
| F. CEQA Status: | Categorically Exempt (Class 1) |

BACKGROUND

Golden Harvest Group is an existing business in the City involved in food warehousing and distribution at 12436 Bell Ranch Drive. The Applicant, CHF Trading, is a beer and liquor distributor serving the Southern California region. CHF Trading will be leasing a portion of Golden Harvest Group's warehouse to store alcoholic beverages and prepare them for bulk distribution throughout the region.

City Ordinance No. 834 approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, CHF Trading is requesting approval of Alcohol Sales Conditional Use Permit Case No. 77 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution use. Concurrent with this request, the applicant is also in the preliminary review process with the State Alcohol Beverage Commission ("ABC") to obtain a Type 17 Beer Wholesaler license for the this location. Staff does not foresee that the ABC License will be denied to the applicant. Nevertheless, should ASCUP Case No. 77 be approved and the ABC license be denied, the applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

STREETS AND HIGHWAYS

The subject site has access from Bell Ranch Drive, which is designated as a local Industrial Highway on the Circulation Element of the City's General Plan.

ZONING AND LAND USES

The site, comprised of a single parcel of approximately 2-acres, is located at 12436 Bell Ranch Drive and within the Heavy Manufacturing (M-2) Zone. The subject property is developed with a 52,347-square foot tilt-up warehouse building. The surrounding properties to the east, south, west and north of the location are also within the M-2 Zone and developed with industrial type warehouse buildings.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building is now built, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500-feet of the exterior boundaries of the subject property on October 1, 2019. The legal notice was also posted within the Santa Fe Springs City Hall, Library, and Town Center Hall as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on October 3, 2019.

ZONING ORDINANCE REQUIREMENTS

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

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

- a. **Conformance with parking regulations.** *The subject property was built in 1991 in accordance with the City's Development Standards. Upon completion of the building, 36-parking spaces were required, but 46 were provided. The property continues to maintain the full 46 on-site parking spaces; in addition, the property maintains on-site trailer and truck parking typical for distribution facilities.*
- b. **Control of vehicle traffic and circulation.** *The subject property shares on-site vehicular circulation with 3-additional industrial buildings to the west. Four 26-foot driveways are provided off Bell Ranch Drive for ingress and egress.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 5:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval, however, staff does not feel a need for on-site uniformed security.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located approximately one and one-quarter mile walking-distance from St. Paul High School. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a bulk condition. Staff believes that the proposed alcoholic beverage use will have minimal to no impact to sensitive uses considering their distance from the proposed use.*

- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, staff does not feel that there will be any negative impacts and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area.*
- g. **Control of noise, including noise mitigation measures.** *The subject use will operate as a warehouse/distribution facility and all activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. **Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval and pursuant to the City's Property Maintenance Ordinance, the applicant is required to maintain the property free of all trash and debris.*
- i. **Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses outside of Santa Fe Springs. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

APPEAL PROCESS

Section 155.865 of the City's Zoning Code sets an appeal process for the Planning Commission's decision as follows:

- (A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional

use permit, approval for relocation of a building or development plan approval, the Commission's action shall become effective 14 days after receipt by the applicant of written notice of the Commission's action.

- (B) Said 14 day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

STAFF COMMENTS

Staff finds that the proposed alcohol beverage warehouse and distribution use will have minimal to no impact to the overall general area and the proposed use is consistent with the warehouse/distribution activities already present in the general area. Moreover, Staff believes that the business will also have minimal impacts if it operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by ABC.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

CONIDITONS OF APPROVAL

Conditions of Approval are attached to Resolution No. 138-2019 as "Exhibit A".



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Resolution No. 138-2019

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 77

CHF Trading
12436 Bell Ranch Drive
Santa Fe Springs

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 138-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 77**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 77 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Golden Harvest Group, an existing business located at 12436 Bell Ranch Drive within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8005-014-086, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is AMB Property, 1800 Wazee Street, Denver, Colorado 80202; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on September 30, 2019, 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 October 1, 2019, 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, or other materials presented at the Planning Commission Meeting on October 14, 2019, concerning Alcohol Sales Conditional Use Permit Case No. 77.

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

The request of Alcohol Sales Conditional Use Permit Case No. 77 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an existing business,

this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 77 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 138-2019 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 77 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 14th day of October 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
2. That the building, 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.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the area clean and orderly.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Moreover, trucks are to be parked in marked parking areas and not encroach or block any parking stall or aisle or driveway.
5. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of the storage and accessibility of alcohol beverages on display as well as surplus alcohol 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 permittee 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 the 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.
- 8. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 - 9. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 - 10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 - 11. That ASCUP Case No. 77 shall be subject to a compliance review in one (1) year, no later than October 14, 2020, to ensure that the business and its related alcohol sales 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.
 - 12. 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 as submitted under Condition No. 7 and all other applicable regulations shall be strictly complied with.
 - 13. That Alcohol Sales Conditional Use Permit Case No. 77 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
 - 14. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.
 - 15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 662-2

Modification Permit Case No. 1197-1

CUP Case No. 662-2: A request for approval to allow church activities within an existing college and theological seminary on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone.

MOD Case No. 1197-1: A request to amend the existing Modification Permit to modify the reduction of required parking stalls to include the consideration of the proposed church activities on the subject site.

The subject site is located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049) within the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1 and, thereafter, close the Public Hearing; and
- Find 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; and
- Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulations for the granting of a Modification Permit; and
- Find that the proposed church activities within the existing college and theological seminary, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorical Exempt; and
- Require that Conditional Use Permit Case No. 662, be subject to a compliance review in one (1) year, on or before October 14, 2020, to ensure that the existing and proposed uses are still operating in strict compliance with the conditions of approval as contained within this staff report; and

RECOMMENDATIONS (Cont.)

- Approve Amendment of Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1, subject to the conditions of approval as contained within Resolution No. 139-2019; and
- Adopt Resolution No. 139-2019, which incorporates the Commission's findings and actions regarding this matter.

LOCATION / BACKGROUND

The subject site, located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) is comprised of one parcel (APN: 7005-004-049). The 1.74-acre site is located on the northwest corner of Carmenita Road and Alondra Boulevard and is developed with two, two-story buildings that were constructed in 1975. The northerly building fronting Carmenita Road is approximately 21,822 sq. ft. and the southerly building fronting Alondra Boulevard is approximately 18,667 sq. ft.

The applicant, Presbyterian Theological Seminary in America, was previously located in the City of Whittier at 14300 Leffingwell Road. The college and theological seminary was founded by the General Assembly of the Korean Presbyterian Church in America with the primary purpose of training competent ministerial leaders to serve the church and society. Based on the Presbyterian creed and its constitution, the seminary aims to cultivate stewards of Christ in faith and knowledge, so that they can enrich the lives of others in Christian faith through a variety of ministries such as education, parish and evangelism.

At their meeting on April 29, 2007, the Planning Commission initially approved Conditional Use Permit Case No. 662, a request to establish, operate and maintain a college and theological seminary and Modification Permit Case No. 1197 to allow a reduction of the property development standards to not provide a portion of required off-street parking spaces.

PROJECT DESCRIPTION

The applicant currently occupies both on-site buildings for their existing operations. They are requesting to allow incidental church activities to coincide with the existing college and theological use.

Tenant Improvements

The proposed church activities will occur within both buildings. Building A will require tenant improvements to replace approximately $\pm 4,474$ sq. ft. of existing office area for the proposed fellowship room, bible study classrooms, lounge, and kitchen. Building B has an existing $\pm 2,974$ sq. ft. auditorium that will be minimally improved to accommodate the church activities.

Hours of OperationTable 1

Building A		
Use/Type of Occupancy	Operation Day	Operation Time
(E) Business Office	Monday – Friday	9:00 am – 6:00 pm
(E) Restaurant	Monday – Friday Saturday – Sunday	10:00 am – 7:00 pm 11:00 am – 9:00 pm
(N) Church	Sunday	12:30 pm – 3:00 pm
Building B		
Use/Type of Occupancy	Operation Day	Operation Time
(E) School Office	Monday – Thursday	9:00 am – 6:00 pm
(E) School Library	Monday – Wednesday Thursday – Friday	9:00 am – 9:00 pm 9:00 am – 5:00 pm
(E) School Classroom	Monday – Thursday Saturday	9:00 am – 10:30 pm 9:00 am – 11:30 am
(N) Church	Friday Saturday Sunday Sunday	8:00 pm – 9:00 pm 6:00 am – 7:00 am 8:00 am – 9:00 am 11:00 am – 12:30 pm

Modification Permit – Required Parking

Upon review of the proposal, Staff has determined the proposed church activities, based on a 1/35 sq. ft. ratio, requires 62 additional parking stalls (Building A). Since the existing auditorium has a similar parking requirement of 1/35 sq. ft., the parking demand is, therefore, not intensified (Building B). The subject property, following the church use addition, requires an overall demand of 443 parking stalls. Currently, there are 136 parking stalls provided throughout the site including 33 compact and 5 accessible stalls. According to these calculations, the complex will be deficient 307 parking stalls; however, the complex has an existing Modification Permit (MOD). Although, the church use will intensify operations on-site, based on the current hours of operation and enrollment numbers, the proposed church activities will not create a greater burden on the overall parking demand. Moreover, aside from the restaurant use, no other activities will occur on-site while church activities take place.

It should be noted that the required number of parking is calculated on the individual uses that occur within the two buildings. However, the requirements do not take into consideration that the same users will occupy multiple areas of the property for various uses during the same visit. For example, the students and teachers calculated for each of the classrooms will be the same users for the library.

Table 2

Parking Summary		
Building A		
Use/Type of Occupancy	Required Ratio	Required # of Stalls
Restaurant	1 stall/35 sq.ft. @675	19 stalls
	1 stall/2 employees @2	1 stall
Office – 1 st Floor	1 stall/300 sq.ft. @2,764	9 stalls
Office – 2 nd Floor	1 stall/300 sq.ft. @8,353	28 stalls
Classroom – Teacher	1 stall/teacher @2	2 stalls
Classroom – Students	1 stall/1.5 students @31	21 stalls
Lounge/Fellowship Room	1 stall/35 sq.ft. @2,180	62 stalls
Building B		
Use/Type of Occupancy	Required Ratio	Required # of Stalls
Classroom – Teacher	1 stall/teacher @6	6 stalls
Classroom – Students	1 stall/1.5 students @38	26 stalls
Office – First Floor	1 stall/300 sq.ft. @942	3 stalls
Office – Second Floor	1 stall/300 sq.ft. @2,608	9 stalls
Library	1 stall/35 sq.ft. @6,018	172 stalls
Auditorium/Church	1 stall/35 sq.ft.	85 stalls
Total Parking Required		
Building A	142 stalls	
Building B	301 stalls	
Total (A & B)	443 stalls	
Total Parking Provided		
Standard	98 stalls	
Compact	33 stalls	
Accessible	5 stalls	
Total	136 stalls	

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (L) of the City's Zoning Regulations, states that public, private or quasi-public uses of an educational or recreation nature shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (L)	<u>Section 155.243</u> (L) Public, private or quasi-public uses of an educational or recreation nature.

Historically, Section 155.243 (L) of the City's Zoning Regulations has been interpreted to not allow for religious uses based on the fact that Section 155.153 (EE) specifically includes assembly uses of a religious nature. For this reason, Conditional Use Permit Case No. 662 was originally conditioned to not conduct any church activities on-site. However, it was brought to staff's attention that according to the Religious Land Use and Institutionalized Persons Act, cities are prohibited from discriminating against religious assembly uses. Although, assembly uses of a religious nature are not specifically written within Section 155.243 (L), as a result of the RLUIPA determination, church activities are to be reviewed in a similar manor as other assembly uses.

STREETS AND HIGHWAYS

The subject site has frontage on Carmenita Road and Alondra Boulevard; Carmenita Road and Alondra Boulevard are both designated as a "Major Highway" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject site is zoned M-2, Heavy Manufacturing. The adjoining properties to the north, east, and west, are zoned M-2, Heavy Manufacturing, and are developed with a mixture of light manufacturing, industrial, office, and commercial and service type uses. The adjoining properties to the south, are located within the City of Cerritos, are developed with industrial and office uses.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 – Existing Facilities and Class 3, Section 15303 – New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA). The proposed church use is similar to the theological seminary that already occurs on-site. The existing seminary consists of religious teachings in a school setting and thus, the proposed religious teachings, via church activities, would be similar and compatible in nature. Additionally, the proposed activities will be inside the existing buildings. Staff, therefore, believes the project will not be detrimental to persons or property in the immediate vicinity.

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 October 2, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the

City Library and the City's Town Center on October 2, 2019, and published in a newspaper of general circulation (Whittier Daily News) October 2, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

AUTHORITY OF PLANNING COMMISSION

Conditional Use Permit

The Planning Commission may grant, conditionally grant or deny approval of a conditional use permit plan and/or modification request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of 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.

Modification Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a modification from requirements of property development standards set forth in the City's Zoning Regulations when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances

STAFF REMARKS

Based on the findings set forth in the attached Resolution (139-2019), Staff finds that the applicant's request meets the criteria set forth in §155.716 and §155.696 of the City's Zoning Regulations, for the granting of a Conditional Use Permit and a Modification Permit.

