



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
June 8, 2020
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****REGARDING CORNOVIRUS COVID-19****

On March 4, 2020, Governor Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The Governor has issued Executive Orders that temporarily suspend requirements of the Brown Act, including allowing the Planning Commission to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public.

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on “Join A Meeting” or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

PUBLIC COMMENTS may be submitted in writing to the Planning Secretary at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

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 May 11, 2020 Planning Commission meeting

6. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15303, Class 3 & 15315 Class 15

Development Plan Approval (DPA) Case No. 968

Conditional Use Permit (CUP) Case No. 804

Tentative Parcel Map (TMP) Case No. 82986

DPA Case No 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795 acre of a 1.683-acre property; and

CUP Case No. 804: A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, on 0.795 acres of a 1.683-acre property; and

Tentative Parcel Map (TMP) Case No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

The subject property is located at 10712 Laurel Avenue (APN: 8011-009-935), within the C-4-PD, Community Commercial-Planned Development, Zone. (Coast to Coast Commercial, LLC.)

7.

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15303, Class 3

Development Plan Approval (DPA) Case No. 972

Conditional Use Permit (CUP) Case No. 807

Modification Permit Case No. 1329

Modification Permit Case No. 1330

DPA Case No. 972: A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant) commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant commercial building with a drive-thru component on 0.888 acres of a 1.683-acre property

CUP Case No. 807: A request for approval to establish, operate, and maintain a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, (OPTION 2) as part of a speculative, multi-tenant commercial building, on 0.888 acres of a 1.683-acre property

MOD Permit Case Nos. 1329: A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) to encroach into the required front yard setback area

MOD Permit Case Nos. 1329: A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street

The subject property is located at 10712 Laurel Avenue (APN: 8011-009-935), within the C-4-PD, Community Commercial-Planned Development, Zone.
(Coast to Coast Commercial, LLC.)

8.

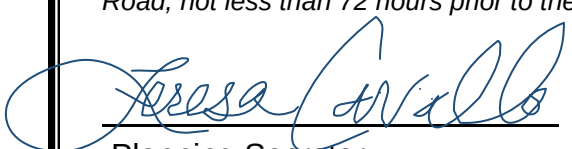
ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

9.

ADJOURNMENT

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



Planning SecretaryJune 3, 2020

Date



City of Santa Fe Springs

Planning Commission Meeting

June 8, 2020

APPROVAL OF MINUTES

Minutes of the May 11, 2020 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

May 11, 2020

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for May 11, 2020



APPROVED:

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

May 11, 2020

1. CALL TO ORDER

Vice Chair Arnold called the meeting to order at 6:07 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Vice Chairperson Arnold
Commissioner Aranda
Commissioner Carbajal
Commissioner Jimenez

Staff: Richard L. Adams II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the April 13, 2020 Planning Commission meeting

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve the minutes as submitted, with the following vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

PUBLIC HEARING

6. **PUBLIC HEARING** - Continued from the April 13, 2020 Planning Commission Meeting
Categorical Exempt - CEQA Guidelines Section 15301, Class 1
Development Plan Approval (DPA) Case No. 969
Modification Permit (MOD) Case No. 1321
Modification Permit (MOD) Case No. 1322

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant's MOD requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322, subject to the conditions of approval as contained within Resolution No. 157-2020; and
- Adopt Resolution No. 157-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 6.

Vice Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Aranda inquired if any operational incidents have occurred. Associate Planner Vince Velasco replied none had occurred.

Vice Chair Arnold opened the Public Hearing at 6:33 p.m. and requested if anyone from the audience would like to speak on Item No. 6. There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 6:34 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Development Plan Approval (DPA) Case No. 969, Modification Permit (MOD) Case No. 1321, and Modification Permit (MOD) Case No. 1322, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

City Attorney Richard Adams II read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING - Continued from March 9, 2020 Planning Commission Meeting
Categorically Exempt - CEQA Guidelines Section 15282(h)
Zoning Text Amendment - Accessory Dwelling Unit

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Accessory Dwelling Unit (Ordinance No. 1110) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find that pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA), this project is Statutorily Exempt; and
- Adopt Resolution No.155-2020, which incorporates the Commission's findings and action regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1110, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

Vice Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 7.

Vice Chair Arnold called upon the Planning Commissioners for questions or comments.

A discussion ensued regarding ADU max heights, size, ingress and egress, and Junior ADU's. The Planning Commissioners also inquired about Development Impact Fees as it pertains to ADU's and Junior ADU's.

Vice Chair Arnold opened the Public Hearing at 6:59 p.m. and requested if anyone from the audience would like to speak on Item No. 7. There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 7:01 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez to approve Zoning Text Amendment - Accessory Dwelling Unit, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

8. PUBLIC HEARING
Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 698-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding

Conditional Use Permit Case No. 698-1 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 Ordinance 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. 698-1, subject to the conditions of approval as contained with Resolution No.162-2020; and
- Adopt Resolution No. 162-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 8. Present via Zoom was the Applicant's Representative Julian Newcomer.

Vice Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Jimenez inquired if this monopalm was going to provide 5G service. Ms. Newcomer replied that this monopalm was not slated for 5G service as of now.

Vice Chair Arnold opened the Public Hearing at 7:08 p.m. and asked if the applicant's representative or any of the attendees would like to speak. There being no one wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 7:08 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to adopt and approve the Conditional Use Permit Case No. 698-1, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

City Attorney Richard Adams II read the City's appeal process to inform the Planning Commission and public.

9. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 808

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 808 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or

properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and will be 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. 808, subject to the conditions of approval as contained within Resolution No. 163-2020; and
- Adopt Resolution No. 163-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 9. Present via Zoom was the Applicant's Representative Arvin Norouzi.

Vice Chair Arnold called upon the Planning Commissioners for questions or comments.

There were none.

Vice Chair Arnold opened the Public Hearing at 7:13 p.m. and asked if the applicant's representative or any of the attendees would like to speak. There being no one wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 7:14 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to adopt and approve the Conditional Use Permit Case No. 808, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

City Attorney Richard Adams II read the City's appeal process to inform the Planning Commission and public.

10. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold announced that he will be celebrating his 50th Wedding Anniversary on June 20th.

All Commissioners wished everyone a Great Memorial Day and to be stay safe at home.

Staff:

Director of Planning Wayne Morrell thanked Vice Chair Arnold for conducting the Planning Commission meeting.

Senior Planner Cuong Nguyen thanked everyone who participated in the City's General Plan interviews.

Planning Secretary announced that both her children, Anissa Ramirez and Damian Cavallo are Class of 2020 and would've have celebrated their high school graduations, if not for Covid-19 stay at home orders.

11. ADJOURNMENT

Vice Chair Arnold adjourned the meeting at 7:20 p.m. to the next regular Planning Commission meeting scheduled for June 8, 2020, at 6:00 p.m.

Frank Ybarra
Chair

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15303, Class 3 & 15315 Class 15 Development Plan Approval (DPA) Case No. 968

Conditional Use Permit (CUP) Case No. 804

Tentative Parcel Map (TMP) Case No. 82986

DPA Case No 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795 acre of a 1.683-acre property; and

CUP Case No. 804: A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, on 0.795 acres of a 1.683-acre property; and

Tentative Parcel Map (TMP) Case No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

The subject property is located at 10712 Laurel Avenue (APN: 8011-009-935), within the C-4-PD, Community Commercial-Planned Development, Zone.
(Coast to Coast Commercial, LLC.)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that the applicant's CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that Tentative Tract Map No. 82986 meets the standards set forth in §66474 and §66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and

RECOMMENDATIONS (CONT.):

- Find that Tentative Parcel Map No. 82986, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Find and determine that Tentative Parcel Map No. 82986 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and.
- Approve Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986 subject to the conditions of approval as contained within Resolution No. 164-2020; and
- Adopt Resolution No. 164-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------------|--|
| A. | Applicant: | Coast to Coast Commercial, LLC
26400 La Alameda, Suite 100
Mission Viejo, CA 92691
949-680-4300 |
| B. | Property Owner: | Successor Agency to the
City of Santa Fe Springs Redevelopment Agency
11710 Telegraph Road
Santa Fe Springs, CA 90670 |
| C. | Location of Proposal: | 10712 Laurel Avenue
Santa Fe Springs, CA 90670 |
| D. | Existing Zone: | C4-PD (Community Commercial-Planned
Development) |
| E. | General Plan: | Commercial |
| F. | CEQA Status: | CEQA Exemption – Section 15303 and 15315 |
| G. | Staff Contact: | Wayne M. Morrell, Director of Planning
waynemorrell@santafesprings.org |

BACKGROUND/LOCATION

The Community Development Commission (CDC) acquired the 1.68-acre property, located at the northeast corner of Laurel Avenue and Florence Avenue, in February of 1989. The property was originally planned as part of the Santa Fe Springs Mall (now Gateway Plaza) development and before approval of Parcel Map No 23072; it consisted of four different parcels. Parcel Map No. 23072 combined the four parcels with the adjacent eight parcels into two parcels of 1.68 and 1.72 acres, respectively. The Redevelopment Agency eventually sold the 1.72-acre property to the Atlantic Richfield Company ("ARCO") for the development of the existing gasoline station and mini-market, with a carwash and a lubrication and smog check certification business. The sale to ARCO was intended to improve the area and to encourage development on the vacant parcels adjacent to the subject property. Development in the general vicinity occurred on the other parcels; however, the subject parcel has remained undeveloped. There is an oil well (Chevron "Hokom") located in the southern portion of the subject property

In 2005, the CDC sold the subject property to a private party to develop a ±30,734 sq. ft., two-story concrete tilt-up building for commercial/industrial use on the 1.68-acre property. The fully sprinkled building included ±7,192 sq. ft., of retail space, ±12,064 sq. ft., of office area and ±11, 478 sq. ft. of industrial area (body shop). For various reasons, the private party was unable to fulfill its obligations and the CDC reacquired the property in 2010.

Pursuant to Assembly Bill 1X 26, as amended by AB 1484 and SB 107 (collectively, the Dissolution Law), the Santa Fe Springs Redevelopment Agency(RDA) and CDC were dissolved on February 1, 2012, and the Successor Agency to the Santa Fe Springs Redevelopment Agency (Successor Agency) succeeded to its interests. The Successor Agency was responsible for winding down the former RDA's affairs.

On December 5, 2013, the Successor Agency received a Finding of Completion from the Department of Finance (DOF), which allowed the Successor Agency to prepare and submit a Long Range Property Management Plan (LRPMP) to the DOF for approval. The LRPMP governed the disposition and use of the former RDA's real property. The LRPMP provided for the disposal of the subject property and other properties of the former RDA.

On June 27, 2018, both the Successor Agency and Oversight Board approved the sale of the property, via a Purchase and Sales Agreement, to Coast to Coast Commercial, LLC. Under the terms of the P&SA, Coast to Coast Commercial would develop the property with a Sonic restaurant and a multi-tenant or single-tenant pad.

Sonic Drive-In

SONIC, America's Drive-In (NASDAQ/SONC) is the nation's largest chain of drive-in restaurants. Sonic started as a hamburger and root beer stand in 1953 in Shawnee, Oklahoma, called Top Hat Drive-In, and then changed its name to SONIC in 1959. The first drive-in to adopt the Sonic name is still serving customers in Stillwater, Oklahoma. Throughout its 62-year history SONIC has enjoyed one of the highest customer frequency rates in the quick-service restaurant (QSR) industry.

Coast to Coast Commercial, LLC has acquired the franchise development rights to Sonic Drive-in restaurants for the Los Angeles and Orange County territories. More than a million customers eat at Sonic every day. For more than 60 years, Sonic Corp has built a dominate position in the drive-in restaurant business. Sonic currently operates more than 3,500 drive-in's specializing in made-to-order food, and is known for its specialty menu items and unique drink combinations with a wide variety of frozen favorite treats. You can order over a million drink combinations making Sonic your ultimate drink stop.