CONDITIONS OF APPROVAL

Conditions of Approval for CUP 662 & MOD 1197 are attached to Resolution 139-2019 as Exhibit A.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photo
2. Resolution 139-2019
3. Proposed Plans

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 139-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 662-2 &
MODIFICATION PERMIT CASE NO. 1197-1**

WHEREAS, a request was filed for Conditional Use Permit Case No. 662-2 to allow church activities within an existing college and theological seminary on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1197-1 to modify the reduction of required parking stalls to include the consideration of the proposed church activities on the subject site; and

WHEREAS, the subject property is located on the northwest corner of Carmenita Road and Alondra Boulevard, with Accessor's Parcel Number of 7005-004-049, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owners is Presbyterian Theological Seminary, 15605 Carmenita Road, Santa Fe Springs, CA 90670-5611; and

WHEREAS, the proposed use expansion which includes Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 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 the provided staff reports, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 and Section 15303-Class 3; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on October 2, 2019, 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 October 2, 2019 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, or other materials presented at the Planning Commission Meeting on October 14, 2019 concerning Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1.

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 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed church use is similar to the theological seminary that already occurs on-site. The existing seminary consists of religious teachings in a school setting and thus, the proposed religious teachings, via church activities, would be similar and compatible in nature. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City's 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.*

The subject site is located within the M-2, Heavy Manufacturing, Zone and also has a General Plan land use designation of Industrial. A church use provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The primary concern would be to ensure that there is sufficient parking to accommodate the church congregation. The subject site has an existing Modification Permit (MOD), which allows for a reduction of required parking stalls. Although the church use will intensify operations on-site, based on the current hours of operation and enrollment numbers, the proposed church activities will not create a greater burden on the overall parking demand. Moreover, aside from the restaurant use, no other activities will occur on-site while church activities take place.

Nevertheless, a condition has been added to require the applicant to work with the planning staff to mitigate any future parking issues, should the need arise. Mitigations include but are not limited to modifying hours of operations, concurrent use of buildings, etc. Additionally, other typical concerns related to safety, noise, and loitering have been addressed through conditions of approval. The Planning Commission finds that if the applicant operates in strict compliance with the conditions of approval, the proposed church activities would be harmonious with the existing seminary use on-site, 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 subject property is fully improved with two (2) office buildings totaling 40,489 sq. ft. of building area. The applicant is planning to make interior modifications to the building to accommodate their proposed church activities. No exterior modifications to the existing buildings are proposed. The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. MODIFICATION PERMIT – REQUIRED SHOWING

Pursuant to Section 155.695 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

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

Despite the proposed church activities intensifying the overall number of required parking stalls, the highest demand for parking is during the weekday hours of operation, and specifically related to the existing seminary use. This is mainly due to the existing library requiring a total of 172 parking stalls, which is simply an incidental use on the subject site. The library is used by students and staff who have already been counted through the existing classrooms ratio. The proposed church activities will occur on the weekends when the only other concurrent operation is the existing restaurant. It is common for various church members to carpool as a family; therefore, the actual parking demand for a church is not as high as other assembly type uses since vehicles will often contain multiple individuals commuting together. Moreover, if a similar request arose, the Planning Commission would consider the circumstance of the case and, if the facts presented are similar, the Planning Commission would also consider approving of such request.

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

The site is fully developed; as such, there is no available space on the subject property to provide the additional parking stalls required by the proposed church activities. The only alternative would be to reduce the indoor assembly area, including the library, fellowship, and chapel. Unfortunately, any of the three (3) alternatives would result in significant impact to the applicant's business model, and thus reduce odds for the operations to be successful. Additionally, the alternatives would also restrict their ability to attract enough students for the theological seminary to be financially feasible.

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

The unique circumstance in this case is the fact that the City's Zoning Regulations do not take into consideration when patrons utilize multiple uses within the same site. As mentioned previously, the classrooms and the library will be occupied by the same students, and as a result, does not add to the actual parking demand. In addition, not all of the uses on-site operate at the same hours, which creates a fluctuation of the overall parking demand based on the particular day or time of the day. The proposed church activities will occur for only one (1) hour, on both Friday evening and Saturday morning. During those one (1) hour periods, no other uses will be operating. On Sunday, the church activities will occur simultaneously with the existing restaurant use for a maximum of four (4) hours. Nevertheless, conditions have been imposed to mitigate the potential for parking issues to arise, including the possibility of revocation should any of the students, faculty, or church members were to utilize any parking area other than the on-site parking provided.

D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

The existing seminary use has been operating for the past 12 years and there are no records of any issues that have occurred either on the subject site or adjacent properties. Based on the number of parking stalls required, the highest demand for parking is during the weekday hours. The proposed church activities will occur on the weekend during off-peak hours (Friday – Sunday). As a result, the proposed church activities shouldn't create a greater impact on the overall parking demand. Therefore, granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general.

SECTION IV. MODIFICATION PERMIT – COMMISSION'S CONSIDERATION

Pursuant to Section 155.696 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

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

The unique circumstance is that the buildings located on the subject site are existing, thus making it more difficult to design and locate the additional parking stalls needed to meet the minimum parking requirements. The aforementioned hardship is related to the property's physical circumstance and not just a mere inconvenience.

Although the physical alteration of the site is not practical or feasible, the proposed church activities will have very little impact on the existing on-site conditions based

on the proposed hours of operations. Other than the restaurant use, the proposed church use will not operate concurrently with other uses. Based on the number of required parking stalls, the existing seminary use has a higher demand yet has continued to operate concurrently with the restaurant use during the weekdays for the past 12 years without issues.

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

As mentioned previously, the buildings located on the subject site are existing, which makes it more difficult to design and locate the additional parking stalls. The applicant has made a conscious effort to maximize the number of on-site parking stalls, where possible. Moreover, there is no financial advantage to the owner since the church use is a non-profit activity that will merely complement the existing theological seminary.

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

As mentioned previously, because the buildings located on the subject property are existing, it is difficult to design and locate the additional parking stalls needed for the proposed church use. The City's Zoning Regulations does not, however, take into consideration when patrons utilize multiple uses within the same site.

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

Most of the surrounding properties are industrial uses, which have a lower required parking ratio. In addition, it is less common for a property to have a mixture of uses that are owned and operated under the same entity. The flexibility and control over the hours of operation should be considered since other properties would not typically have said flexibility.

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

The requested modification, if approved, will allow not adversely affect the existing operations. The proposed church use is similar to the theological seminary that already occurs on-site. The existing seminary consists of religious teachings in a school setting and thus, the proposed religious teachings, via church activities, would be similar and compatible in nature. Based on these reasons, the property values of the subject site will remain unchanged, and therefore, the property values of the neighborhood will also remain unchanged.

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

Despite the proposed church activities intensifying the overall number of required parking stalls, the highest demand for parking is during the weekday hours of operation, and specifically related to the existing seminary use. The City's Zoning Regulations do not take into consideration when patrons utilize multiple uses within the same site. Furthermore, the City's parking requirements do not take into consideration that various uses on the same site can operate at alternating days and times. The proposed church activities will occur on the weekends, when the only other concurrent operation is the existing restaurant. Moreover, it is common for various church members to carpool as a family. As such, the parking demand for the proposed church use is not as high as other assembly type uses since vehicles will often contain multiple individuals commuting together. Therefore, the proposed church activities will not increase congestion or endanger the public safety.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 139-2019 to approve Conditional Use Permit Case No. 662-2 to allow church activities within an existing college and theological seminary and Modification Permit Case No. 1197-1 to modify the reduction of required parking stalls to include the consideration of the proposed church activities being proposed on the subject property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049), within the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of October, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Conditional Use Permit Case No. 662-2 & Modification Permit Case No. 1197-1

13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B)
(APN: 7005-004-049)

Presbyterian Theological Seminary in America

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION):

(Contact: Raul Diaz 562.868-0511, x3813)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. (Ongoing)
2. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. (Ongoing)
3. That prior to submitting plans to the Building Division or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed. (Ongoing)
4. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. (Ongoing)

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511, x7309)

3. 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. (New)

4. **All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnvironmental at (562) 432-3700. (New)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact Vince Velasco 562-868-0511, x7353)

7. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. (Ongoing)
8. 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)
9. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Either install a new system or repair the existing system. (Ongoing)
10. That upon completion of the landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. (Ongoing)
11. That the parking lot area shall be continually maintained, including but not limited to being resurfaced or re-stripped as necessary. (on-going)
12. That the maximum students and faculty allowed per day for ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** shall be limited to 130 persons. Any increase in faculty and students beyond 130 persons shall require the prior approval of the Director of Planning and Development and/or his designee. **(Revised)**
13. That the use of the library **and** lounge ~~and auditorium~~ areas shall be restricted to active students, teachers and administrative staff. **(Revised)**

14. Church congregational hours shall be limited to Friday between 8:00 pm – 9:00 pm, Saturday between 6:00 am – 7:00 am, and Sunday between 11:00 am – 3:00 pm. (New)
15. That the remaining 136 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. (New)
16. That all church activities shall be conducted within the subject building at all times. Further, Presbyterian Theological Seminary in America shall actively and continually remind their congregation that loitering within the parking areas after congregational hours is not permitted and may result in the restriction or revocation of privileges granted under this Permit. (New)
17. Member's vehicles shall not be allowed to be left in the parking area for more than 24 hours. (New)
18. That all noise, music, and other related audible sounds shall be controlled and maintained within the church facility. (New)
19. That food shall not be prepared or served at the site at any time without first obtaining City and/or health department approval. (New)
20. That the parking areas shall not be used for special-event activities, e.g., car washing or other fund raising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall. (New)
21. That church services shall only be conducted in the sanctuary areas as shown on the floor plan submitted by the applicant and on file with this case. (New)
22. That the Department of Planning and Development shall first review and approve all new sign proposals for the subject church. 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" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. (New)
23. That the owner shall obtain approval from the Department of Planning and Development prior to any lease or sublease of any of the tenant space within any of the buildings. This is necessary to determine if the parking demand for the new uses and the existing use comply with the City's Zoning Regulations. (Ongoing)

24. That the owner shall not allow any group teachings and/or gathering within the required parking lot area. The on-site parking shall be strictly maintained for parking. (Ongoing)
- ~~25. That the auditorium area shall only be used for teaching purposes in conjunction with KPCA College and Theological Seminary and shall not be used as a public assembly facility for church/congregational purposes by KPCA, its affiliates and/or any other groups or organizations. (Removed)~~
26. That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. (Ongoing)
27. That the final floor plan and plot plan of the proposed use and all other appurtenant improvements shall be subject to the final approval of the Director of Planning and Development. (Ongoing)
28. That the proposed use shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. (Ongoing)
29. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. (Ongoing)
30. That Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 shall be valid for a period of one (1) year, until **October 14, 2020**. Approximately three (3) months before **October 14, 2020**, the owner/operator 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)**
31. That accompanying the request to extend the Permit shall be a detailed report of the current student enrollment. This will provide Staff with an opportunity to evaluate if future increase in student count will impact parking. (Ongoing)
32. That the applicant/owner understands that Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197 are for ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** to operate a private college and Theological seminary and ~~not to operate a church use~~ **with incidental church activities**. All privileges granted herein shall be null and void should the Permit be used to the contrary. **(Revised)**

33. That ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** understands that Modification Permit Case No. 1197 is to allow ~~KPCA College and Theological Seminar~~ **Presbyterian Theological Seminary in America** to not provide all of the required number of off-street parking spaces and Conditional Use Permit Case No. 662 is to establish, operate and maintain a theological seminary. In return, ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** understands and agrees that all parking for students and/or faculty for ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** shall be on-site in order to mitigate any overspill parking into adjacent industrial properties located in the City of Cerritos and Santa Fe Springs. In the event that it is found that students and/or faculty of ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** are parking in adjacent properties the Conditional Use Permit approval and modification permit shall be revoked and all privileges granted shall become null and void. **(Revised)**
34. That if parking becomes an issue at any time during the life of the Permits, ~~KPCA College and Theological Seminary~~ **Presbyterian Theological Seminary in America** shall install a mechanical parking system within the parking lot area. The final location and design of said structure shall be subject to the prior approval of the Director of Planning and Development. This condition does not negate the City's rights under condition number 56 to revoke the Permits. **(Revised)**
35. That the owner, Carmoff Park, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 662 and Modification Permit Case No. 1197, 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)
36. That 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)



NEW BUSINESS

Categorically Exempt – CEQA Guidelines Section 15305, Class 5

Lot Line Adjustment Case No. 2019-01

A request for approval of a Lot Line Adjustment to allow for the reconfiguration of an existing lot line for the properties located at 14815 Radburn Avenue (APN: 8069-007-045) and 13930 Borate Street (APN: 8069-007-046).
(OCISitwell)

RECOMMENDATIONS

- Find that Lot Line Adjustment Case No. 2019-01 meets the criteria for a "Minor Alterations to Land Use Limitations" categorical exemption pursuant to Section 15305, Class 5 the California Environmental Quality Act (CEQA); and
- Find that the applicant's Lot Line Adjustment request meets the criteria set forth in Section 66412 of the State's Subdivision Map Act; and
- Find that the subject Lot Line Adjustment Case No. 2019-01 is consistent with the City's General Plan, Zoning Regulations and building ordinance; and
- Approve Lot Line Adjustment Case No. 2019-01; and
- Adopt Resolution No. 141-2019 which incorporates the Planning Commission's findings and actions regarding the matter.