The new Sonic Drive-In restaurant will provide customers with a unique dining experience. Sonic's distinctive use of drive-in stall speakers allows customers to place food orders without ever leaving their cars. The Sonic Drive-in will provide indoor dining, drive-in stalls, handicap parking, outdoor patio dining, and drive-thru service as well.

Carhops

Personal carhop service is one of many reasons customers enjoy visiting Sonic Drive-In. Frequently seen spinning by on roller skates, smiling carhops personally deliver orders right to customers' cars and can provide correct change that is always carried with them. What's more, carhops check back to ensure a quality experience. Each customer receives a mint with a drink, dessert, or meal purchase -a tradition started by company founder Troy Smith Sr. to remind customers they are worth a mint at Sonic.

Menu

Sonic's award-winning menu offers a variety of unique menu items made after you order. Sonic has one of the most extensive and diverse menu's in the Quick Service Restaurant industry. Unique menu items include TOASTER Sandwiches (made with thick Texas toast), Extra-Long Chili Cheese Coney Hot *Dogs*, *hand*-battered Onion Rings, Tater Tots and a plethora of drink and dessert choices, such as Cherry Limeades. Sonic has more than a million drink combinations, making it Your Ultimate Drink Stop! Sonic's diverse menu and large assortment of snack foods and drinks help evenly spread the sonic day part. This evenly spread demand gives the sonic operation an edge when compared to other QSR's. Most other QSR's experience heavy lunch and dinner rush times, often creating longer wait times and therefore congestion.

For Coast to Coast Commercial, LLC. to develop the property the following entitlements are required:

PROJECT DESCRIPTION:

The overall proposed project requires approval of the following entitlement:

- a. Development Plan Approval Case No. 968 (Sonic-Pad 2)
- b. Conditional Use Permit Case No. 804 (Sonic-Pad 2)
- c. Tentative Parcel Map Case No. 82986
- d. Development Plan Approval Case No. 972 (Pad 1: 5,452 sq. ft. bldg. with drive-thru or 7,260 sq. ft. bldg.)
- e. Conditional Use Permit Case No. 807 (Pad 1: 5,452 sq. ft. Bldg. with drive-thru).
- f. Modification Permit Case No. 1329
- g. Modification Permit Case No. 1330

Please note that items d, e, f, and g will be the subject of a separate report, but a synopsis will be provided here.

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlement:

DPA Case No 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795 acre of a 1.683-acre property; and

CUP Case No. 804: A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru within the C4-PD, Community Commercial-Planned Development Zone, on 0.795-acres of a 1.683-acre property; and

Tentative Parcel Map (TMP) Case No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

DPA Case No. 972: A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant (Shops/Restaurants) commercial building with a drive-thru on 0.888 acres of a 1.683-acre property

CUP Case No. 807: A request for approval to establish, operate and maintain a drive-thru use within the C4-PD, Community Commercial-Planned Development Zone, (OPTION 2) as part of a speculative, multi-tenant (Shops/Restaurants) or single tenant commercial building, on 0.888 acres of a 1.683-acre property

MOD Case No. 1329: A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area

MOD Permit Case No. 1330: A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street

NOTE: Again, DPA 972, CUP 807 and MOD 1329 and 1330 will be discussed under separate reports

DEVELOPMENT PLAN APPROVAL (DPA) 968

The applicant is seeking development plan approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795-acre of a 1.683-acre property.

Sheet A-1: Proposed Site Plan: According to the plan, a 2,370 sq. ft. restaurant building, with a 555 sq. ft. dining area is proposed. An outdoor seating area of 695 sq. ft., with a minimum depth of 15'-0" is depicted south of the dining area. The drive-thru area is located to the north of the building and begins as a single lane, but then changes to a double lane, with the lane closest to the building having a width of 12'-0" and the other, a width of 10'-0". A canopy area with sixteen (16) parking spaces, eight (8) on each side of the canopy structure, is shown east of the building and east of the main drive aisles.

Entry to the PAD BLD 2 is from a 30-foot wide driveway on Florence Avenue. With the subdivision of the parcel, this driveway will be on a separate parcel than the parcel with the restaurant building. As a result, a reciprocal parking agreement will be required.

Sheet A-5: Floor Plan Sheet (Sonic Building (2,370 sq. ft.)): According to the floor plan, the 2,370 sq. ft. building is divisible into a dining area, service/kitchen area, and an electrical room. A pick-up window is on the west side of the building between the dining area and the service/kitchen area.

Sheet A-8: Exterior Elevations (Sonic Building (2,370 sq. ft.)): The building architecture is a contemporary style with simple, clean lines and the use of modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, framing of building entrances. The metal awnings and contrast of materials soften and articulate the clean volumes. The proposed architecture is dynamic, inviting, attractive and provides a place for gathering.

Driveways/Access: A 30-foot wide driveway on Florence Avenue provides access to the site. Additional access will be also be possible via a proposed left turn lane from Florence Avenue, provided the County approves it. Additional access will be possible

from a single driveway on Laurel Avenue and from the shopping center to the north, provided Target approves this access. There is an existing driveway on Florence Avenue, but it is depicted on the site plan as an exit.

Parking: All parking is located east of the building, with seven parking spaces, including one ADA space being located against the building and the other remaining 16 spaces located under a canopy area. Four ADA path of travel is depicted, including access from the sidewalk on Florence Avenue, a path of travel from the trash enclosure area to the building, from the building to the parking area under the canopy and from the parking lot of the adjacent parcel to the outdoor seating area. Striping indicates that access to the drive-thru is possible only in one direction (north). This is further emphasized by the striping of DO NOT ENTER on the pavement at the entry to the northerly drive aisle. As proposed, the project is required to provide 17 parking stalls (1 stall per 35 sq. ft. of the public portion (555 sq. ft.) = 16 spaces plus 1 space per two employees on the largest shift (1) = 17 spaces).

Other: Four (4) bicycle parking spaces are provided west of the drive-thru menu board and north of the electrical room. There are also parking for six (6) clean air vehicles.

Landscaping: The majority of the landscaping is along the Florence Avenue street frontage with the remaining landscaping distributed throughout the site: at the north and south sides of the canopy; along the periphery of the patio area; at the drive-thru entry and along the length of the drive-thru aisle. Ten-thousand-four hundred seventy two (10,472) square foot of landscaping is required: 11,853 sq. ft. is being provided.

Loading area: No loading/delivery areas are depicted.

Trash Enclosure: A single trash enclosure, of 171 sq. ft. is shown adjacent to the drive-thru aisle at the northwest corner of the parcel. Per Code, the minimum area of the trash enclosure should be 24 sq. ft.

Gates/Fences/Walls: The only wall proposed, is a screen wall between the most northerly wall of the building and the drive-thru aisle. Patio railing is provided for the patio area adjacent to the main driveway.

DEVELOPMENT PLAN APPROVAL: PURPOSE

Pursuant to §155.736 of the Zoning Ordinance, the purpose of the development plan approval is to assure compliance with the provisions of this chapter (Chapter 155) and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

CONDITIONAL USE PERMIT CASE NO. 804

The applicant is requesting conditional use permit approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic) with a drive-thru use within the C-4PD, Community Commercial-Planned Development Zone, on 0.795-acres of a 1.683-acre property; and

CONDITIONAL USE PERMIT REQUIREMENTS

Pursuant to §155.329(A) of the Zoning Ordinance, a conditional use permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone, except that development plan approval may be utilized in processing applications for fences, walls, signs, and similar types of improvements, or for additions or alterations which will not significantly affect the nature or appearance of existing uses, and further except that any use or change of use which would not significantly affect the nature or appearance of the premises involved shall be excluded from the requirements of this section.

Pursuant to §155.153 of the Zoning Ordinance, The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

- (K) Drive-in restaurants, ice cream, and refreshment stands with limited or no indoor customer seating area.

TENTATIVE PARCEL MAP (TMP) CASE NO. 82986

The applicant is requesting approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888-acres and Parcel 2 of 0.795-acres.

SUBDIVISION MAP ACT: Local Agencies to Regulate and Control Design of Subdivisions

Pursuant to Section 66411 of the Subdivision Map Act, regulations and control of the design and improvements of subdivision are vested in the legislative bodies of local agencies.

MUNICIPAL CODE: ADVISORY AGENCY

Pursuant to §154.03 of the Municipal Code, the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder.

STREETS AND HIGHWAYS

The subject site is located on the northeast corner of Laurel Avenue and Florence Avenue. Laurel Avenue is designated as a "Local Street" and Florence Avenue is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned C-4-PD (Community Commercial-Planned Develop). The property has a General Plan Land Use designation of Commercial. The zoning, General Plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	C-4, Community Commercial	Commercial	<u>Gateway Plaza Shopping Center</u>
*South	R-2-DP, Two-Family Residence-Development Program	Residential	<u>South Whittier Community Resource Center:</u> 10750 Florence Avenue <u>Sunshine Terrace Apartments Community</u> 10800 Laurel Avenue
East	C-4-PD, Community Commercial-Planned Development	Commercial	<u>ARCO Gas Station/AMPM Mini Mart</u> (10717 Carmenita Road)
West	M-2, Heavy Manufacturing	Industrial	<u>Machine Shop: Engineering Company</u> (12636 Emmens Way/City maintenance facility)

***The properties to the south are located in the unincorporated area of South Whittier**

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 28, 2020. The legal notice was also posted at the City's Town Center kiosk on May 28, 2020, and published in a newspaper of general circulation (Whittier Daily News) May 28, 2020, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Notices were also mailed to local groups associated with the blind, aged, and disabled in accordance with California Government Code Section 65090. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- 1) That the proposed development is in conformance with the overall objectives of this chapter.
- 2) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- 3) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- 4) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- 5) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- 6) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- 7) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of

this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

COMMISSION'S CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with § 155.716 of the City's Zoning Ordinance, before granting a conditional use permit, the Commission shall satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. The Commission shall 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.

COMMISSION CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT: PD ZONE

Pursuant to §155.330 (A) of the Zoning Ordinance, In considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

- (A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.
- (B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.
- (C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.
- (D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

SUBDIVISION REQUIREMENTS

The procedures set forth in Section 154.03 of the Subdivision Regulations states that the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder. Additionally, in consideration of a tentative map request, the

Planning Commission must follow the actions set forth in Section 154.07 of the Subdivision Regulations.

ENVIRONMENTAL DOCUMENTS

After review and analysis, Staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 3, Section 15303 (C): *New Construction or Conversion of Small Structures*. Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The proposed tentative map meets the criteria of “minor land divisions” pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 of CEQA.

Additionally, 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.

AUTHORITY OF PLANNING COMMISSION

Development Plan Approval

The Planning Commission has the authority, subject to the procedures set forth in the City’s Zoning Ordinance, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent, and purpose of the City’s Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

AUTHORITY OF PLANNING COMMISSION

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in the City’s Zoning Ordinance, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City’s Zoning Ordinance. The Commission may grant, conditionally grant, or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall be binding upon the applicants, their successors, and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use, and maintenance of all land and structures within the development.

AUTHORITY OF PLANNING COMMISSION**Parcel Map or Final Map**

Pursuant to §154.03 of the Municipal Code, the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder.

Pursuant to §154.07 of the Municipal Code:

(A) The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

(B) A tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan as required by § 66473.5 of the Subdivision Map Act.

(C) The Planning Commission shall deny approval of a tentative map if it makes any of the findings set forth in § 66474 of the Subdivision Map Act and may deny approval if it makes any of the findings set forth in § 66474.6 of said Act.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (164-2020), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval. Staff also finds that the applicants request meets the criteria set forth in §§155.329 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and finally, Staff finds that Tentative Tract Map No. 82986 meets the standards set forth in §§ 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map

CONDITIONS OF APPROVAL

Conditions of approval for DPA 968, CUP 804, and TPM 82986 are attached to Resolution 164-2020 as Exhibit A.