GENERAL INFORMATION:

A. Applicant and Owner of Parcel A: (APN: 8069-007-045)	Joseph J. Klapper Radburn Avenue LLC 14815 Radburn Avenue Santa Fe Springs, CA 90670
B. Property Owner of Parcel B: (APN: 8069-007-046)	Wakou USA Inc. 13930 Borate Street Santa Fe Springs, CA 90670
C. Location of Proposal:	14815 Radburn Avenue (APN: 8069-007-045) & 13930 Borate Street (APN: 8069-007-046)
D. Existing Zone:	M-2 (Heavy Manufacturing)
E. General Plan:	Industrial

F. CEQA Status: Categorically exempt pursuant to Section 15305, Class 5 of CEQA

G. Hearing Date: October 14, 2019

H. Staff Contact: Jimmy Wong, Planning Consultant
Jimmywong@santafesprings.org

BACKGROUND

The proposed Lot Line Adjustment involves two properties located at 14815 Radburn Avenue and 13930 Borate Street. The subject parcels are zoned M-2, Heavy Manufacturing with a General Plan land use designation of Industrial. APN: 8069-007-045 (parcel A) is located at the northwest corner of Radburn Avenue and Anson Avenue and is currently operated by OCI/Sitwell. APN: 8069-007-046 (Parcel B) is located at the southwest corner of Radburn Avenue and Borate Street and currently operated by Wakou USA Inc.

PROPOSED LOT LINE ADJUSTMENT

The proposed Lot Line Adjustment is triggered by OCI/Sitwell's plan to sell a portion of parcel A (APN: 8069-007-045) to Wakou USA Inc. for Wakou's future expansion. The lot line adjustment will shift the adjoining property line between parcel A and parcel B. As a result, the total square footage of parcel A will decrease and parcel B will increase.

Existing:

Parcel "A"	174,240 sq. ft. (approx. 4 acres)
Parcel "B"	43,995.6 sq. ft. (approx. 1.01 acres)

Proposed:

Parcel "A"	126,324 sq. ft. (approx. 2.9 acres)
Parcel "B"	91,911.6 sq. ft. (approx. 2.11 acres)

SUBDIVISION MAP ACT REQUIREMENT

Section 66412 of the State's Subdivision Map Act provides that Lot Line Adjustments between four or fewer existing adjoining parcels are exempt from the provisions of the Subdivision Map Act provided that the Lot Line Adjustment will not create a greater number of parcels than originally existed, that the Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinances, and that the Lot Line Adjustment is approved by the Planning Commission of the City.

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment



will conform to the local general plan, any applicable specific plan, coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

ENVIRONMENTAL DOCUMENT

Staff finds that the proposed lot line adjustment is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines since the project does not result in the creation of a new parcel. If the Planning Commission agrees, staff will file a Notice of Exemption with the County Clerk of the Los Angeles County Registrar-Recorder office within five (5) days of approval of the proposed lot line adjustment by the Planning Commission.

LEGAL NOTICE OF PUBLIC HEARING

Public Hearing for the proposed Lot Line Adjustment was sent by first class mail to all adjacent property owners whose names and addresses appear on the latest County Assessor's Roll on October 2, 2019. The notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on October 2, 2019. As of date of this report, staff has not received any comments and/or inquiries regarding the proposal.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 141-2019, Staff finds that the applicant's request for Lot Line Adjustment Case No. 2019-01 meets the criteria set forth in Section 66412 of the State's Subdivision Map Act, subject to the conditions of approval as provided within Exhibit A of Resolution 141-2019.

Wayne M. Morrell
Director of Planning

Attachment:

1. Aerial Photograph
2. Lot Line Adjustment
3. Public Hearing Notice
4. Resolution 141-2019
 - i. Exhibit A: Conditions of Approval



Attachment 1: Aerial Photograph





Attachment 2: Lot Line Adjustment



Attachment 3: Public Hearing Notice

CITY OF SANTA FE SPRINGS NOTICE TO ADJACENT PROPERTIES

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on **Monday, October 14, 2019** at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

Applicant: Serge Bernaldo, Bernaldo Engineering

Property located at: 14815 Radburn Avenue & 13930 Borate Street (APN: 8069-007-045 & 046), within the M-2, Heavy Manufacturing, Zone.

Lot Line Adjustment Case No. 2019-01: A request to allow for the reconfiguration of an existing lot line for the properties located at 14815 Radburn Avenue and 13930 Borate Street.

CEQA Status: The project is categorically exempt pursuant to Section 15305 Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA). The project site 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 Jimmy Wong at 562-868-0511, Ext. 7451 or Jimmywong@santafesprings.org.



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

NEOPOST

FIRST-CLASS MAIL

10/02/2019

US POSTAGE \$000.00²



ZIP 90670
041L11257783

FILE COPY

NOTICE OF MODIFICATION **PERMIT REQUEST**

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT



Attachment 4: Resolution 141-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 141-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
LOT LINE ADJUSTMENT CASE NO. 2019-01**

WHEREAS, a request was filed for Lot Line Adjustment Case No. 2019-01 to allow the adjustment between two (2) existing parcels: APN: 8069-007-045 measuring 4 acres (Parcel A) and APN: 8069-007-046 measuring 1.01 acres (Parcel B), located in the M-2, Heavy Manufacturing Zone; and

WHEREAS, the property owner of Parcel A is Radburn Avenue LLC, with a mailing address of 14815 Radburn Avenue, Santa Fe Springs, CA 90670, and the property owner of Parcel B is Wakou USA Inc., with a mailing address of 13930 Borate Street, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Lot Line Adjustment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(3); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); 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, or other materials presented at the Planning Commission Meeting on October 14, 2019 concerning Lot Line Adjustment Case No. 2019-01.

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 FINDING AND DETERMINATION

Pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that it only involves a minor lot line adjustment that does not result in the creation of any new parcels. Therefore, it has

been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. LOT LINE ADJUSTMENT APPROVAL FINDINGS

Pursuant to Section 66412 of the State's Subdivision Map Act, the Planning Commission shall consider the following findings in their review and determination of the subject Lot Line Adjustment. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

- A) The proposed Lot Line Adjustment will not create a greater number of parcels than originally existed.

The proposed lot line adjustment is between two existing parcels. If approved by the Planning Commission, the lot line adjustment will shift the lot line between the two (2) subject parcels. Currently, Parcel A measures 174,240 sq. ft. and Parcel B measures 43,995.6 sq. ft. After the lot line adjustment, Parcel A will measure 126,324 sq. ft. and Parcel B will measure 91,911.6 sq. ft. The proposed lot line adjustment will not result in a greater number of parcels than originally existed.

- B) The proposed Lot Line Adjustment is consistent with the City's General Plan, Zoning and Building ordinance.

General Plan - The proposed lot line adjustment is merely to re-configure the existing lot line between the two subject parcels. The General Plan land use designation for the two subject parcels will remain as industrial. The existing use will remain unchanged, therefore, will continue to be in conformance with the General Plan land use designation for the site.

Zoning - The primary zoning consideration for the proposed lot line adjustment is that the subject parcels continue to meet the required minimum lot area, width and depth for an M-2 zoned property, as required by the City's Zoning Code. As proposed, the subject parcels will maintain a lot area, lot width and lot depth that will meet or exceed the minimum requirements.

Building Ordinance - The proposed lot line adjustment does not involve the construction of any new structures or buildings.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 141-2019 to approve Lot Line Adjustment Case No. 2019-01 to allow for the reconfiguration of an existing lot line

for the properties located at 14815 Radburn Avenue (APN: 8069-007-045) and 13930 Borate Street (APN: 8069-007-046).

ADOPTED and APPROVED the 14th day of OCTOBER, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Lot Line Adjustment Case No. 2019-01
14815 Radburn Avenue (APN: 8069-007-045)
13930 Borate Street (APN: 8069-007-046)**

CONDITIONS OF APPROVAL:

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x7451)

1. Final Lot Line Adjustment Map checking shall be paid to the City. Owner/Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The owner/developer shall provide at no cost to the City, one Notarized Conformed Copy of the recorded lot line adjustment from the County of Los Angeles Department of Public Work, P.O. Box 1460, Alhambra, CA 91802-146, Attention: Bill Slenniken (626) 458-5131.
3. The owner/developer shall re-stripe the existing parking area to meet the City's Parking Standard.



NEW BUSINESS

Modification Permit Case No. 1313

Request for a Modification of Property Development Standards to allow a proposed perimeter wall and fence to exceed the 42" maximum height in the front yard and side yard setback area where it adjoins a dedicated street, on a property located at 12801 Excelsior Drive (APN: 8082-003-010), in the M-2, Heavy Manufacturing, Zone. (GLC SFS II, LLC)

RECOMMENDATIONS:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorical Exempt; and
- Approve Modification Permit Case No. 1313, subject to the conditions of approval as contained within approval as contained within Resolution No. 140-2019; and
- Adopt Resolution No. 140-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND

The subject property, located at 12801 Excelsior Drive, lies along the border between the cities of Santa Fe Springs and Norwalk. It is comprised of a single parcel (APN: 8082-003-010) measuring approximately 77-acres, and is zoned M-2 (Heavy Manufacturing). The property is currently developed with eight (8) buildings that total approximately 1,025,741 sq. ft. and has been utilized by Safeway Stores, Inc./The Vons Companies, Inc. as a grocery distribution center since the early 1960s.

In 2015, GLC SFS II, LLC (aka Goodman) purchased the property from The Vons Companies, Inc. but leased the facility back to Vons for a period of three years. In 2018, once Vons had fully vacated the site, Goodman leased the property to DAMCO who will continue to utilize the subject property as a warehouse/distribution use. However, because the site and buildings were originally developed for a single occupant, DAMCO has been undertaking several tenant improvements to both

update the building amenities and accommodate the individual needs of their specific clients. To date, none of their proposed construction activities had required a discretionary approval as the items were mainly improvements to the building's interior.

DESCRIPTION OF REQUEST

Since the applicant recently installed new loading doors along the west side of Building 2, they are required to screen said doors from public view. As such, the applicant is proposing to replace the existing perimeter fencing along Bloomfield with a new 10' high concrete masonry unit (CMU) wall. Said wall will not only screen the new loading doors but should also help assist with sound attenuation arising from trucking activities within the rear yard areas. Said wall, however, requires approval of a Modification Permit (MOD) since the City's Zoning Regulations limit walls and fences in the front setback areas, where it adjoins a dedicated street, to a maximum height of 42". It should be noted that to ensure a continuous theme throughout the site, the applicant has agreed to install a 10' high CMU wall along the Excelsior Drive and Shoemaker Avenue frontages, as recommended by staff. Said CMU wall along Excelsior Drive and Shoemaker Avenue frontages; however, will comply with the height limitations set forth within the City's Zoning Regulations since those segments will be setback more than 40 feet from the property line.

Additionally, in an effort to maintain adequate security throughout the employee parking areas along Excelsior Drive and Shoemaker Avenue, the applicant is also proposing to replace the existing perimeter fence with a new and more attractive wrought iron fence. However, because the new fence is proposed at 6' high, approval of a Modification Permit is required since said fence will exceed the maximum height of 42".

ZONING REGULATION REQUIREMENTS

City of Santa Fe Springs – Zoning Regulations

M-2, Heavy Manufacturing Zone

Section 155.255 – PERMITTED FENCES, HEDGES AND WALLS

Fences, hedges and walls shall be permitted; except, that in a required front yard, or required side or rear yard where adjoining a dedicated street, the height shall not exceed three and one-half feet.

STREETS AND HIGHWAYS

The subject property has frontage on Bloomfield Avenue, Excelsior Drive, and Shoemaker Avenue. Bloomfield Avenue is classified as a "Major Arterial" within the Circulation Element of the City's General Plan. Excelsior Drive and Shoemaker Avenue are both classified as a "Secondary Highway."

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a general plan land

use designation of industrial. The adjacent properties to the west and a portion south, are located in the City of Norwalk and is zoned and developed with single-family residential homes. The properties to the North, East, and remaining portions of the South (in the City of Norwalk) are zoned and developed for industrial purposes.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project would qualify for a categorical exemption pursuant to Section 15302, Class 2 (Replacement and reconstruction), of the California Environmental Quality Act (CEQA) since the proposed walls and/or fences would be replacing existing dilapidated and unattractive chain link fencing. Additional environmental analysis is, therefore, not necessary to meet the requirements of CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

NOTICE TO ADJOINING PROPERTY OWNERS

The Planning Commission should note that, as with similar requests, staff mailed a courtesy notice to the adjoining property owners to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission. The notices were mailed out to said property owners on October 2, 2019.

It should be noted that, as a courtesy, staff also reached out to the City of Norwalk to not only inform them of the MOD request, but also provide them with a brief update of the transformations that have occurred on the subject property to date and what may be expected in the coming months.

As of the date of this report, staff has not received any correspondence from said property owners or the City of Norwalk.

STAFF CONSIDERATIONS

For the reasons and findings provided within Resolution 140-2019, staff finds that approval of Modification Permit Case No. 1309 will not be detrimental to the property of others or to the community as a whole, and is therefore recommending approval of the Modification Permit request, subject to the conditions of approval as contained within Exhibit A of Resolution 140-2019.