Wayne M. Morrell
Director of Planning

Attachments:

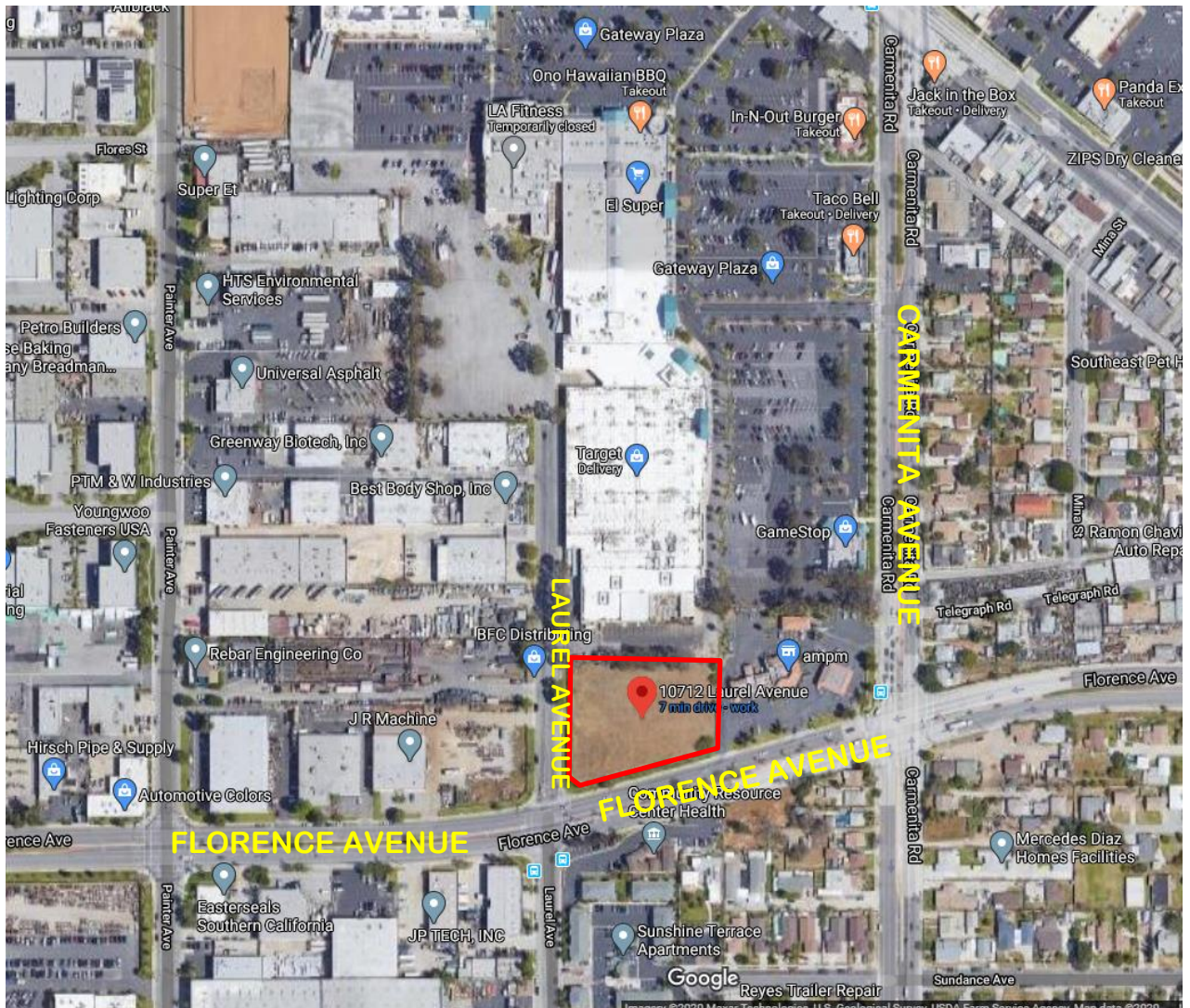
1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 164-2020
 - a. Exhibit A—Conditions of Approval
5. Tentative Parcel Map No. 82986
6. Project Plans

Report Submitted By: Wayne M. Morrell

Date of Report: June 4, 2020

Planning and Development Department

ATTACHMENT NO. 1
Aerial Photograph
CITY OF SANTA FE SPRINGS
LOCATION AERIAL



Development Plan Approval Case No. 968
Conditional Use Permit Case No. 804
Tentative Parcel Map Case No. 82986

10712 Laurel Avenue, Santa Fe Springs, CA 90670

Applicant: Coast to Coast Commercial, LLC

ATTACHMENT NO. 2 Public Hearing Notice

Advertising Order Confirmation

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NOS. 968 & 972
CONDITIONAL USE PERMIT CASE NOS. 804 & 807
MODIFICATION PERMIT CASE NOS. 1329 & 1330
TENTATIVE PARCEL MAP NO. 82986**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 968 - A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru (Sonic) and appurtenant improvements, on 0.795 acres of a 1.683-acre property

CONDITIONAL USE PERMIT CASE NO. 804 - A request for approval to establish, operate and maintain a restaurant use (Sonic), with a drive-thru and within the PD-Planned Development Zone, on 0.795 acres of a 1.683-acre property

DEVELOPMENT PLAN APPROVAL CASE NO. 972 - A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION 1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant (Shops/Restaurants) commercial building with a drive-thru on 0.888 acres of a 1.683-acre property

CONDITIONAL USE PERMIT CASE NO. 807 - A request for approval to establish, operate and maintain a drive-thru use and within the PD-Planned Development Zone, as part of a speculative, multi-tenant (Shops/Restaurants) or single tenant (Restaurant) commercial building, on 0.888 acres of a 1.683-acre property

MODIFICATION PERMIT CASE NOS. 1329 & 1330 - A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION 1) to encroach into the required front yard setback area (MOD 1329) and to allow a parking space to encroach into the minimum 15 foot wide landscape strip (MOD 1330) between the onsite parking areas and the property line adjoining the street, on 0.888 acres of a 1.683-acre property

TENTATIVE PARCEL MAP NO. 82986 - A request for approval to subdivide one parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels (Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres).

PROJECT SITE: 10712 Laurel Avenue (APN: 8011-009-935) within the C-4-PD (Community Commercial-Planned Development), Zone.

APPLICANT: Coast to Coast Commercial LLC

THE HEARING will be held on **Monday, June 8, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to [Zoom.us](https://zoom.us) and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/558333944?pwd=b9FakYVzZDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944
Password: 551545

Telephonically
Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: The proposed project is categorically exempt pursuant to Section 15303 Class 3: New Construction or Conversion of Small Structures. Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In unorganized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The proposed tentative map meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project pursuant to Section 15115, Class 15 of CEQA.

Public Hearing Notice (Continued)

Advertising Order Confirmation

Notice of a categorical exemption project pursuant to Section 65962.3 of the CLUP.

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.3.

ALL INTERESTED PERSONS are invited to participate in the Planning Commission hearing and express their opinion on the item listed above. Please note that if you challenge the above-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavella@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained by e-mail: waynemorrell@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11719 Telegraph Road
Santa Fe Springs, CA 90670

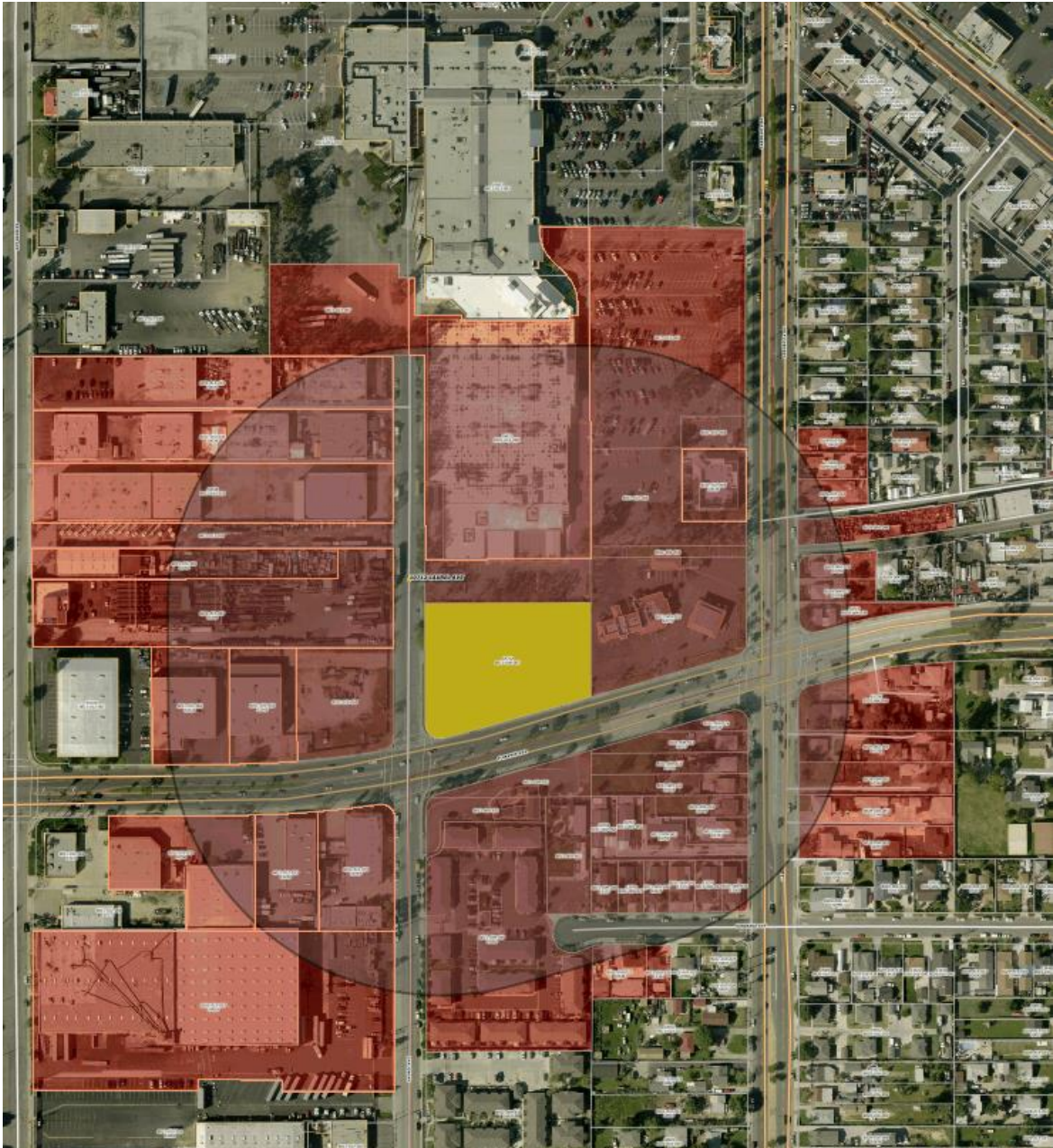
Published: May 26, 2020

Whittier Daily News

Ad#11306904

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>
SGV Newspapers: Full Run	Legals CLS	General - 1076-	05/28/20

ATTACHMENT NO. 3
Radius Map for Public Hearing Notice



ATTACHMENT 4
Resolution 164-2020
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 164-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 968
CONDITIONAL USE PERMIT CASE NO. 804
TENTATIVE PARCEL MAP NO. 82986**

WHEREAS, a request was filed for Development Plan Approval Case No. 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru (Sonic), and appurtenant improvements, on 0.795 acres of a 1.683-acre property; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 804: A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru within the C-4-PD, Community Commercial-Planned Development Zone, on 0.795 acres of a 1.683-acre property; and

WHEREAS, a request was concurrently filed Tentative Parcel Map No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres; and

WHEREAS, the subject property is located at 10712 Laurel Avenue, with Accessor's Parcel Number of 8011-009-935, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is the Successor Agency to the City of Santa Fe Springs Redevelopment Agency, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed development which includes Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map No. 82986, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project qualifies for Categorical Exemptions pursuant to CEQA, Section 15303-Class 3 and 15315-Class 15; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 28, 2020, 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 May 28, 2020, to each property owner within a 500 foot radius of the project site and to local groups associated with the blind, aged and disabled in accordance with state law and California Government Code Section 65090; 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 June 8, 2020, concerning Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map No. 82986

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 proposed development 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. The project, however, is categorically exempt pursuant to Section 15303 Class 3: New Construction or Conversion of Small Structures. Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The proposed tentative map also meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 of CEQA.