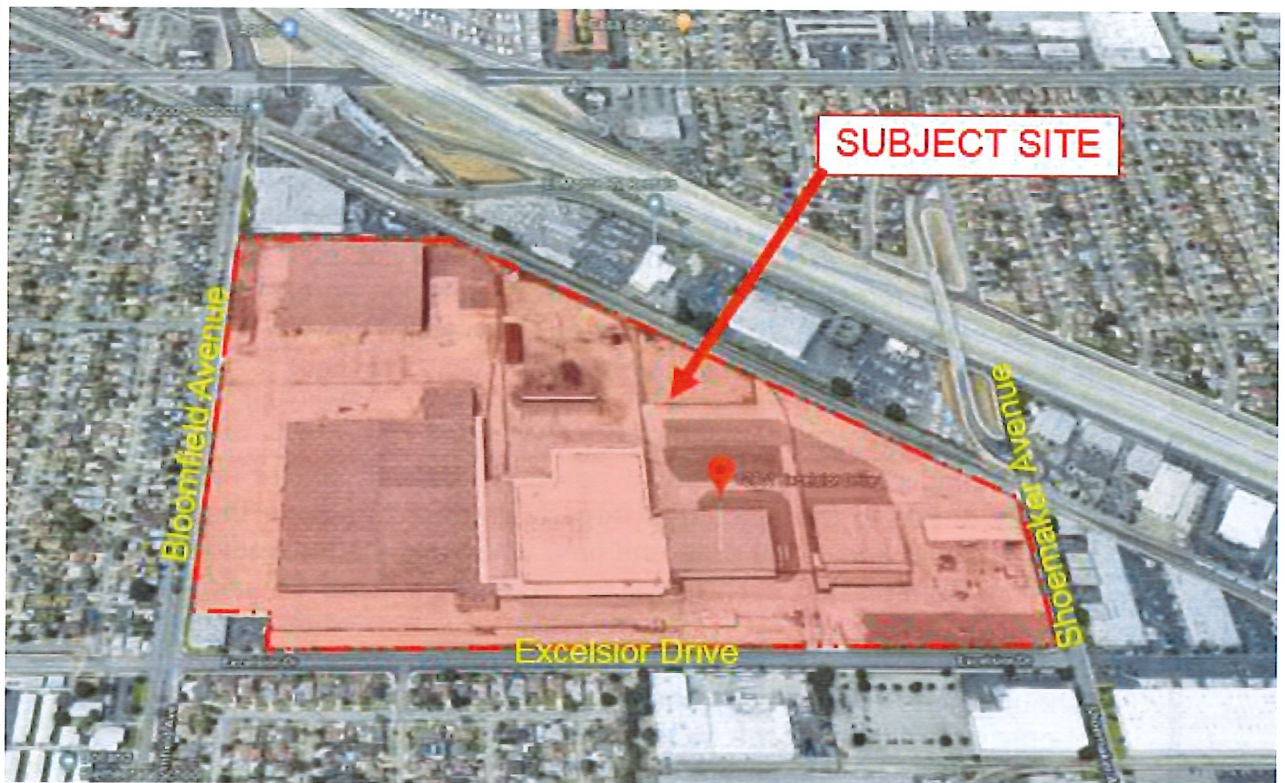


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Before and After - Photo Simulations
4. Notice to Adjoining Property Owners
4. Notice to Adjoining Property Owners
5. Resolution 140-2019
 - a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



12801 Excelsior Drive (APN: 8082-003-010)

PROJECT

Modification Permit (MOD) Case No. 1313

APPLICANT

GLC SFS II, LLC



PROJECT DATA:

	BUILD 1	BUILD 2	BUILD 3	BUILD 4	BUILD 5	BUILD 6	TOTAL	NOTE
BUILDING AREA	1,000	1,000	1,000	1,000	1,000	1,000	6,000	
PARKING AREA	1,000	1,000	1,000	1,000	1,000	1,000	6,000	
FIRE LANE AREA	1,000	1,000	1,000	1,000	1,000	1,000	6,000	
TOTAL	3,000	3,000	3,000	3,000	3,000	3,000	18,000	

SCOPE OF WORK

MASTER SITE PLAN

SCALE: 1" = 80'-0"

Attachment 3: Before and After – Photo Simulations

Bloomfield – looking towards building 2



Along Bloomfield Avenue

Excelsior – looking towards building 5 and 11

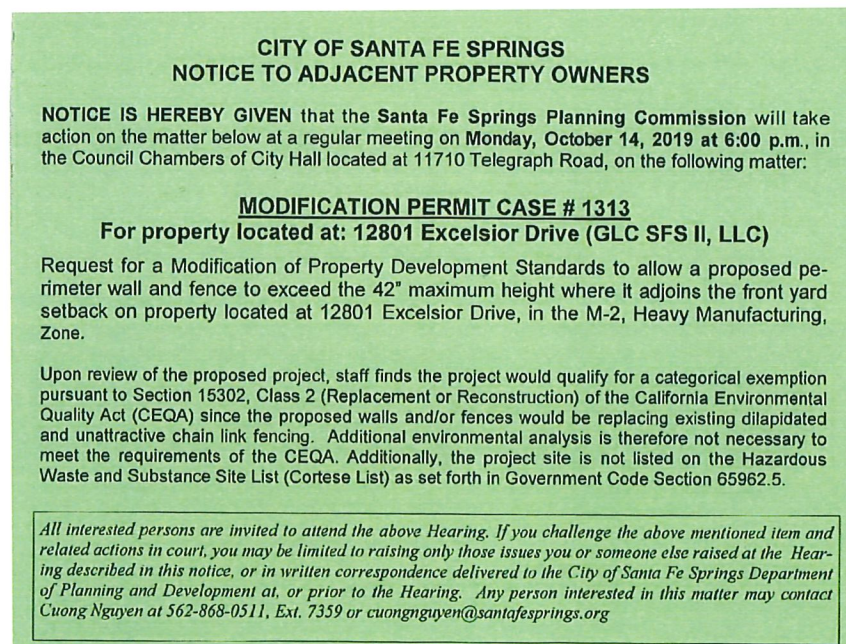
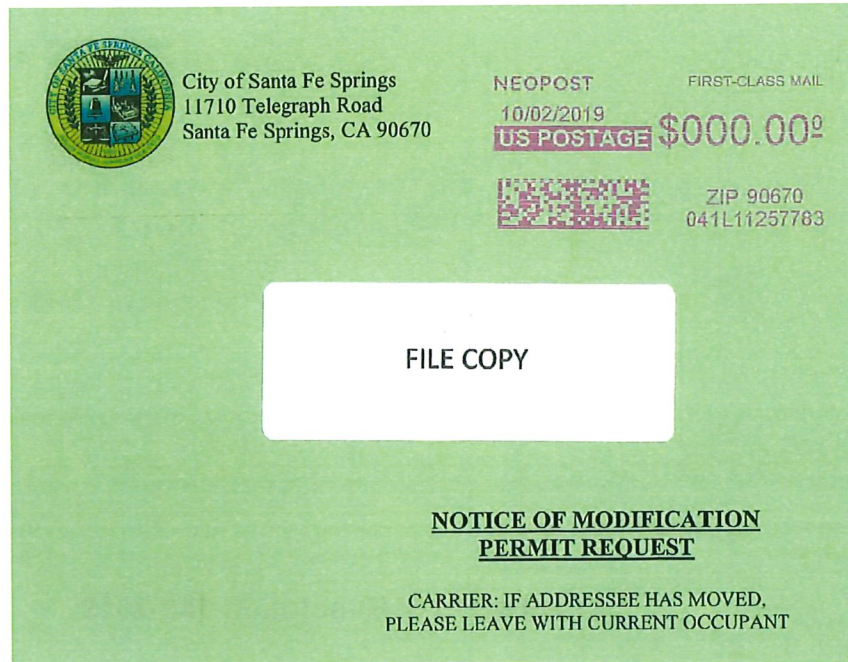


Along Excelsior Drive

Shoemaker – looking towards building 6



Along Shoemaker Avenue

Attachment 4: Notice to Adjoining Property Owners

Attachment 5: Resolution 140-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 140-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
MODIFICATION PERMIT CASE NO. 1313**

WHEREAS, a request was filed for Modification Permit Case No. 1313, to allow a proposed perimeter wall and fence to exceed the 42" maximum height in the front yard and side yard setback area adjoining a dedicated street, as stated within the City's Zoning Regulations; and

WHEREAS, the subject property is located at 12801 Excelsior Drive, roughly bounded by Bloomfield Avenue to the west, Shoemaker Avenue to the east, Excelsior Drive to the south, and the Southern Pacific Railroad to the north, and with the following Accessor's Parcel Number: 8082-003-010, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and, in the M-2, Heavy Manufacturing, Zone

WHEREAS, the property owner is GLC SFS II, LLC, 18201 Von Karmon Avenue #1170, Irvine, CA 92612-1093; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to California Environmental Quality Act (CEQA), Section 15302, Class 2 (Replacement or Reconstruction); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department, on October 2, 2019, mailed out a courtesy notice to the adjoining property owners, as well as the City of Norwalk, to advise them of the Modification Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application materials, the written and oral staff report, the General Plan and zoning of the subject property, any written comments received by staff, as well as any other testimony or materials presented at the Planning Commission Meeting on October 14, 2019 concerning Modification Permit Case No. 1313.

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 15302, Class 2 (Replacement and Reconstruction), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed walls and/or fences would be replacing existing dilapidated and unattractive chain link fencing. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

SECTION III. MODIFICATION PERMIT – REQUIRED SHOWING

Pursuant to Section 155.695 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

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

The granting of the subject Modification Permit would not grant special privileges to the applicant since similar requests have been granted in the past. The chart below identifies just a few Modification Permits that were previously granted by the City's Planning Commission to allow a proposed fence and/or wall to exceed the minimum 42" height limitation within the front setback area.

Case No.	Site Address	Request	Date Approved
MOD 1310	SE/C or Telegraph Rd & Bloomfield Av	Fence Height	Feb 2019
MOD 1270	12636 Los Nietos Rd	Fence & Wall Height	June 2017
MOD 1162	12624 Rosecrans Av	Fence Height	Sept 2004
MOD 1160	9640 Santa Fe Springs Rd	Fence & Wall Height	July 2004

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

The site has been developed and used as a grocery distribution center since the early 1960s; as such, the site layout has remained virtually unchanged for over 50 years. As for the existing perimeter fence, a review of the historical aerial imagery reveals that such fencing appears to have existed since at least 1992. In addition, the parking layout within the area just east of the proposed wall along Bloomfield Avenue also appears to have remained unchanged since at least 1992.

If the subject Modification Permit is not approved, the proposed 10' high CMU wall would need to be setback a minimum of 30 feet which would result in the elimination of approximately 55 existing truck stalls. Although there are other trucks stalls available throughout the site, stalls within close proximity of the loading area are more practical and thus have greater value. Said loss would likely have a negative impact on the overall lease value of Building 2.

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

As stated previously, the site has been developed and used as a grocery distribution center for over 50 years, since the early 1960s. The unique circumstance in this case is the fact that the historical use and parking layout has remained virtually unchanged for at least 25 years, if not more. Requiring a 30 foot setback along Bloomfield Avenue would result in the loss of approximately 55 existing truck stalls, which is more than half of the truck stalls that are currently available within said yard area. Although there are other trucks stalls available throughout the site, stalls within close proximity of the loading area are more practical and thus have greater value. Said loss would likely have a negative impact on the overall lease value of Building 2.

D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

The applicant is proposing to replace the existing unattractive chain link fence along Bloomfield Avenue with a 10' high CMU wall. It should be noted that to ensure a continuous theme throughout the site, the applicant has agreed to install a 10' high CMU wall along the Excelsior Drive and Shoemaker Avenue frontages, as recommended by staff. Said CMU wall will be a combination of smooth finish and split face material and thus will be a significant upgrade to the existing fence.

Additionally, in an effort to maintain adequate security throughout the employee parking areas along Excelsior Drive and Shoemaker Avenue, the applicant is also proposing to replace the existing perimeter chain link fence with a new, and more attractive, wrought iron fence.

Lastly, the applicant will be installing new landscape and trees along all three frontages throughout the site which should further enhance the property's overall curb appeal.

Therefore, based on the aforementioned reasons, the Commission finds that the granting this Modification Permit would not be detrimental to other persons, properties, or community in general.

SECTION IV. MODIFICATION PERMIT – COMMISSION'S CONSIDERATION

Pursuant to Section 155.696 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

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

As stated previously, the site has been developed and used as a grocery distribution center for over 50 years, since the early 1960s. The unique circumstance in this case, or otherwise condition of the property, is the fact that historical use and parking layout has remained virtually unchanged for at least 25 years, if not more.

Requiring a 30 foot setback along Bloomfield Avenue would result in the loss of approximately 55 existing truck stalls, which is more than half of the truck stalls that are currently available within said yard area. Although there are other trucks stalls available throughout the site, stalls within close proximity of the loading area are more practical and thus have greater value. Said loss would likely have a negative impact on the overall lease value of Building 2.

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

Although, relief from the 30 foot setback does have a positive financial impact to the owner since they will be able to preserve 55 existing truck stalls, the overall basis for such request is not solely financially driven. In fact, it should be noted that the owner has, and will continue to, invest a considerable amount of money throughout the site to help improve the overall appearance and functionality a site that was developed over 50 years ago and has not undergone much renovations since. Any financial impact related to the modification would be insignificant when compared to the overall investment the applicant has committed to the site.