Additionally, 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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 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 Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

- (A) *That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).*

The proposed project is located within the C-4-PD, Community Commercial-Planned Development, Zone. Pursuant to Section 155.240 of the Zoning Ordinance, "The

purpose of the Community Commercial Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses.

Also, pursuant to Section 155.325 of the Zoning Ordinance, "The purpose of the Planned Development Zone shall be:

(A) To encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be necessary to permit deviation from certain requirements of this chapter.

(B) To provide a means for requiring review and Planning Commission action on development plans for those areas where special circumstances necessitate detailed study and the possible imposition of requirements to insure orderly harmonious development through utilization of high standards of design and quality of improvements.

The proposed project is consistent with the purpose of the C4-PD Zone in the following manner:

- a) The land is appropriate for commercial uses based on its zoning, C4-PD, Community Commercial-Planned Development, and its General Plan Land Use designation of Commercial.
- b) The proposed use of the new commercial building is consistent with the uses allowed in the C-4-PD zone, in that restaurant uses are a permitted use, and a restaurant use with a drive thru, is conditionally permitted in the C-4-PD zone
- c) The proposed project will result in a new end-user commercial building (Sonic) and a new speculative multi-tenant commercial building, therefore the land is being maintained for commercial uses.
- d) The project involves the construction of a new end-user commercial building (Sonic) on property that has been undeveloped for more than thirty (30) years. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and possibly, the neighboring properties.
- e) The new Sonic building is not the prototypical building. The building's architecture is a contemporary style with simple, clean lines and uses modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, and to frame the building entrances. The metal awnings and contrast of materials soften and articulate the clean volumes. The proposed architecture is dynamic, inviting, attractive and provides a place for gathering.

- (B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

As mentioned previously, the subject site is currently undeveloped and has been this way for more than thirty (30) years. As noted above, the proposed building is not a prototypical building and the architecture is contemporary, with simple, clean lines and modern building materials. Juxtapose the proposed building with past images of the property as a homeless encampment, a place for the illegal dumping, a place for graffiti and as a weed filled lot, and undoubtedly and unequivocally, one can make the argument that the architectural design of the proposed building will enhance the general appearance of the area and be in harmony with the intent of this chapter.

- (C) *That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*

The proposed building is well-designed, but more importantly, specifically designed for a Sonic restaurant with a drive-thru component. Most modern drive thru restaurants, have double drive-thru lanes that eventually merges into one lane. With Sonic, the double lanes are continuous as shown in the subject proposal. This additional drive thru lane is what Sonic refers to as the “hop out lane”. In order to improve drive thru wait times, and reduce the drive thru stacking, Sonic carhops will actually deliver orders to the cars waiting behind the car at the drive thru window if their order is ready sooner. Carhops exit the Sonic kitchen with the customer food or drinks through the door near the drive thru window. This door is called the “hop out door”. The Sonic carhops carry change on them, or if the customer wants to use their credit card, the carhop will process their card at a credit card reader that is mounted outside. The cars that are served will complete the transaction with the carhop on the sidewalk next to the drive thru lane, and at the end of the transaction, the “hop out lane” allows the customer to go around the cars in front of them and exit the drive thru lane.

Additionally, the proposed and very colorful canopy structure is also designed specifically for Sonic. Their customers park in the colorful, canopy-covered spaces and push their signature red button when they are ready to order. The car hops deliver food (most of the time while on roller skates) to customer who ordered at the drive-in stalls under the canopy. Every stall has a menu board with a two way speaker and LED screen.

- (D) *That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City’s Zoning Ordinance. The majority of the

landscaping will be provided along Florence Avenue and Laurel Avenue for maximum aesthetic value. Additionally, landscaping is distributed throughout the side, including the south sides of the canopy, along the periphery of the patio area; at the drive-thru entry and along the length of the drive-thru aisle. The amount of landscaping provided exceeds the amount of landscaping required per Code. All the landscaping will be consistent with the State's Model Water Efficiency Landscape ordinance

A single trash enclosure, of 171 sq. ft. is located along the westerly property line, between two landscape areas and next to the drive-thru lane. Said trash enclosure is located approximately 200 feet from Florence Avenue, and thus not visible from Florence Avenue or from the adjacent shopping center. No walls are proposed, but portions of the patio area will be equipped with railing, in the area adjacent to the drive aisles.

- (E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

Please see response (F).

- (F) *That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.*

A specific architectural design was not imposed upon the architect; however Staff did direct the architect and developer to design an attractive, contemporary, visually appealing building. The result is a building with simple, clean lines, and that incorporates modern building materials such as steel, wood, brick veneer and glass. Additional features include, proportional mass and glazing to provide emphasis in human scale, and to frame the building entrances. Metal awnings and contrast of materials soften and articulate the clean volumes. The result is architecture that is dynamic, inviting, attractive and provides a place for gathering.

SECTION III. TENTATIVE PARCEL MAP FINDINGS

Pursuant to the Subdivision Map Act, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it makes any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

- (A) *Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:*

Approval of the proposed Tentative Parcel Map would promote a number of Specific General Plan Goals and Policies as described in “Table 1” below:

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 2: Maintain a reasonable balance between the costs of providing municipal services, and the benefits derived from developing land. Emphasize development projects which are fiscally positive or neutral to the city.	Employment, new property and sales tax are tangible benefits of the project. Intangibles include the new aesthetics of new building(s), landscaping. Although the proceeds of the sales goes to the taxing entitles, the City still benefits from the new development. The benefits outweigh the cost of providing municipal services
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Because the property is government owned, it is exempt from the 1 percent property tax rate. Selling the property will place it back on the tax roll. Once on the tax roll, the property’s assessed value will be adjusted upward each year by 2 percent.
	Goal 9: Policy 9.1a: Consideration of providing an adequate tax base from property tax or sale tax.	A vacant, undeveloped, government- owned parcel of land does not generate property or sales tax. The sale of the property and its development will generate both property and sale tax.
	Goal 10: Policy 10.1 Provision should be made for uses which serve industrial activities – offices, restaurants, hotels, and motels – at suitable and convenient locations.	The proposed restaurant use is conveniently located next to a shopping center, community center and single and multi-family dwellings. The industrial areas to the west and south

		west would also benefit from the proposed uses.
	Goal 12: Encourage high quality, appropriate private investment in commercial areas of the city.	Private investment will purchase and develop the property.
	Goal 13: Seek to provide a variety of job opportunities in order to accommodate residents of the City as well as the residential population of the surrounding communities. Substantial job opportunities in the area should reduce time-consuming commuting and, of equal importance, reduce traffic congestion and the resultant pollution	The proposed development affords the opportunity for employment for City residents and residents from the neighboring South Whittier community. For residents of the South Whittier community, employment would be within walking distance without the need to use public transportation or a personal vehicle.

The proposed Tentative Parcel Map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

- (B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

The site is not irregular in shape, has no topographical constraints and all the infrastructure required for development, exist or can be provided. The proposed parcel sizes are also consistent with the development standards of the C-4, Zone.

- (C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain wildlife habitats or would otherwise injure fish and wildlife. Additionally, the proposed tentative map also meets the criteria of “minor land divisions” pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 of CEQA.

- (D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

There are no public easements recorded on the subject property.

- (E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project will meet all state and local ordinances and requirements including the California Regional Water Quality Control Board. The development is conditioned to construct sanitary sewers in accordance with City specifications and required to submit a sewer study. Additionally, the development is required to comply with the National Pollutant Discharge Elimination System and to implement water/urban runoff pollution prevention controls and Best Management Practices on all construction sites in accordance with current MS4 Permit.

- (F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, requiring the design of the subdivision to provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Future passive or natural heating and cooling opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION IV. CONDITIONAL USE PERMIT FINDINGS

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

- A) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

The subject site is located within the C-4-PD, Community Commercial, Planned Development, Zone and has a General Plan land use designation of Commercial. A

restaurant use with a drive-thru, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

- 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.

Staff worked extensively with the developer and architect and the resulting building is contemporary in style with simple, clean lines and with modern building materials such as steel, wood, brick veneer and glass. The proposed building and use will be compatible and harmonious with other buildings and uses in the surrounding area. The use would complement the other drive-thru restaurant uses (Taco Bell, McDonald's, In-N-Out) within the adjacent shopping center.

SECTION V. CONDITIONAL USE PERMIT FINDINGS IN PD ZONE

Pursuant to §155.330 (A) of the Zoning Ordinance, In considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

- (A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

The subject property, pre and post subdivision and development, meets or will meet the minimum parcel requirements for size, width and frontage. The property is physically suitable for the proposed commercial development. There are no known sensitive species habitat on the site and lastly, the project site is conditioned to comply with on-site drainage and best management practices.

The building(s) architecture, is not the standard cookie-cutter design, but instead is of a contemporary style with simple, clean lines and the use of modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, and the framing of the building entrances. The metal awnings and contrast of materials serve to soften, articulate, and accentuate the details of the building. The proposed architecture is inviting, attractive and provides a place for gathering. The project is made of high quality and authentic materials. Materials and colors are used to enhance different parts of the building's façade. The selected materials and colors convey a sense of quality architecture and permanence. The textures, colors, and materials serve as unifying elements in the building's design. In summary, the proposed building is **NOT** the typical corporate "chain architecture.

- (B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses,

buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.

The subject site is located within the C-4-PD, Community Commercial, Planned Development, Zone and has a General Plan land use designation of Commercial. A restaurant use with a drive-thru, provided that a CUP is granted, would be consistent with the current zoning and land use designation. Additionally, a commercial building with shop and restaurant type uses would be compatible to the adjacent ±40-acre shopping center to the north and the commercial uses to the east. The community center and single-family and multi-family residences to the south would also benefit from the project, but providing addition places to shop and eat.

(C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.

The properties to the north has the same C-4 zoning as the subject property and is developed with a ±40-acre shopping center. The property to the east has the same C-4-PD, zoning of the subject property and is developed with commercial-type uses.

(D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

Please see Table I entitled: General Plan Consistency Analysis.

SECTION VI. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 164-2020 determining that Development Plan Approval Case No. 968 and Conditional Use Permit Case No. 804 are Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15303 Class 3: *New Construction or Conversion of Small Structures*; and determining that Tentative Parcel Map 82986 is also Categorically Exempt pursuant to CEQA, Section 15315-Class 15: *Minor land divisions*; and approving Development Plan Approval Case No. 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru (Sonic), and appurtenant improvements, on 0.795 acres of a 1.683-acre property; approving Conditional Use Permit Case No. 804: A request for approval to establish, operate and maintain a restaurant use (Sonic), with a drive-thru within the C4-PD, Community Commercial-Planned Development Zone; and approving Tentative Parcel Map No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres; and located at 10712 Laurel Avenue, at the northeast corner of Laurel Avenue and Florence Avenue, subject to conditions attached hereto as Exhibit A

ADOPTED and APPROVED this 8th day of June, 2020 BY THE PLANNING
COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A-Conditions of Approval
Development Plan Approval Case No. 968
Conditional Use Permit Case No. 804
Tentative Parcel Map Case No. 82986
(10712 Laurel Avenue-Northeast Corner of Laurel Avenue and Florence Avenue)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 ext. 7545)

1. That the owner shall pay a flat fee of \$66,997.45 to reconstruct/resurface the existing street frontage to centerline of Florence Avenue and Laurel Avenue.
2. The applicant shall pay \$5,000 of the cost associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Shoemaker Avenue as determined by the City Engineer and Fire Chief.
3. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Florence Avenue and Laurel Avenue street frontages. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. That the owner/ developer shall prepare street improvements plans for the modification and the construction of the median island located at Florence Avenue between Laurel Avenue and Carmenita Road. Modification shall include the installation of a new east bound left-turn pocket including traffic striping installation/modification. Existing landscaping and irrigation systems shall be modified and installed per current City Standards. Said plans shall be reviewed and approved by the City Engineer. Construction shall be paid for by the applicant/ developer.
5. A.D.A. compliant access ramps and associated sidewalk improvements with black truncated domes to be constructed at north east corner of Florence Avenue and Laurel Avenue. Construction shall be paid for by the owner/ developer.
6. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
7. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay \$1,200.00 for the cost to install (6) new signs.
8. The owner/developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.

9. That the owner/ developer shall remove any unused driveways along the street frontage of Laurel Avenue and construct full height curb, gutter and sidewalk per City Standards, as required by the City Engineer.
10. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
11. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Florence Avenue and Laurel Avenue. Storm drain plans shall be approved by the City Engineer.
12. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
13. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
14. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
16. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
17. The owner/developer shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer

shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

18. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
19. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
20. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
21. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
22. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
23. That the owner/developer shall pay the water trunkline connection fee of \$3,585 per acre upon application for water service connection or if utilizing any existing water service.
24. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
25. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
26. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
27. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

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

28. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
29. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
30. That the methane gas protection system plans shall include details as to how the vent pipe for the existing oil well vent cone will be secured and identified.
31. That all inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current Department of Oil, Gas and Geothermal Resources (DOGGR) standards.
32. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
33. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
34. 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 California 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.
35. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue 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.
36. 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.
37. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3815)

38. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
39. 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.
40. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo 562.409.1850 x3335)

41. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
42. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) 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. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
43. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), 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.

44. That deliver trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. Delivery trucks shall also not block any driveway or aisles at anytime.
45. That off-street parking areas shall not be reduced or encroached upon at any time.
46. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
47. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. DO NOT PAINT NUMBERS ON THE BUILDING.
48. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
49. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
50. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
51. That all tenants occupying the premises are to be notified that the City maintains sign Guidelines and Sign Regulations and shall become familiar with them
52. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.

53. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.
54. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.
55. That the Applicant shall provide a contingent vehicle queue plan showing how it plans to address vehicles when they back-up from the drive-up window onto the vehicle passageways and or street. Said vehicle queue plan shall be submitted prior to the scheduled Planning Commission meeting.
56. That the Applicant shall provide trash receptacles throughout the property and provide daily maintenance of the property.
57. That "Stop" signs shall be installed for vehicle exiting the drive-thru window(s) onto the main passageways. "Stop" shall also be painted on the ground using white traffic paint.
58. That appropriate signs shall be installed to prevent vehicles from entering onto on-coming traffic within one-way passageways.

WASTE MANAGEMENT :

(Contact: Teresa Cavallo 562.868.0511 x7309)

59. 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.
60. 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.
61. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Planner's Name 562.868-0511 x73)**

62. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
63. The subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Planning Department, and as a result, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of all plans (Building, Electrical, Plumbing, Mechanical, etc.). Said indication shall be clearly painted with a minimum front size of 20 point.
64. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
65. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
66. Applicant understands and agrees that all exterior mechanical equipment (ground-mounted, roof-mounted) shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof-mounted equipment is not designed specifically into the building, the applicant shall submit a mechanical plan that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;

- ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
- 67. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
- 68. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - . Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour.
- 69. Applicant shall submit for approval a detailed landscape and automatic irrigation plan, prepared by a licensed Landscape Architect, which meets the *California State Model Water Efficient Landscape Ordinance*. Landscaping to include new lawn, shrubs and ground cover, and shall be installed and permanently maintained in all areas of the project site. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms, (if practical and as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (California State Model Water Efficient Landscape Ordinance).*
- 70. 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 (California State Model Water Efficient Landscape Ordinance).*

71. Upon completion of the new landscaping, 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, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
72. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
73. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
74. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
75. All fences, walls, gates, and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
76. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
77. No temporary signs relating to any activity on the premises shall be placed or allowed to remain within landscape areas, public right-of-way areas adjacent to the subject site (i.e., telephone poles, traffic signs, and city trees) or other portions on the exterior of the building. The only temporary signs allowed shall be properly permitted banner signs by permit per the City's sign ordinance. Signs placed in any window of the premises shall comply with the City's sign ordinance.
78. Windows shall be kept clear at all times from paper, paint, cardboard or any other materials used for signage.

79. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Due to the current Municipal Separate Storm Sewer System permit (MS4 permit) and the Low Impact Development (LID) standards, all new trash enclosures are now required to have a roof structure to cover the enclosure. See the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
80. The subject use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
81. Commercial vehicles, trucks and/or truck tractors shall not queue on Florence Avenue or Laurel Avenue, nor use said avenues as a staging area, or to back up from said avenues unto the subject property.
82. The proposed building(s) shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
83. Approved suite numbers/letters or address numbers shall be placed on the proposed building(s) in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
84. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could

affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
85. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
86. Prior to the issuance of a Certificate of Occupancy, permanent commercial rated bike racks shall be installed near the main entrance, or in a convenient area. The quantity, quality, and location of the commercial rated bike racks shall be subject to the review and approval of the Director of Planning.
87. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the

construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

88. 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 Finance Department, at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
89. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on June 8, 2020, and as illustrated in the stamped approved plans dated June 8, 2020. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of the modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed, and approved by the Director of Planning.
90. The property shall be maintained free of weeds and debris prior, during and after the construction period.
91. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
92. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
93. That Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, shall be subject to a compliance review in one (1) year, until June 8, 2021. Approximately three (3) months before June 8, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
94. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or

seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

95. That unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date (Approval Date), shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. .The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
96. That unless otherwise specified in the action granting development plan approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date or where some form of construction pursuant to the issuance of a building permit has not commenced within one (1) year from approval, shall become null and void. Also the abandonment or nonuse of a development plate approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
97. In case of violation of any of the conditions of approval or City Law, the property owner and tenant will be issued a Notice of Violation. If said violation is not remedied within a reasonable period of time and/or a subsequent violation of the conditions of approval and/or City Law occurs within ninety (90) days of any Notice of Violation, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the condition of approval and/or City law, including, but

not limited to, revocation of the herein conditional use permit and/or development plan approval.

98. 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.
99. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
100. All gutters, downspouts, and roof drains shall be placed behind exterior walls. Applicant shall clarify on the construction drawings that all gutters, downspouts and roof drains shall be provided along the interior walls and not along the exterior of the building.
101. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 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 adjacent surfaces.
102. The subject use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Ordinance. This is to include ambient music streaming from speakers located in the outdoor dining patio area and the canopies of the drive-in stalls.
103. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
104. If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer Conditional Use Permit Case No. 804 back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 804.

105. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior within two (2) days of Planning Commission approval.
106. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.

Conditions for Subdivisions:

107. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
108. Applicant understands and agrees that Tentative Parcel Map No. 82986 shall expire 24 months after Planning Commission approval, on June 8, 2022, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 82986 shall not be effective until such time that a final map is recorded.
109. That all existing and proposed easements for water/sewer lines, ingress/egress, footings, and traveled ways and all easements proposed to be vacated must be clearly shown on the map. Prior to recordation, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the parcel map to be resubmitted for further consideration. Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.
110. That prior to the parcel map approval the Title Company shall submit a Final Subdivision Guarantee to the Engineering Department.
111. The "Subdivider," shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any

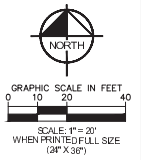
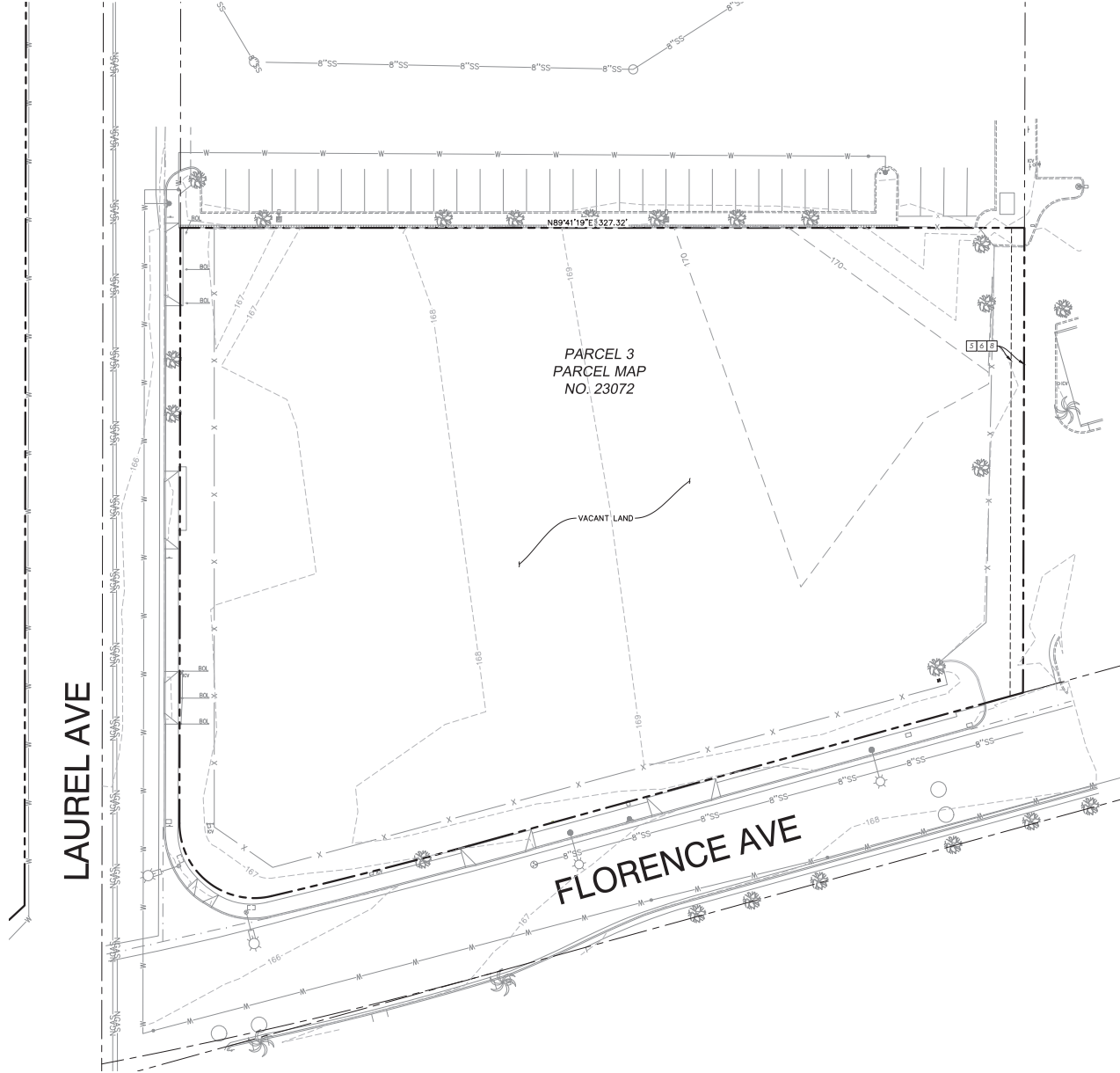
permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

ATTACHMENT 5
Tentative Parcel Map No. 82986

Plotted by: Smith, Hornum & Associates, Inc. Date: 12/18/19. Project: 034-18003. Drawing: 12/18/19. Scale: 1"=20'. When printed full size (24" X 36").