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

Since the site was developed over 50 years ago and was specifically intended for a single occupant, the location of truck stalls was not as critical to such operation. Damco, the current occupant, is a freight forwarder for multiple clients and thus utilizes the site in a different manner. Since each building is a designated warehouse for a particular client's products, the location of truck bays and truck parking within close proximity of each building is critical to Damco's operation. Although there are trucks stalls available throughout the site, stalls within close proximity of the loading area are more practical and thus have greater value. The preservation of the approximately 55 trucks stalls is therefore critical to the movement of goods within Building 2. Replacement of said trucks stalls in close proximity of the loading area is not possible without impacting the existing parking count, which currently meets the minimum requirements based on the provided site plan.

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

As mentioned previously, the property has been used as a grocery distribution center for over 50 years, since the early 1960s. Unfortunately, it was designed for a single occupant. Today, it would be highly usual to find a 77-acre site that is specifically intended for just one tenant. This condition is not only uncommon within the surrounding properties but probably the entire Gateway Cities region.

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

The applicant is proposing to replace the existing unattractive chain link fence with a 10' high CMU wall which will continue along the Excelsior Drive and Shoemaker Avenue frontages. Said CMU wall will be a combination of smooth finish and split face material and thus will be a significant upgrade to the existing fence. The applicant is also proposing to replace the existing chain link fence along Excelsior Drive and Shoemaker Avenue with a more attractive wrought iron fence. Lastly, the applicant will be installing new landscape and trees along all three frontages throughout the site which should further enhance the property's overall curb appeal. As such, the overall project should enhance property values of both the subject site and the nearby neighborhoods.

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

Approval of the proposed modification, related to the height of a proposed CMU wall and wrought iron fence, would not create increase congestion or endanger the public.

The new walls are simply replacing existing and unattractive chain link fencing, the location of the proposed walls and fences thus will remain virtually unchanged. Secondly, the site will continue to be utilized as a warehouse and distribution use as it has been for over 50 years. Third, there is no expansion or otherwise additional square footage proposed to any existing buildings. Lastly, although not a part of the subject request, it should be noted that the applicant also plans to construct a check-in area with an internal truck queuing capacity of approximately 46 trucks. Said check-in and queuing area will help ensure that trucks related to the subject property do not queue on, or otherwise stage within, adjacent streets.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 140-2019 to approve Modification Case No. 1313 to allow a proposed perimeter wall and fence to exceed the 42" maximum height in the front yard and side yard setback area adjoining a dedicated street as stated within the City's Zoning Regulations for the subject property located at 12801 Excelsior Drive (APN: 8082-003-010), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of OCTOBER, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A

**Modification Permit (MOD) Case No. 1313
12801 Excelsior Drive (APN: 8082-003-010)**

CONDITIONS OF APPROVAL:

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION) **(Contact: Raul Diaz 562.868-0511 x3813)**

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
2. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The design of fire department access feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code.
3. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. Include on plan all entrance gates that will be installed.
4. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
5. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

POLICE SERVICES DEPARTMENT: **(Contact: Luis Collazo 562.409-1850 x3335)**

6. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

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

7. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at: (562) 432-3700.

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

8. That the location of the new walls and fences shall be substantially in accordance with the plot plan submitted by the applicant and on file with the case.
9. That all new fences, walls, and gates related to the subject Modification Permit shall be subject to the review and approval by Fire-Rescue, Planning, and Building Departments prior to issuance of building permits for said items.
10. The applicant shall obtain a demo permit for the demolition of existing fence and gates prior to or otherwise concurrent with securing permits for the installation of new fences, walls and gates.
11. The applicant shall obtain approval for a detailed landscape and automatic irrigation plan that identifies all upgrades to existing landscape areas. Said plan shall identify the location and type of all existing and proposed trees, shrubs and/or ground cover to be used. It must also detail how the existing irrigation system will be modified to accommodate new trees/plants.
12. That the landscaped areas shall all be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of trees/plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all trees/plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas.
13. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
14. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
15. That the applicant, GLC SFS II, LLC., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the

subject Modification Permit (MOD 1313), 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.

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



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 25

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

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Bruce's Restaurant has operated as a family restaurant at the subject site for approximately 55 years. Bruce's is an up-scale family restaurant notorious for its prime rib and fine dining. The premises also provides a banquet room for private parties, and a separate lounge/bar area restricted for people over 21 years of age. The lounge provides live entertainment via karaoke or live bands and serves alcoholic beverages. The owners of Bruce's maintain an active Entertainment Conditional Use Permit for the entertainment and a license with ABC to store, sell and serve alcoholic beverages for on-site consumption.

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

This matter is before the Planning Commission because a compliance review is now due. The last compliance review found the business operation and the alcoholic beverage use in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

There have been calls for service to this location however, none of them were directly related to the storage or sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

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

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

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 10 which references the new compliance review due date.

1. That the Type 47 Alcoholic Beverage Control license allowing on-site consumption of beer and wine and distilled spirits in connection with a bonafide eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
2. That alcoholic beverages shall not be consumed on any other property than the subject licensed premises under the control of the licensee/applicant.
3. That the Applicant shall be responsible for maintaining control of litter on the subject property generated by or originating from the subject restaurant use.
4. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages from customers. Refer to Section 303 of the California Penal Code and Section 25647 of the Business and Professions Code.
5. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
6. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or

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

7. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department permits in a place conspicuous to all employees of the location.
8. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.
9. That pool tables or coin-operated games shall not be maintained upon the premises at any time.
10. ***That this Permit shall be subject to a compliance review in five years, no later than October 14, 2024, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
11. 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.
12. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachments:

1. Location Map



City of Santa Fe Springs

Location Map

Bruce's Restaurant
12623 Imperial Highway



CONSENT AGENDA

Entertainment Conditional Use Permit Case No. 15

Compliance review for Entertainment Conditional Use Permit Case No. 15 to allow the continued operation and maintenance of an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Bruce's Restaurant has operated as a family-oriented restaurant at the subject site for approximately 55 years. Bruce's presents itself as an up-scale family restaurant specializing in prime rib and fine dining. The restaurant management provides a banquet room for private parties, and separate lounge/bar area for people over 21 years of age looking for live entertainment via karaoke or live bands.

In accordance with Ordinance 801, Section 155.723, the Applicant submitted an application requesting approval of an Entertainment Conditional Use Permit. Consequently, at their respective meetings of June 9, 2014, and June 14, 2019, the Planning Commission and the City Council reviewed and granted Entertainment Conditional Use Permit Case No. 15 to allow live entertainment and the use of a Karaoke machine for its customers.

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

Pursuant to the initial conditions of approval, this matter is before the Planning Commission because a compliance review is now due.

CALLS FOR SERVICE

There have been calls for service to this location however, none of them were directly related to the entertainment activities granted by this Permit.

COMPLIANCE REVIEW REPORT

As part of the Permit review process, Staff conducted an inspection of the subject site and found the entertainment activities in compliance with all the applicable regulatory ordinances, conditions and codes. Staff also found that the entertainment activities do not pose a conflict or a negative impact to the surrounding area. Staff believes that if the establishment continues to comply with the Conditions of Approval and the City's laws, the entertainment activities should have a minimum impact to patrons and/or the public in general.

This is the first compliance review for the entertainment activities of the restaurant, however, several compliance reviews have been conducted for the alcohol sales activities with favorable results. Staff believes that changes to the original conditions of approval are not warranted at this time.

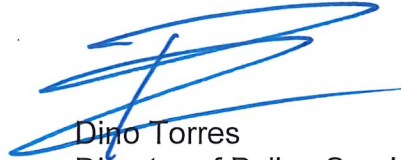
CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 18 which references the new compliance review due date.

1. That the applicant shall comply with all of the conditions of approval as required by the companion Alcohol Sales Conditional Use Permit Case No. 25.
2. That the applicant shall continue to maintain digital video surveillance cameras. Any relocation or modification of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall continue to be of high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-site manager shall be proficient in the use of the cameras and related recording equipment.
3. That the applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
4. That equipment, decorations, props or other similar ornaments shall not interfere with interior doors, emergency exits or emergency access at any time.
5. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate, or participate in such activity or other similar type of activity.

6. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
7. That, as a minimum standard, during the closing time and until all patrons/public have dispersed, the applicant/licensee shall provide a security guard whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
9. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
10. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
11. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.
12. That all existing exit signs shall continue to be maintained and illuminated at all times per California Fire Code 2501.15.
13. That the audible entertainment provided shall not be audible beyond the exterior of the building
14. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
15. That the applicant shall provide adequate professional security for the entertainment provided or any special event and/or private parties.
16. That in the event the owner(s) intend to sell, lease or sublease the subject the business operation or transfer the subject Permit to another party, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

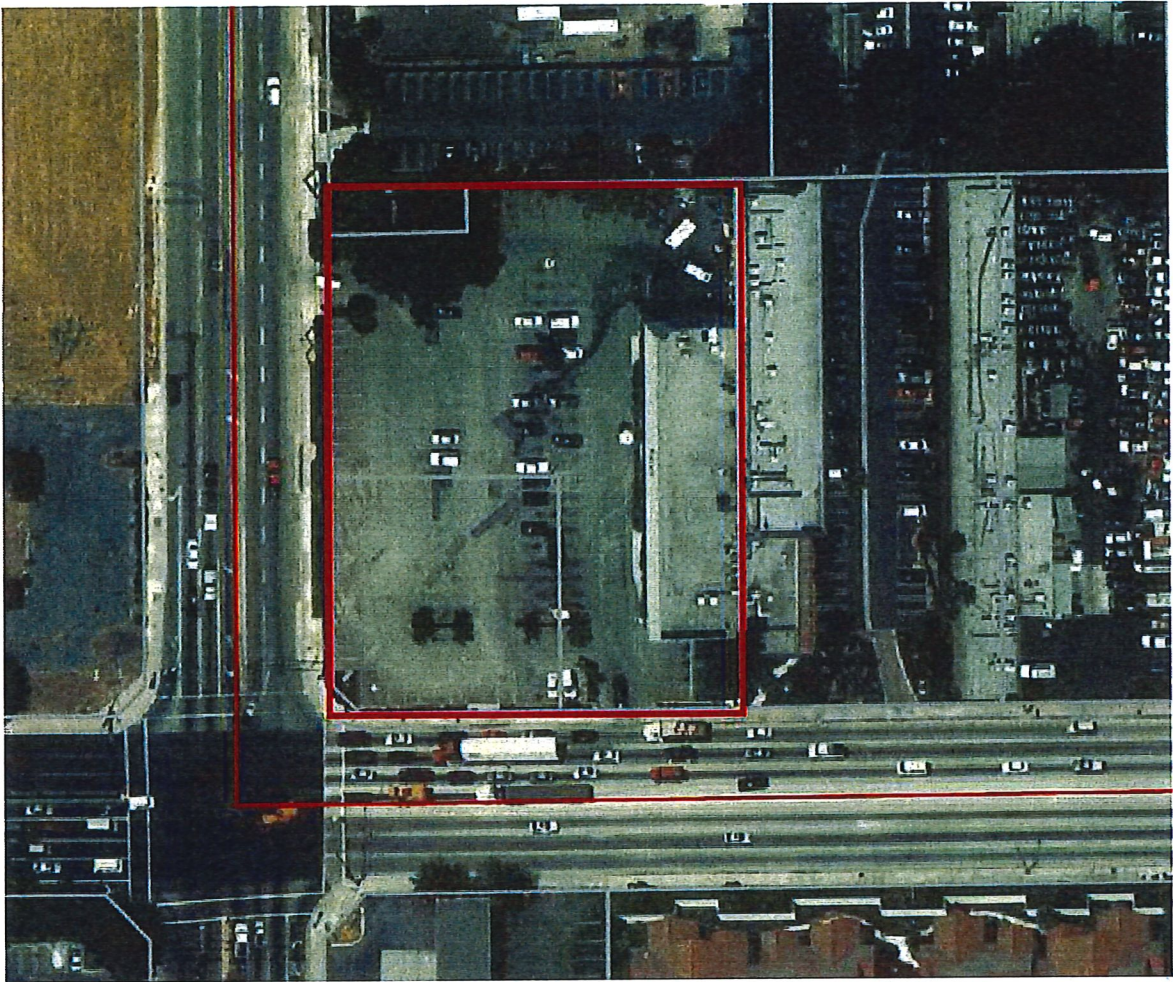
17. ***That this Permit shall be subject to a compliance review in five years, no later than October 14, 2024, to ensure that the entertainment activities are still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
18. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning.
19. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.
20. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachments:

1. Vicinity Map



City of Santa Fe Springs

Location Map

Bruce's Restaurant
12623 Imperial Highway



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 26

Compliance review of Alcohol Sales Conditional Use Permit Case No. 26 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at Bruce's Liquor Store located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Liquor Store)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Bruce's Liquor Store has been in operation since 1982. The liquor store is maintained and operated by the property owner Jean Ann Mayer, who also maintains and operates the neighboring Bruce's Restaurant. The liquor store stores and sells beer, wine and distilled spirits for off-site consumption and maintains a Type-21 (Off-Sale General) license with the Alcohol Beverage Control (ABC) bureau.