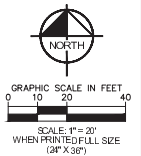
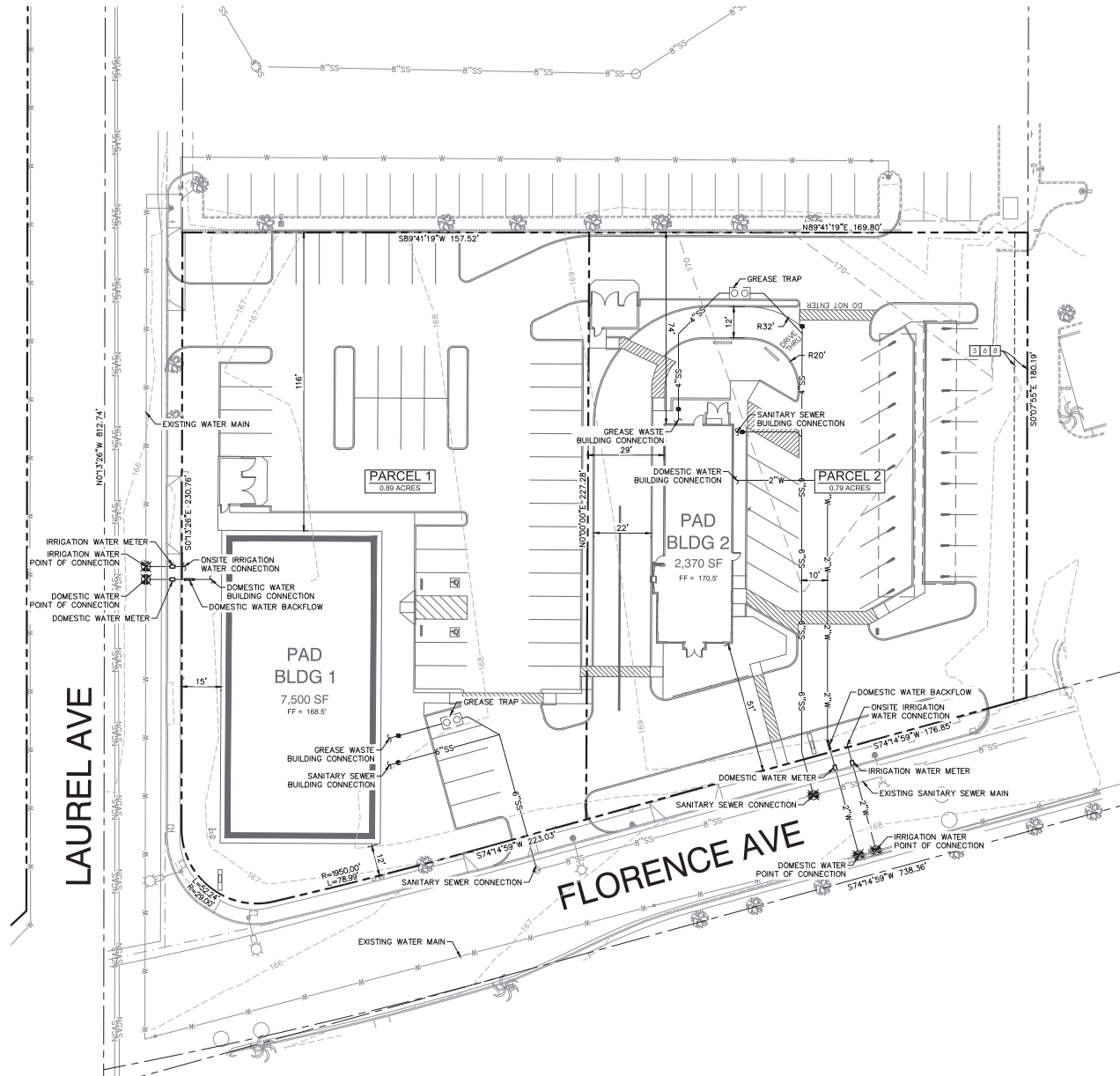
TENTATIVE PARCEL MAP
LAUREL AVENUE & FLORENCE AVE
SANTA FE SPRINGS, CA



TENTATIVE PARCEL MAP		EXISTING PARCEL		KHA PROJECT		LIMBING PROFESSIONAL		Kimley-Horn & Associates, Inc.		REVISIONS		DATE		BY	
SHEET NUMBER		SANTA FE SPRINGS		034-18003		12/18/19		12/18/19		12/18/19		12/18/19		12/18/19	
2 OF 3		CA		SCALE AS SHOWN		DESIGNED BY HS		DRAWN BY HS		CHECKED BY HS					

Kimley-Horn and Associates, Inc. 12/18/19 11:21:11 AM C:\Users\KHA\Documents\Tentative Parcel Map\TPM Draft 07/25/19
This document is the property of Kimley-Horn and Associates, Inc. It is to be used for the project and site only. No other use or reproduction is permitted without written authorization and signature by Kimley-Horn and Associates, Inc. It shall be without liability to Kimley-Horn and Associates, Inc.

TENTATIVE PARCEL MAP 82986
LAUREL AVENUE & FLORENCE AVE
SANTA FE SPRINGS, CA



SHEET NUMBER		TENTATIVE PARCEL MAP		PROPOSED PARCEL		KHA PROJECT 094-095003		LICENSED PROFESSIONAL		Kimley»Horn			
3 OF 3						DATE 12/18/19				© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 705 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM			
						SCALE AS SHOWN							
						DESIGNED BY HHS							
						DRAWN BY HHS							
						CHECKED BY		TH		DATE: 12/18/19		REVISIONS	
		CA										DATE	
												BY	

ATTACHMENT 6
Full Set of Proposed Plans

10712 LAUREL AVE. SANTA FE SPRINGS, CA

ALTA

- 1 of 2 A.L.T.A. / N.S.P.S. SURVEY
- 2 of 2 A.L.T.A. / N.S.P.S. SURVEY

CIVIL (For Reference Only)

- 1 of 3 COVER SHEET (Option 1)
- 2 of 2 EXISTING PARCEL (Option 1)
- 3 of 3 PROPOSED PARCEL (Option 1)
- 1 of 3 COVER SHEET (Option 2)
- 2 of 2 EXISTING PARCEL (Option 2)
- 3 of 3 PROPOSED PARCEL (Option 2)

LANDSCAPE

- L1.0 LANDSCAPE CONCEPT PLAN (OPTION 1)
- L1.0 COLORED LANDSCAPE CONCEPT PLAN (OPTION 1)
- L1.1 LANDSCAPE CONCEPT PLAN (OPTION 2)

ARCHITECTURAL

- A-1 SITE PLAN (Option 1)
- A-2 SITE PLAN (Option 2)
- A-3 PAD BUILDING 1 FLOOR PLAN ((Option 1)
- A-4 PAD BUILDING 1 FLOOR PLAN (Option 2)
- A-5 PAD BUILDING 2 FLOOR PLAN
- A-6 PAD BUILDING 1 ELEVATIONS (Option 1)
- A-7 PAD BUILDING 1 ELEVATIONS (Option 2)
- A-8 PAD BUILDING 2 ELEVATIONS
- A-9 CAR STALL CANOPY
- A-10 MATERIAL COLOR BOARD



PROJECT INFORMATION

SITE AREA

ZONE; C-4		
LAND BUILDING	1.69 ACRES	73,533 SF
		9,630 SF
LAND / BLDG RATIO: COVERAGE:	6.64 / 1	13.10 %

BUILDING AREA

PAD BLDG 1	7,260 SF
PAD BLDG 2 (Drive-Thru)	2,370 SF
TOTAL BUILDING AREA	9,630 SF

PARKING SUMMARY:

PARKING SPACES REQUIRED:

USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
RETAIL	4 / 1,000 SF	3,630	14
RESTAURANT	1/35 SF of Dining (1,225 SF)	3,630	35 + 1* =36
DRIVE THRU	1/35 SF of Dining (555 SF)	2,370	16 + 1* =17

* One parking space for each 35 SF of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift.

TOTAL PARKING REQUIRED	67 STALLS
------------------------	-----------

BICYCLE PARKING REQUIRED: (5% required of total stalls)	4
CLEAN AIR VEHICLES REQUIRED: (51-75 stalls)	6

PARKING SPACES PROVIDED:

PARKING STALLS	69 STALLS
PARKING RATIO	7.16/1000

BICYCLE PARKING PROVIDED:	4
CLEAN AIR VEHICLES PROVIDED:	6

LANDSCAPING AREA:

* 15' wide landscaping requirement has been met on 97.43% of Florence Avenue setback.

REQUIRED:

484' FRONTAGE x 20 SF	9,680 SF
13,206 SF PARKING x 6%	792 SF
TOTAL:	10,472 SF

PROVIDED:

FRONTAGE LANDSCAPE AREA	7,899 SF
REMAINING LANDSCAPE AREA	3,954 SF
TOTAL:	11,853 SF

TRASH ENCLOSURE AREA:

REQUIRED:

1% of the first 20,000 sq. ft. of floor area + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor 6 feet in height.	
TRASH ENCLOSURE 1	73 SF
TRASH ENCLOSURE 2	24 SF

PROVIDED:

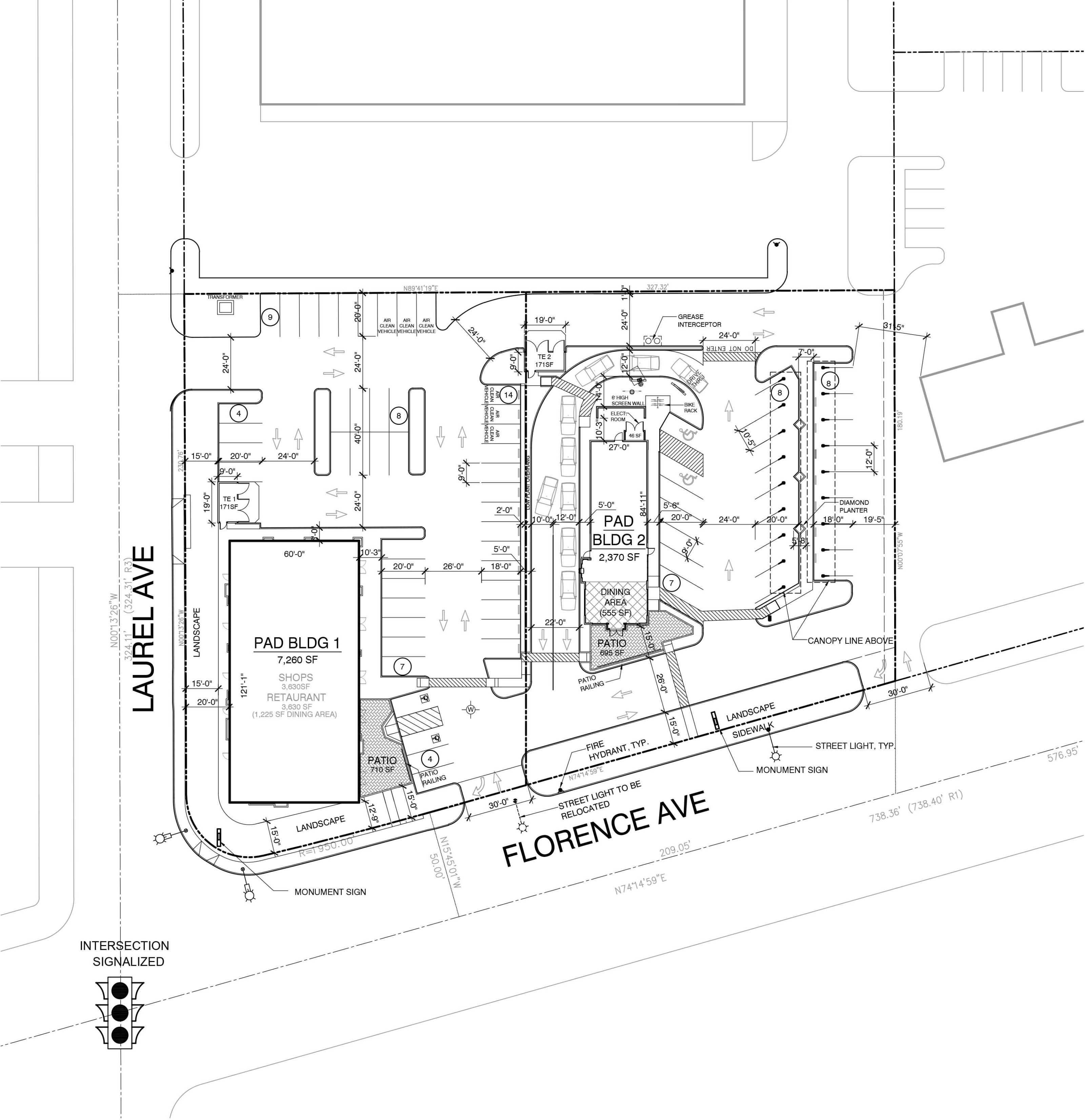
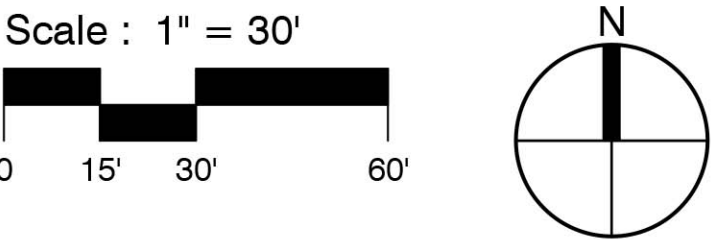
TRASH ENCLOSURE 1	171 SF
TRASH ENCLOSURE 2	171 SF