In compliance with Section 155.628 of the City's Zoning Regulations, Ms. Mayer applied for and was granted Alcohol Sales Conditional Use Permit Case No. 26 by the Planning Commission and the City Council at their respective meetings of January 26 and February 12, 2004.

This matter is before the Planning Commission because a compliance review is now due. The last compliance review found the alcoholic beverage use in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

There have been calls for service to this location however, none of them were directly related to the storage or sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted an inspection of the subject site to ensure compliance with regulatory ordinances, conditions and codes. Since the last compliance review, Staff has not received any complaints stemming from the use or from the sale of alcoholic beverages. Staff also checked with ABC and found that the establishment is in full compliance with all of their regulations and there has not been any incident to require further ABC concerns or investigation.

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

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 10 which references the new compliance review due date.

1. That the Applicant shall continue to provide trash receptacles for the public and shall maintain the subject site in a clean and orderly manner free of trash and debris.
2. That window signs, advertisements, posters, and other similar signs shall not exceed 25% of the window area of the premises served and shall be subject to the sign limitations of the underlying zone.
3. That the Applicant shall continue to maintain the entire property in good appearance and condition at all times, including the building, structures, walls, landscaping and other similar appurtenances.
4. That no alcoholic beverages purchased in the liquor store shall be consumed by patrons on the property or adjacent to the licensed premises. It shall be the responsibility of the Applicant and/or his employees to immediately report any such incidents to the Whittier Police Department.
5. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the license premises as set forth in Section 25602(a) of the State Business Profession Code.
6. That is shall be unlawful to sell, furnish or give any alcoholic beverage to any habitual or common drunkard or to any obviously-intoxicated person as set forth in Section 25602 (a) of the State Business Profession Code.
7. It shall be unlawful to have upon the subject premises any alcoholic beverages other than those that the license is authorized to sell under the licensee's license, as set forth in section 25607(a) of the State Business and Professions Code.

8. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning.
9. That it shall be unlawful to sell, furnish or give any alcohol to any person under the age of 21 years, as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the Applicant shall cooperate fully with all City Officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their duties.
11. ***That this Permit shall be subject to a compliance review in five years, no later than October 14, 2024, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
12. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.



Dino Torres
Director of Police Services

Attachments:

1. Location Map



City of Santa Fe Springs

Location Map

Bruce's Restaurant
12623 Imperial Highway



City of Santa Fe Springs

Planning Commission Meeting

October 14, 2019

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 33

Compliance review of Alcohol Sales Conditional Use Permit Case No. 33 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Target located at 10621 Carmenita Road and within the Gateway Plaza shopping center. (Target Corporation)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, 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

Target, the applicant and owner, has operated and maintained a store at 10621 Carmenita Road since 1978. In 2004, Target made a corporate decision to stock and sell alcoholic beverages (wine only) to its customers for off-site consumption.

In compliance with Section 155.628 of the City Zoning Code, Target requested and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 33 by the Planning Commission and the City Council at their respective meetings of August 24 and August 27, 2009, to allow the sale of alcoholic beverages for off-site consumption. Moreover, Target maintains a Type-21 (Off-Sale Beer and Wine) with the Alcohol Beverage Control (ABC) bureau.

This matter is now before the Planning Commission because a compliance review is now required under the conditions of approval. This Permit has had several compliance reviews since its initial approval in 2004 with favorable results.

CALLS FOR SERVICE

Staff researched the calls for service for this location and found that no calls for service were made as a direct result of the storage or sale of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk through of the subject

codes, and found the property and business operation in full compliance.

Staff has not received any complaints stemming from the direct sale of alcoholic beverages. Staff further contacted the management for the Gateway Shopping Center which stated that they have not received any complaints nor have witnessed any unusual circumstances as a result of the sale of alcoholic beverages. Staff also checked with ABC and found that the establishment is in full compliance with all of their regulations and there has not been any incident to require further ABC investigation.

Considering this favorable track record, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review and status report in five years, by October 14, 2024.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 16 which references the new compliance review due date.

1. That any graffiti directly on the property located at 10621 Carmenita Road shall be removed within 24 hours of the graffiti being reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. That the Type 20 Alcoholic Beverage Control license allowing off-site sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. 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.

8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.
11. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
12. 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 Whittier Police Department and shall maintain signage, approved by the Department of Police Services, prohibiting loitering.
13. That the owner, corporate officers and managers shall cooperate fully with all city officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
14. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
15. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
16. ***That this Permit shall be subject to a compliance review in five years, no later than October 14, 2024, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

17. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
18. That it is hereby declared to be the intent that if any provision of this permit is violation or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be subject to the revocation process if the voluntary corrective action is not implemented.

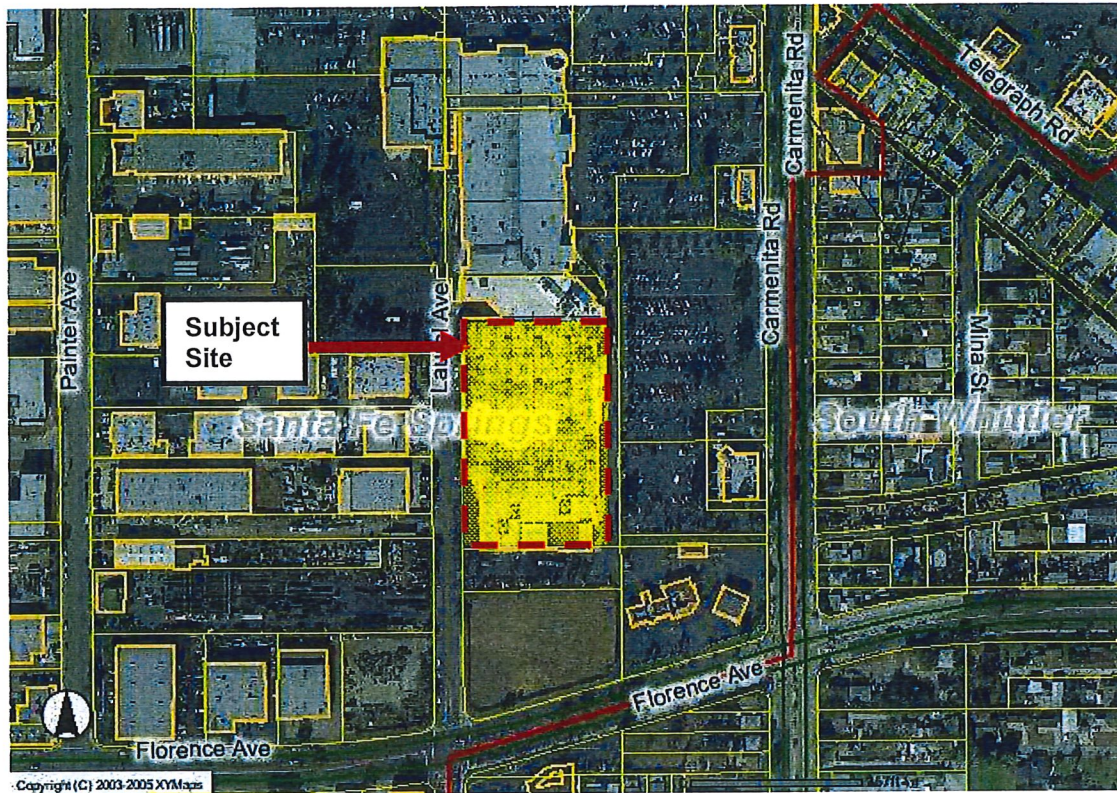


Dino Torres
Director of Police Services

Attachment(s)

1. Vicinity Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 33
Applicant: Target Corporation
Located at
10621 Carmenita Road



CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 54

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before September 9, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Applicant, Specialty Cellars is an importer and wholesaler of fine wine and craft beer products. Approximately eight-years ago, Specialty Cellars purchased the 3,843 square foot concrete tilt-up building to serve as a storage and distribution warehouse for alcoholic beverages.

At their respective meetings of August 8, and August 25, 2011, the Planning Commission and the City Council approved Alcohol Sales Conditional Use Permit Case No. 54. Accordingly, Specialty Cellars obtained a Type 9, 10, 12, 17, 18 & 20 License with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of beer and wine; all of the permits are currently active.

Pursuant to the initial conditions of approval, this matter is before the Planning Commission because a compliance review is due. It should be noted that this is the third compliance review for this permit with favorable results.

CALLS FOR SERVICE

No calls for service are on file for the location.

COMPLIANCE REPORT

As part of the compliance review process, staff conducted an inspection of the subject alcohol sales use to ensure compliance with regulatory ordinances and codes.

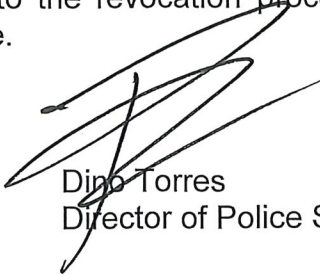
During the inspection Staff found the business and its alcohol warehouse/storage activity in full compliance with the conditions of approval and with the ABC regulations. Staff further found that the use does not pose a problem or a negative impact to the general area. Consequently, Staff does not believe any changes or additions to the conditions of approval are warranted at this time.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit. The only apparent change involves the condition (Condition No. 13) indicating the next compliance review date.

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
8. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.

9. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
10. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
13. ***That this Permit shall be subject to a compliance review in five years, no later than October 14, 2024, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
14. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
15. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s): Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 54
Specialty Cellars Inc.
13017 La Dana Court



City of Santa Fe Springs

Planning Commission Meeting

October 14, 2019

CONSENT ITEM

Conditional Use Permit Case No. 485-3

A compliance review of a compressed gas repackaging facility at 8832 Dice Road (APN: 8168-013-008), in the M-2, Heavy Manufacturing Zone.
(Airgas an Air Liquide Company)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a compressed gas repackaging facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 485-3 be subject to a compliance review in ten (10) years, on or before October 14, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (A)(20), (B)(5), and (J)(18) of City's Zoning Regulations, the manufacturing and bulk (tank) storage of flammable gases requires a Conditional Use Permit prior to commencement of such activities. In May of 1992, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 485 to establish, operate, and maintain a compressed gas repackaging facility at 8832 Dice Road. The location has changed names several times over its long tenure, initially established as "Liquide Air", then changed to "Air Liquide" (to match the name of the parent company), and in 2016, with the acquisition of Airgas, the location name changed once more to "Airgas an Air Liquide Company."

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department on October 2, 2019, the applicant was directed to comply with the following:

- Obtain a sign permit and/or remove the unpermitted signs until an approved sign permit is obtained. A sign permit is required in order to erect, repair, alter, relocate or maintain any sign and monument.

Report Submitted By: Claudia Jimenez
Planning Department

Date of Report: October 14, 2019

ITEM NO. 10F

Staff has continued to work with the applicant on the required items identified above. A recent follow-up inspection has confirmed that the applicant has now completed the aforementioned item; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the compressed gas repackaging facility 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 485-3 be subject to a compliance review in ten (10) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Raul Diaz 562.868.0511 x 3710)

1. That the standard aisle width for onsite emergency vehicle maneuvering of 26 feet with a minimum clear height of 13 feet 6 inches, shall be maintained at all times. **(Ongoing)**

FIRE DEPARTMENT- ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868.0511 x 3715)

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

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.-868.0511 x 7356)

3. That all existing buildings, tanks, towers, and related structures serving the existing facility shall be maintained in a proper, safe, and aesthetically pleasing manner at all times; any such equipment or structures in need of painting, as determined by the Director of Planning, shall be painted in a color scheme subject to the approval of the Director of Planning. **(Ongoing)**
4. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing, or similar uses, at any time. **(Ongoing)**

5. That the owner should not allow commercial vehicles, trucks, and/or truck tractors to queue on Dice Road, use said street as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
6. That the subject site shall not be subleased, sublet, sold or otherwise assigned for use by any other entity other than the applicant on file without prior written approval from the Planning Director. **(Ongoing)**
7. 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)**
8. That the Conditional Use Permit Case No. 485-3 shall be subject to a compliance review in ten (10) years, on or before ~~September 25, 2012~~ October 14, 2029 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
9. ~~That Conditional Use Permit Case No. 485 shall not be effective for any purpose until the owner/operator has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.~~ **(Satisfied)**
10. That the applicant, Airgas an Air Liquide Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the city or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 485-3, 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)**



Wayne Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Correction Pictures
3. Site Pictures
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph

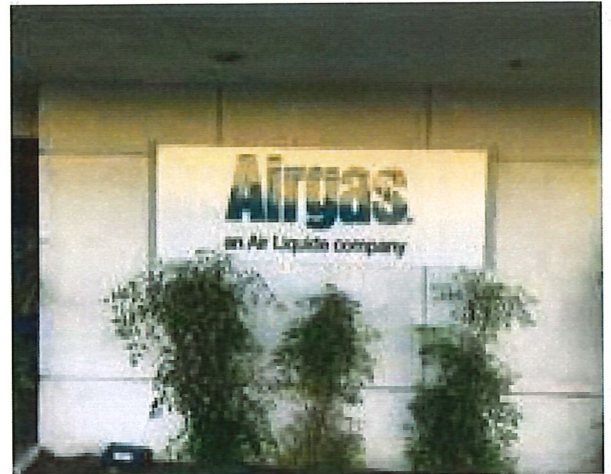


CITY OF SANTA FE SPRINGS



**CONDITIONAL USE PERMIT NO. 485-3
8832 DICE ROAD
AIRGAS, AN AIR LIQUIDE COMPANY**

Attachment 2: Correction Pictures



Attachment 3: Site Pictures



Attachment 4: Letter Requesting Reconsideration**Airgas**

an Air Liquide company

9/24/2019
City Of Santa Fe Springs
Attn: Department of Planning and Development
Claudia Jimenez, Planning Intern
11710 Telegraph Road
Santa Fe Springs, CA 90670

**RE: RE: Conditional Use Permit (CUP) Case No. 485-3
8832 Dice Road, Santa Fe Springs CA 90670**

This letter is in response to the above referenced Conditional Use Permit, subject for review.

Airgas, An Air Liquide Company is currently operating at 8832 Dice Road, Santa Fe Springs CA 90670, and has been at this location since the 1960's. We are a cryogenic liquid, high and low pressure gas filling and distributing facility, specializing in atmospheric gases for the industrial welding, entertainment, medical, food and specialty gas (laboratory and research) field.

The facility staff of 63 includes cylinder/cryogenic container fillers, sorters, loaders and laboratory technicians, truck drivers, dispatchers, along with the administrative and management team.

The location has changed names several times over its long tenure, initially established as "Liquid Air", then changed to "Air Liquide" (to match the name of the parent company), and, in 2016, with the acquisition of Airgas, the location name changed once more to "Airgas, and Air Liquide Company".

With the changes in name the business remained the same, the facility continued to operate in the same field, filling and distributing cryogenic liquids and compressed gas.

There have been no changes or alterations to the usage of this facility since the last review and renewal of our conditional use permit.

Airgas, an Air Liquide Company at 8832 Dice Road, Santa Fe Springs CA 90670 respectfully requests renewal of our permit under the same guidelines and conditions previously established and granted.

Sincerely,



Grigore Badescu, Operations Manager
Airgas, an Air Liquide Company
Santa Fe Springs



City of Santa Fe Springs

Planning Commission Meeting

October 14, 2019

CONSENT ITEM

Conditional Use Permit Case No. 692-3

A compliance review of a truck service and repair facility 11910 Greenstone Avenue, (APN: 8026-020-051), in the M-2, Heavy Manufacturing. (Rod's Truck Repair, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a truck service and repair facility if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 692-3 be subject to a compliance review in ten (10) years, on or before October 14, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (l) (9) of City's Zoning Regulations, trucking services and repair uses are required to obtain a Conditional Use Permit prior to commencement of such activities. In September 2008, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 692, a request to allow a Chemical Transfer Company to establish, operate, and maintain a transportation terminal on the subject site. Chemical Transfer Company subsequently contracted Rod's Truck Repair to perform the maintenance on their fleet vehicle at 11910 Greenstone Avenue. Because Rod's Truck Repair services outside vehicles, they do not fall under the umbrella of Chemical Transfer Company's CUP, which allows for the maintenance of their fleet; consequently, Rod's Truck Repair requires their own CUP.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on September 12, 2019 staff found the truck service and repair facility was operating in full compliance with the existing conditions of approval.

Staff, therefore, finds that if the truck service and repair facility 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

Report Submitted By: Claudia Jimenez

Date of Report: September 12, 2019

Planning Department

ITEM NO. 10G

the public or environment. Staff is recommending that CUP 692-3 be subject to a compliance review in ten (10) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT –ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868.0511 x 3715)

1. That the applicant shall comply with all Federal, State, and local requirements and regulation, included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, and Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations. **(Ongoing)**
2. That no vehicle or trailers on-site, either in transit or storage, may contain any RCRA or non-RCRA hazardous waste or industrial waste at any time. **(Ongoing)**
3. That the owner/operator shall comply with the existing Joint Industrial Wastewater Discharge Permit conditions while conducting washing operations on site. **(Ongoing)**
4. That the existing rainwater diversion system is fully operational at all times. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 3320)

5. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism. Any litter, graffiti, and or/damage caused from other forms of vandalism shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions of visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.-868.0511 x 7356)

6. That the applicant shall ensure that no trucks, truck trailers, or truck tractors are parked or stored on Greenstone Avenue. **(Ongoing)**

7. That the portion of the premises used for parking, storage, or maneuvering of vehicles shall be maintained in such a manner as to not produce dust or mud which might be transported to adjoining properties or to adjoining streets. **(Ongoing)**
8. That the premises shall not be used for the accumulation or storage of dismantled truck trailer or engine parts. **(Ongoing)**
9. That the truck repair activities shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(Ongoing)**
10. That repair activities shall be limited to Monday through Friday from 8:00 am to 5:00 pm and Saturday from 7:00 am to 12 pm. Repair activities shall occur only within the existing maintenance building. No repair activities shall occur within the rear parking and/or yard area. **(Ongoing)**
11. That the nature of repairs shall closely adhere to the description provided by Rod's Truck Repair, Inc. of 95% minor repairs and 5% major repairs. Minor repairs include: oil changes, hose replacements, break tests, tire changes. Major repairs include: brake jobs, suspension repairs, electrical and diagnostic repairs, radiator repairs, and engine tune-ups. **(Ongoing)**
12. That repair activities shall be limited to Chemical Transfer Company's fleet of vehicles and no more than four (4) additional outside vehicles per week. Additionally, outside vehicles shall be accepted by appointment only. **(Ongoing)**
13. That used truck parts, tires, wheels, engines, and/or related truck parts shall be immediately removed from the property. **(Ongoing)**
14. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
15. That all other requirements of the City's Zoning Regulation, Building Code, Property Maintenance Ordinance, State and Fire Code and all other applicable County, State, and Federal regulations and codes shall be complied with. **(Ongoing)**
16. Conditional Use Permit Case No. 692-2 3, shall be subject to a compliance review in ~~five (5) years, on or before October 13, 2019~~ **ten (10) years, on or before October 14, 2029. (Revised)**

17. That Conditional Use Permit No. 692-2 3 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all the required conditions of approval. **(Revised)**
18. That the applicant, Rod's Truck Repair Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Spring, 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 No. 692-2 3, 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 proceedings, and shall cooperate fully in the defense thereof. **(Revised)**
19. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

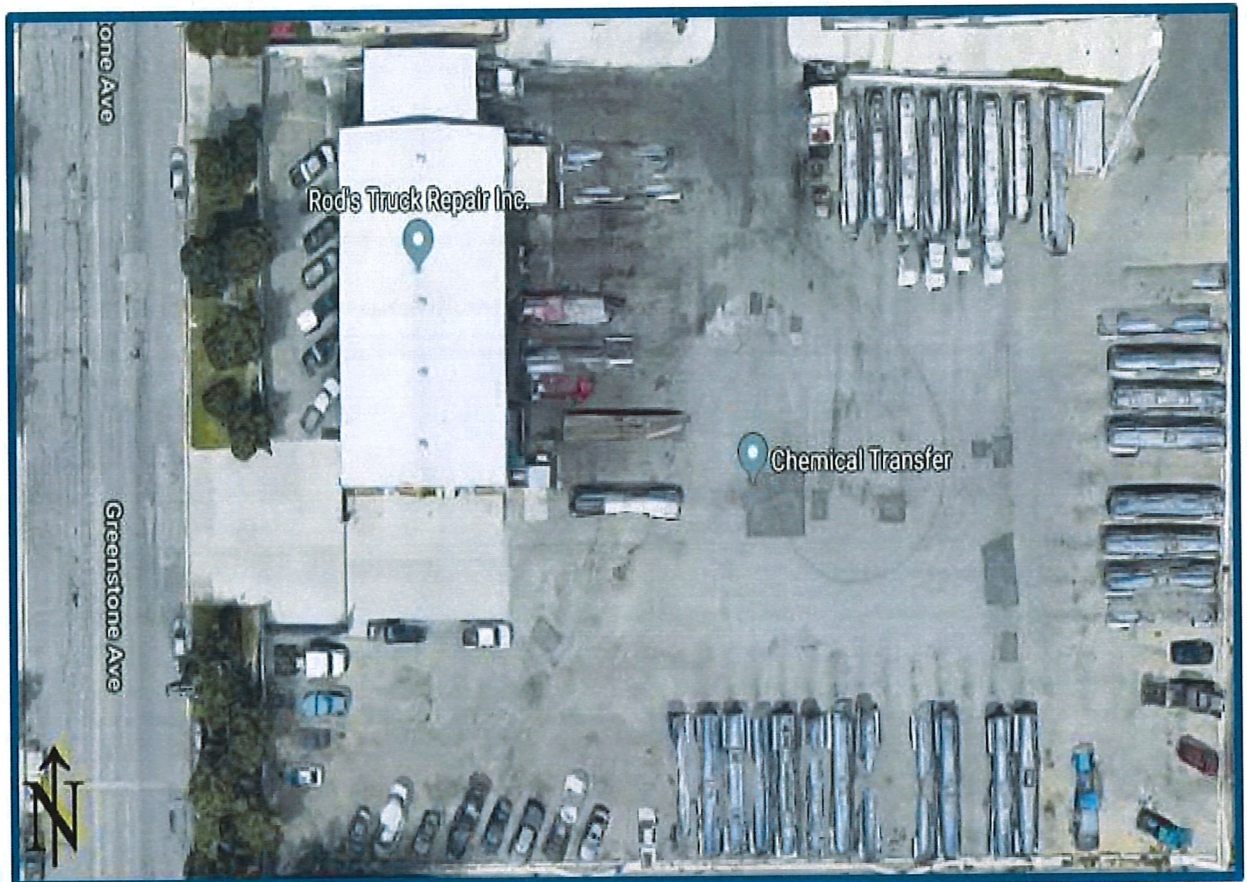


Wayne Morrell
Director of Planning

Attachment(s)

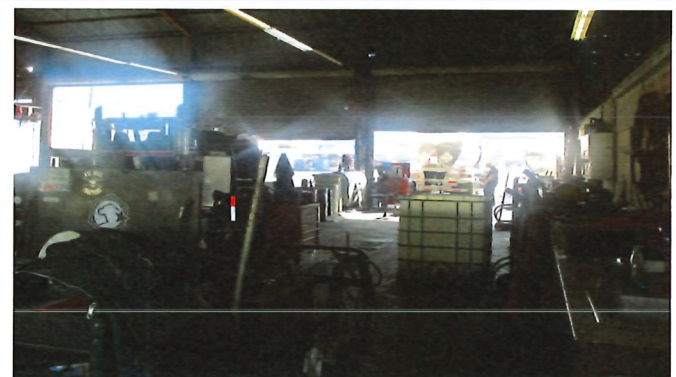
1. Aerial Photograph
2. Site Pictures
3. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



Conditional Use Permit No. 692-3
11910 Greenstone Avenue
M-2, Heavy Manufacturing, Zone
Rod's Truck Repair

Attachment 2: Site Pictures



Attachment 3: Letter Requesting Reconsideration

ROD'S TRUCK REPAIR
11910 GREENSTONE AVE.
SANTA FE SPRINGS, CA 90670
562-946-2808 PHONE
562-946-2848 FACSIMILE
800-559-1778 TOLL FREE

RODSTRUCKREPAIRVIS@EARTHLINK.NET

Received
AUG 26 2019
Planning Department

August 22, 2019

Dear Ms. Claudia Jimenez,

Rod's Truck Repair, Inc. is asking for a Conditional Use Permit review.

We are also licensed for Brakes, Tank, DOT Inspection; Any spill we might have we take care of right away and we dispose of in a proper way. We perform work for most of our customers in their yard.

We do not work on any cars. We have (6) employees, we have our TWIC permits, we have our Insurance. We hold monthly safety meetings.

This is a brief review of what we do. If you need more information, please let me know.

We have been in business since 1969. We share the yard and perform repairs and inspections on Chemical Transfer equipment who is about 95% of our business; any outside repairs are by appointment only.

Our operation is the same as last years.

Sincerely,


Rod Stallings



City of Santa Fe Springs

Planning Commission Meeting

October 14, 2019

CONSENT ITEM

Conditional Use Permit Case No. 770-3

A compliance review for an indoor banquet hall facility located at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing and M-2, Heavy Manufacturing, Zones. (Ebie Ghaneian for Azar Event Center)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of an indoor banquet facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 770-3 be subject to a compliance review in three (3) years, on or before October 14, 2022, 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 located between Chetle Avenue and Secura Way at 12215 Slauson Avenue. The property measures approximately 44,431 sq. ft. (1.02-acres) and is currently developed with an approximately 7,202 sq. ft. single story building. The use accommodates full-service events for corporate meetings, school events, rehearsal dinners, weddings, and other similar affairs. In accordance with Section 155.243 (K) of City's Zoning Regulations, indoor banquet hall facilities are required to obtain a Conditional Use Permit. On March 14, 2016, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 770 to allow the applicant, Azar Event Center, to establish a banquet hall facility. On July 10, 2017, the Planning Commission approved a one (1) year time extension of CUP 770. The Planning Commission reconsidered the project at its September 10, 2018 meeting and approved an interior remodel, a new exterior façade treatment, and a 920 sq. ft. addition.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection on September 10, 2019 staff found the indoor banquet hall facility was operating in full compliance with the existing conditions of approval.