DATE:	02.06.2020
MCG JOB #:	19.358.01

DATE	REVISIONS

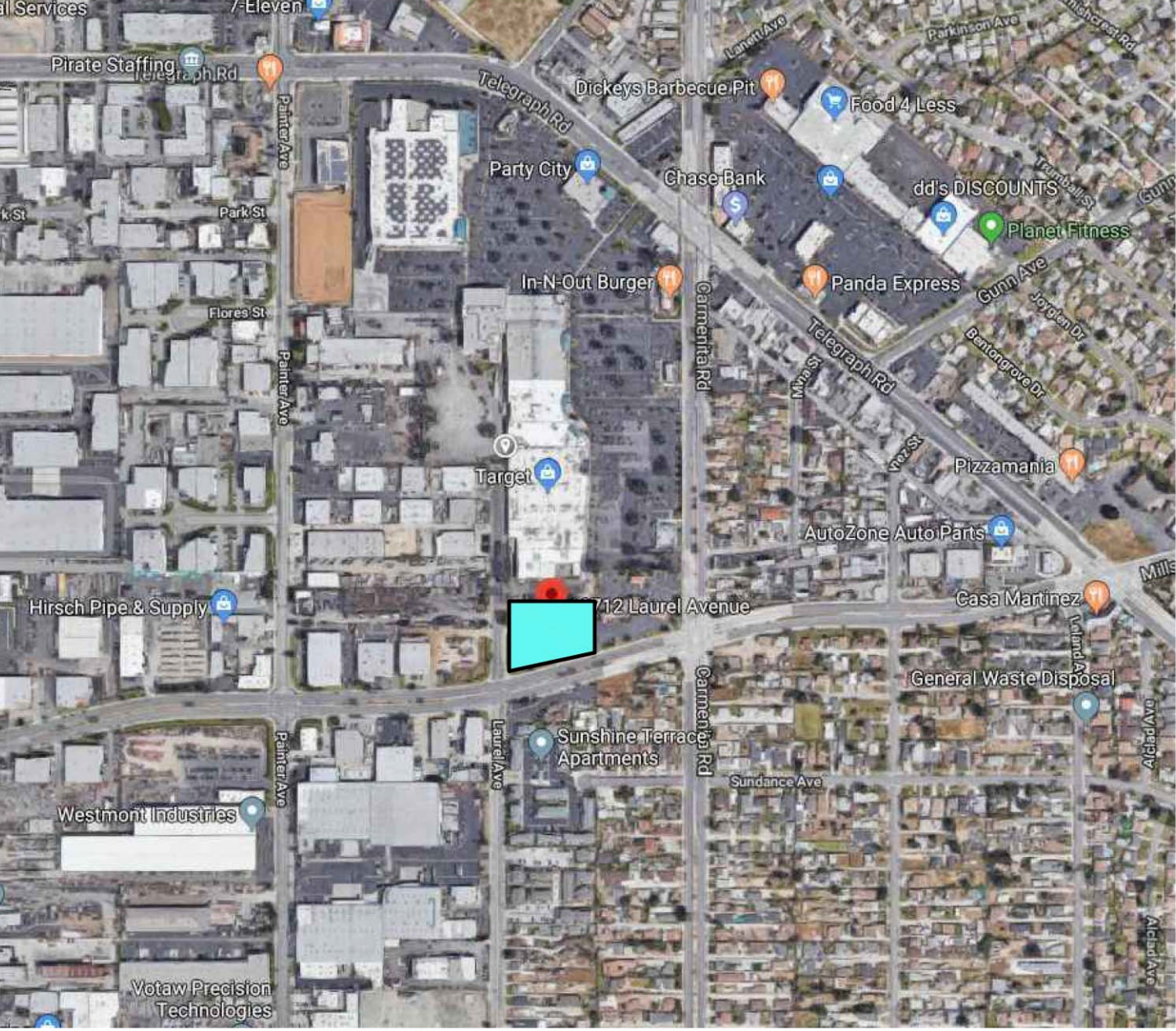
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PROPOSED SITE PLAN
SCHEME C (OPTION 1)

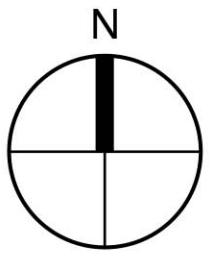


10712 LAUREL AVE
SANTA FE SPRINGS, CA

Coast to Coast
commercial



LOCATION PLAN



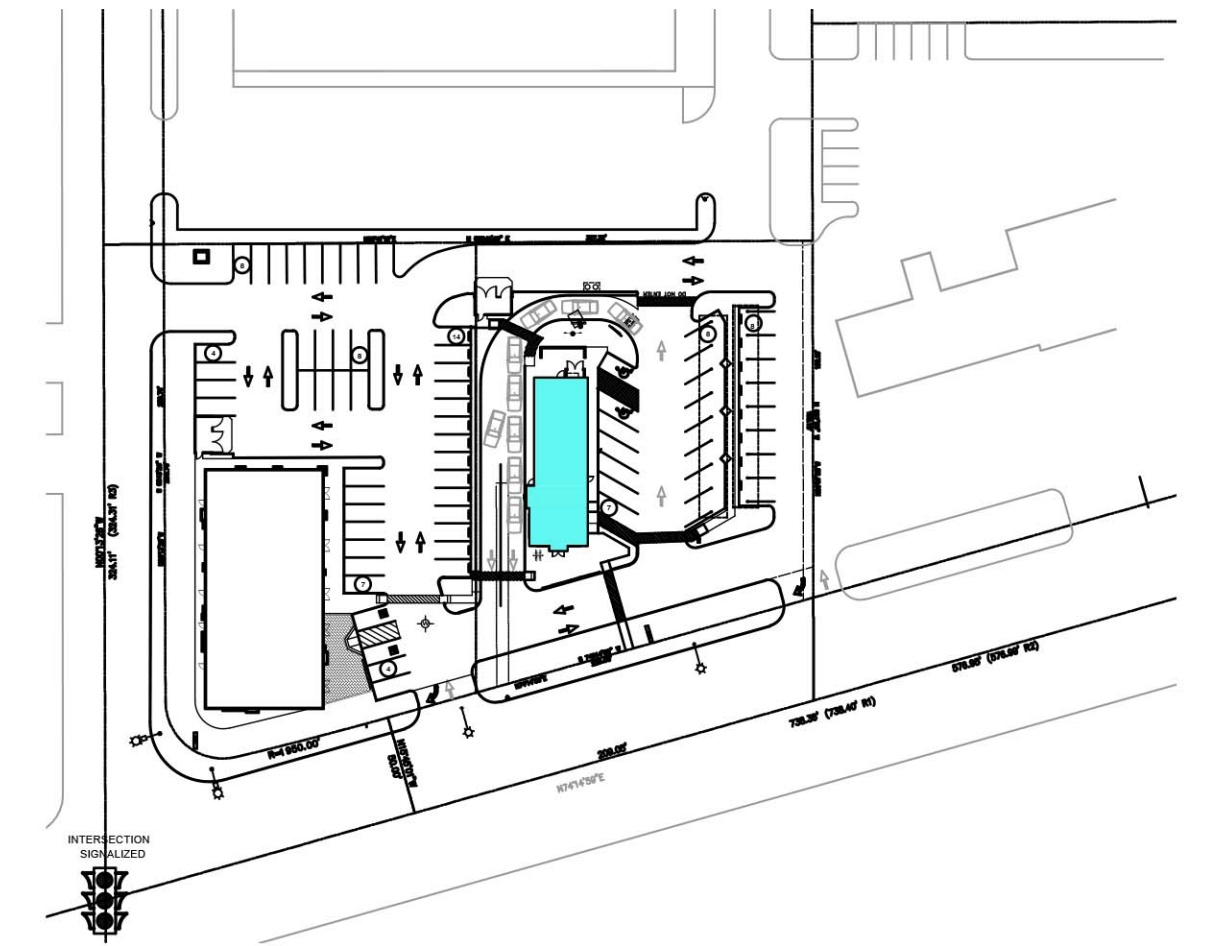
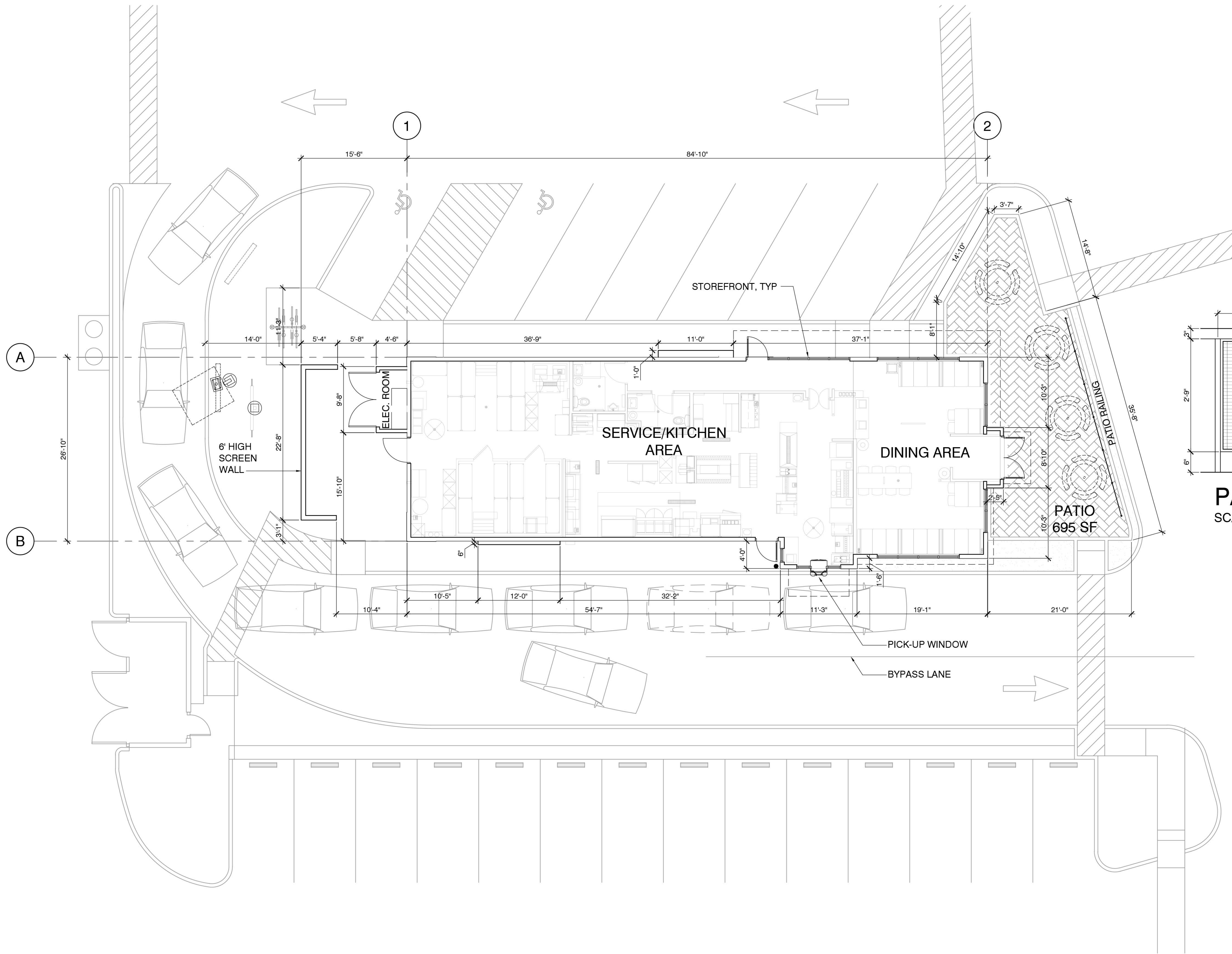
NOTE:

The dimension for the required parking spaces are not less than nine feet in width and 20 feet in length. 2 ft. overhang is acceptable.