Report Submitted By: Claudia Jimenez
Planning Department

Date of Report: October 7, 2019

ITEM NO. 10H

Staff, therefore, finds that if the indoor banquet hall facility 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 770-3 be subject to a compliance review in three (3) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

ENGINEER / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x 7545)

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time". The City will install the offsite sign and the applicant shall pay the actual cost of sign installation. **(Satisfied)**
2. That common driveways shall not be allowed unless approved by the City's Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc. **(Satisfied)**
3. All existing buildings shall be connected to the sanitary sewers. **(Satisfied)**
4. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer. **(Satisfied)**
5. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. **(Satisfied)**

FIRE DEPARTMENT-RESCUE (FIRE PREVENTION DIVISION:

(Contact: Raul Diaz (562) 906-3813 x 3710)

6. That Knox access shall be provided for main entrance and all exterior gates. **(Ongoing)**
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(Satisfied)**

8. Keep clear and maintain fire lanes at all times. **(Ongoing)**
9. Inspect, service, and maintain existing kitchen hood suppression system. **(Ongoing)**

DEPARTMENT OF FIRE-RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868.0511 x 3715)

10. That the applicant shall comply with all Federal, State, and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
11. ~~That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division of the Santa Fe Springs Department of Fire-Rescue for the disposal wastewater through the existing grease interceptor.~~ **(Satisfied)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 3320)

12. That the Applicant shall ~~obtain~~ **maintain** a valid License from the Department of Alcohol Beverage Control (ABC) and an Alcohol Sales Conditional Use Permit from the Department of Police Services prior to commencing any banquet events offering alcoholic beverages. **(Revised)**
13. That the Applicant shall ~~obtain~~ **maintain** an Entertainment Conditional Use Permit from the Department of Police Services. **(Revised)**
14. The serving of alcoholic beverages shall comply with the requirements set forth by the California division of Alcoholic Beverage Control (ABC). **(Ongoing)**
15. ~~That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.~~ **(Satisfied)**
16. ~~That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior areas. That the recorded video shall be~~

~~accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.~~
(Satisfied)

17. That the Applicant shall provide a uniformed and licensed security guard at all events which serve alcoholic beverages. **(Ongoing)**
18. That event invitees shall not be permitted to bring in their own alcoholic beverages, or be allowed to consume alcoholic beverages within the parking lot or street. **(Ongoing)**
19. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code. **(Ongoing)**
20. That the preparation of food within the facility shall comply with the requirements set forth by the Los Angeles County Health Department. All food preparation and cooking shall be conducted indoors at all times. **(Ongoing)**
21. That all events shall be private in nature. Open invite invents through flyers or the social networks is prohibited. **(Ongoing)**
22. That the Applicant and/or his contracted users shall not charge a door fee or a voluntary contribution to enter an event on the premises. **(Ongoing)**
23. That during closing time and 30 minutes after the establishment's closing time, the Applicant shall provide a security guard whose sole purpose is to patrol the parking lot, and around the premises, to maintain order therein, and to prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses. **(Ongoing)**
24. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways. **(Ongoing)**
25. That the use of the on-site parking area shall be used exclusively for parking of vehicles and shall not be reduced or encroach upon with inflatables, and/or other similar carnival type rides. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x 7309)

26. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**
27. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x 7309. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x 7356)

28. That Conditional Use Permit No. 770 allows for an indoor banquet facility within a 7,202 sq. ft. building located at 12215 Slauson Avenue. Specifically, the use will offer accommodations for private events including birthday parties, corporate events, wedding receptions, and other social occasions. The public portion of the building shall not exceed 5,076 sq. ft., as shown on the submitted floor plan and on file with this case. Approval of Conditional Use Permit No. 770 is contingent upon approval of Modification Permit Case No. 1265. **(Ongoing)**
29. That Modification Permit Case No. 1265 allows for a forty-two (42) parking stall reduction to the minimum parking requirements associated with the subject banquet facility use. Said parking reduction is specific to the subject indoor banquet facility use. **(Ongoing)**
30. ~~That the proposed indoor banquet facility 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 plans to be submitted, reviewed, approved, permits to be obtained, and field inspected with a final approval granted by the City Fire Department and Building Department. The building shall not be occupied for such use until such time that this process has been completed. **(Satisfied)**~~
31. That the maximum occupancy of the banquet facility shall not exceed 200 individuals, including guests, employees, security, and other personnel. If a lesser number is determined by either the Fire Department or Building Department, said number shall be enforced. **(Ongoing)**
32. That the banquet facility shall only be available for use by private banquet events. A "private banquet event" shall mean a private party that is not open to or arranged for the general public to attend, nor arranged by a vendor for the general

public, with food services as the primary use and alcohol service, dancing, and/or live entertainment being ancillary and subordinate uses. Promoters shall not be used to promote any event and cover charges shall not be established. Banquet contracts for private banquet events must be available on-site for presentation to law enforcement, Fire, or other City personnel upon request. **(Ongoing)**

33. That live entertainment and/or dancing are allowed as ancillary uses, and under an approved Entertainment Conditional Use Permit, at any banquet event but shall not be the primary use at any time. Said dancing and live entertainment shall only occur inside the dining area shown on the proposed floor plan, out of the way of exits and paths of travel. The dance floor area shall consist of a removable interlocking dance floor to distinguish it as the dancing area. Live entertainment shall be limited to disc jockeys, karaoke, and live bands. No other form of live entertainment shall be permitted unless approved in writing by the Director of Planning. **(Ongoing)**
34. That no fog machines, fireworks, pyrotechnics, open flames, or other similar devices shall be used on the premises. **(Ongoing)**
35. That private, licensed security guards shall be provided at all banquet events offering alcoholic beverage service, music, or dancing. Such events include, but are not limited to corporate parties, wedding receptions, special events, and any other social gathering held at the facility. Security personnel shall wear clothing/uniforms that is/are easily identifiable by law enforcement and City personnel. **(Ongoing)**
36. That alcoholic beverages may only be served in accordance with the Department of Alcohol Beverage Control (ABC) licensing requirements. No alcoholic beverages may be served or consumed outside of the facility. Employees who are responsible for alcohol sales or service shall complete the necessary ABC training and comply with all ABC rules and regulations. The applicant is also responsible for ensuring compliance with all applicable state and federal laws and pertaining to the sale and consumption of alcoholic beverages. **(Ongoing)**
37. That a drink minimum shall not be established at any time or for any function. Additionally, staff and servers shall ensure that there are no sales or service of alcoholic beverages to obviously intoxicated persons. **(Ongoing)**
38. That a strict identification policy shall be implemented to prevent consumption of alcoholic beverages by minors. **(Ongoing)**
39. That the applicant shall comply with all applicable state and local laws and regulations pertaining to smoking and e-cigarettes. **(Ongoing)**

40. That all activities related to the indoor banquet facility 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, Director of Police Services, and the Fire Marshall or their designee(s). **(Ongoing)**
41. 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 guests not to loiter or make loud noises outside of the building before, during, or after events. **(Ongoing)**
42. That noise emanating from the building shall not be audible beyond the area under control of the business or property owner, shall be within the limitations prescribed by the City's Noise Ordinance, and shall not create a nuisance to surrounding properties. In the event noise levels outside of the subject site 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)**
43. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage customers from waiting outside. **(Ongoing)**
44. That the days and hours of operation shall be Monday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday through Sunday from 10:00 am to 1:00 am. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning. **(Ongoing)**
45. That the applicant shall maintain the area surrounding the subject site in a clean and orderly manner at all times, free of debris, litter, and graffiti. The applicant shall be responsible for the removal of graffiti within 48 hours of its appearance and the removal of litter within 24 hours on the site and on adjacent rights-of-way. If surfaces are pressure-washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agents may be discharged to the storm drain. **(Ongoing)**
46. That the indoor banquet 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, date stamped November 7, 2018 Any modification shall be subject to the review by the Director of Planning to determine if administrative relief is available or if the conditional use permit must be amended. **(Ongoing)**
47. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the

implementation of such changes. Please note that certain changes may also require approvals from other departments and/or the Planning Commission. **(Ongoing)**

48. That the applicant shall notify, in writing, of any change in ownership within 30 days. All conditions of approval shall be binding to any successors. **(Ongoing)**

49. ~~That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City for the proposed landscape improvements. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used. Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).~~ **(Satisfied)**

50. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). **(Ongoing)**

51. That the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings. **(Revised)**

52. 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)**

53. 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). **(Satisfied)**

54. That Conditional Use Permit Case No. 770-3 shall be subject to a compliance review in ~~one three years, on or before September 10, 2019~~ **October 14, 2022** to ensure that the subject banquet facility use is still operating in strict compliance with the conditions of approval as stated within the staff report. **(Revised)**

55. That the applicant understands and agrees that any future changes to the floor plan whereby the public portion of the subject building is increased beyond the approved 5,076 sq. ft., the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission. **(Ongoing)**
56. That the remaining 79 on-site 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)**
57. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls and on the two adjacent properties, within the parking stalls associated with the shared parking agreements the applicant has recently secured and executed. If parking issues or complaints arise due to the proposed use and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction. **(Ongoing)**
58. That the applicant shall notify the Director of Planning, in writing, three (3) months prior to the expiration of any shared parking agreement. At that time, the applicant shall provide a copy of an extension of said parking agreement(s). If said agreement is not extended, the applicant shall work with staff to implement mitigation measures necessary to offset any loss of parking associated with said parking agreement(s). **(Ongoing)**
59. That there shall be a maximum capacity of eleven (11) employees total at peak shift for the applicant or any future tenant. An employee roster shall be provided by all future tenants to confirm the employee count before Planning Department approval of any future business license applications relating to the subject property. **(Ongoing)**
60. ~~That 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. **(Satisfied)**~~
61. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational facility. 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 Regulations and the Sign Guidelines of the City. **(Ongoing)**

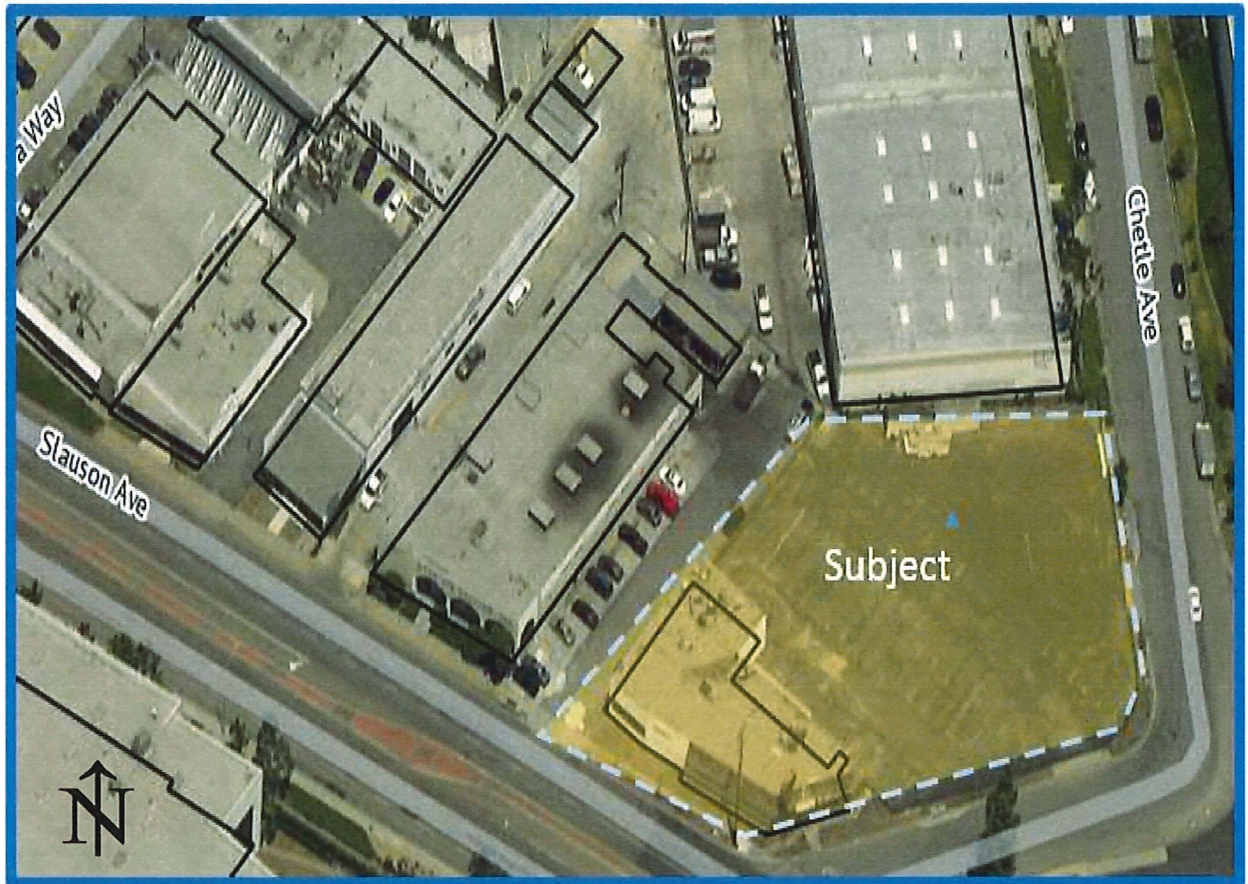
62. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
63. That the applicant, Azar Event Center, agrees to 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)**
64. 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)**
65. 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 Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Site Pictures
3. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 770-3

APN: 8168-014-025

12215 Slauson Avenue

Azar Event Center