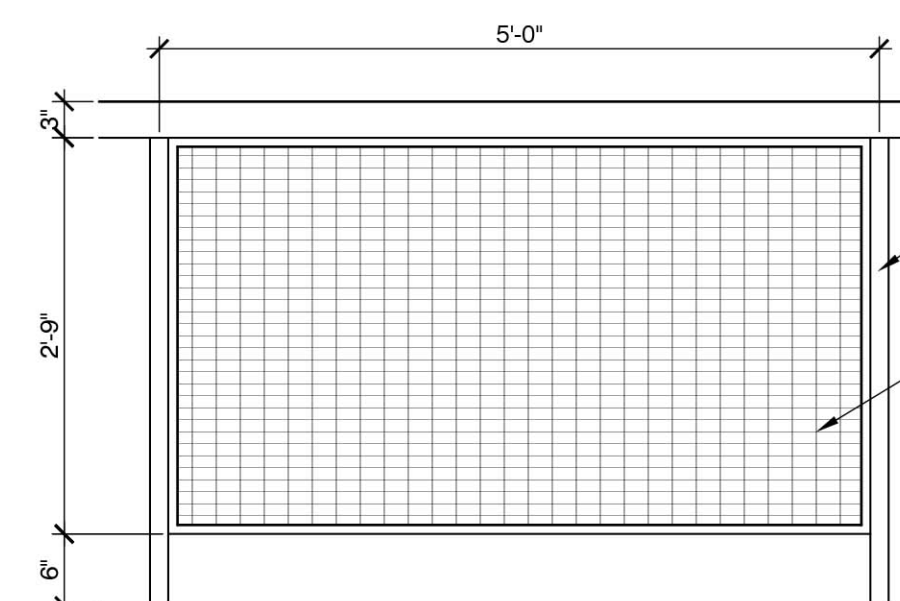
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15635 ALTON PARKWAY, SUITE 100
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
mcgarchitecture.com

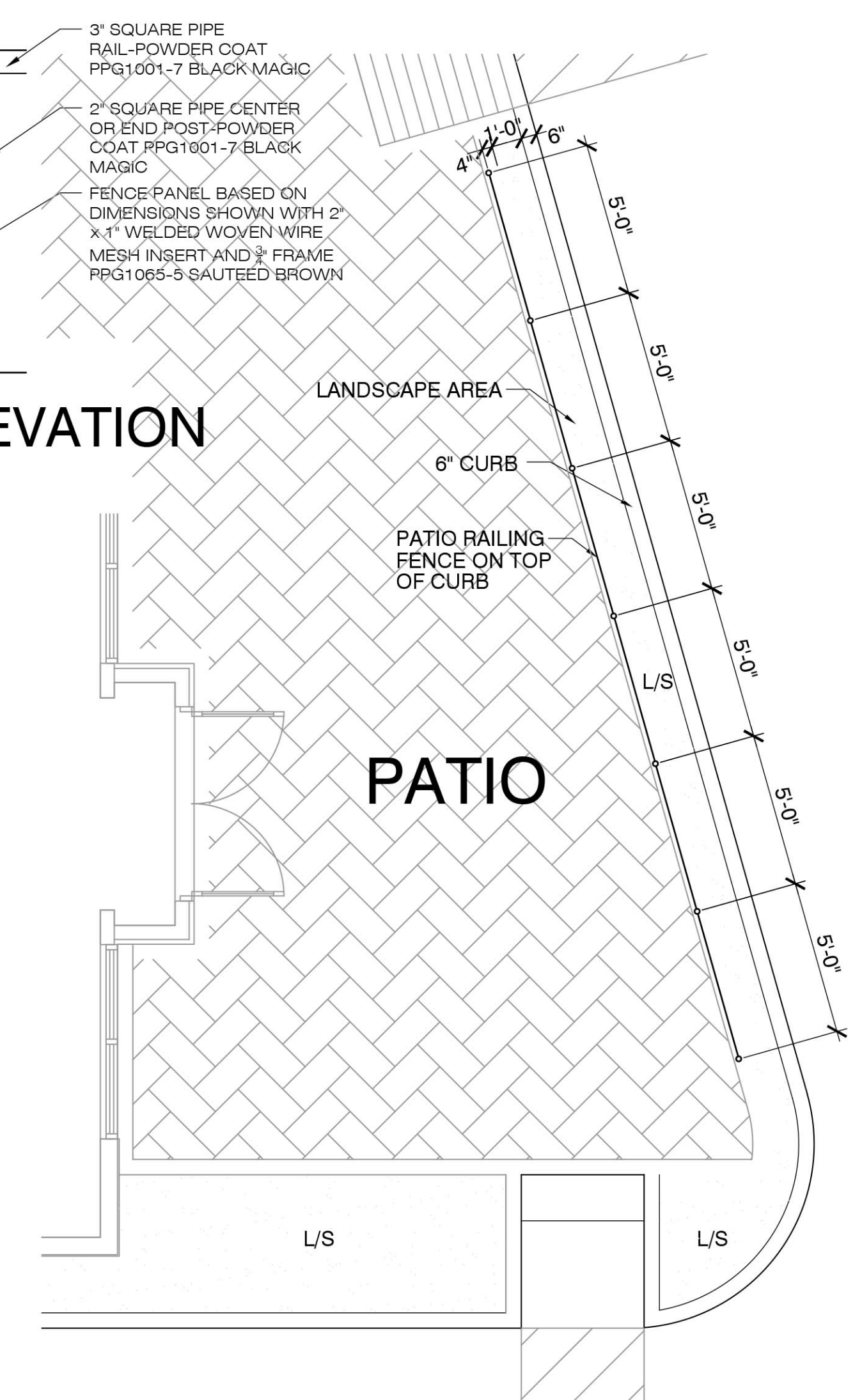




KEY PLAN
NTS.

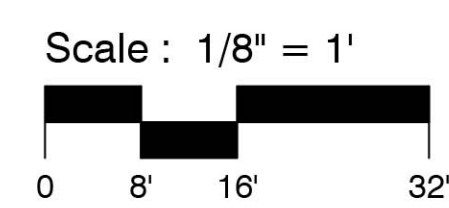


PATIO RAILING ELEVATION
SCALE: 3/4" = 1"



PATIO FENCE-PLAN
SCALE: 1/4" = 1"

FLOOR PLAN
SONIC BUILDING (2,370 SF)



10712 LAUREL AVE
SANTA FE SPRINGS, CA

Coast to Coast
commercial

DATE:	02.10.2020
MCG JOB #:	19.358.05
DATE	REVISIONS

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15635 ALTON PARKWAY, SUITE 100
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
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A-5





SOUTH ELEVATION



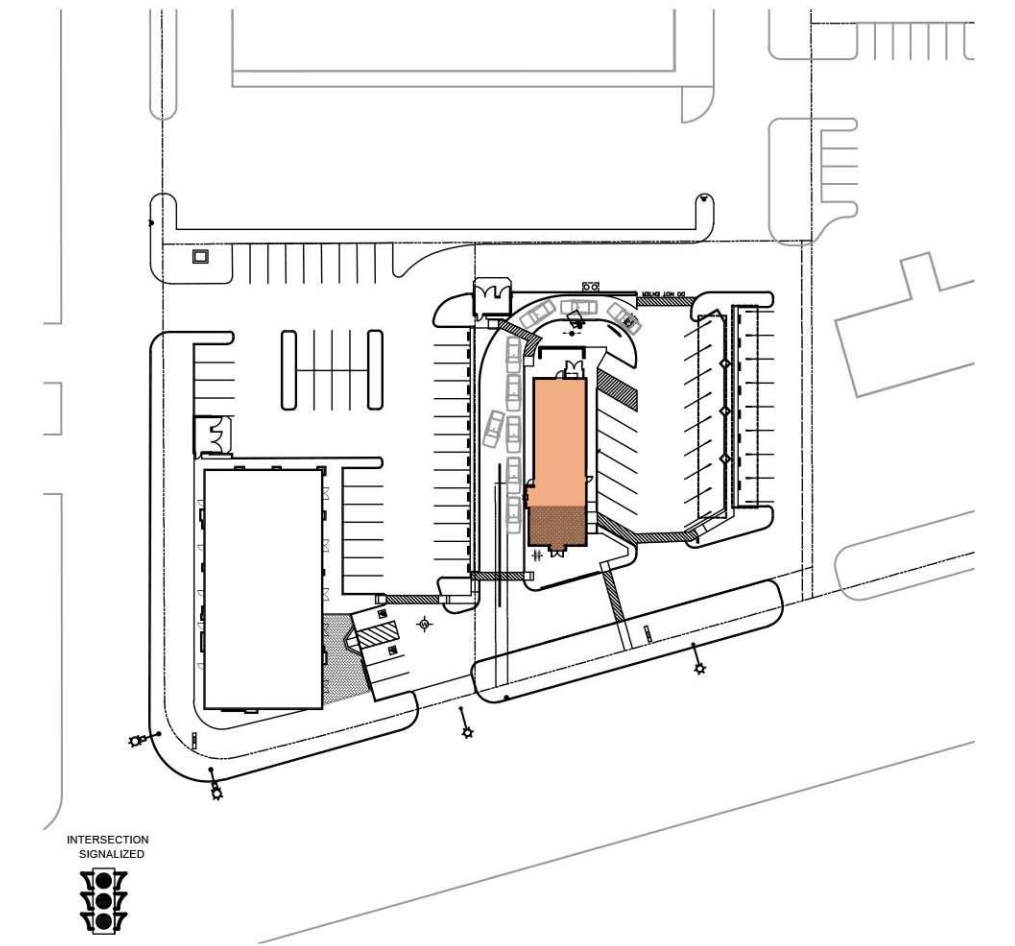
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN
NTS.

KEY NOTES:

FINISH SCHEDULE:

- [A] EXTERIOR CEMENT PLASTER FINISH
- [B] COMPOSITE WOOD SIDING
- [C] BRICK VENEER
- [D] ALUMINUM STOREFRONT
- [E] METAL CANOPY/ROOFING/TRIM
- [F] WALL SCONCE
- [G] SIGNAGE, BY OTHERS
- [H] METAL DOORS
- [I] EXTERIOR METAL LADDER
- [J] ROOF TOP UNITS
- [K] SPLIT FACE CMU
- [L] PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPLIGHTS - PROVIDED BY CANOPY VENDOR

COLORS AND MATERIAL:

- [1] COLOR: SW 7103 "WHITETAIL" BY: SHERWIN-WILLIAMS
- [2] COLOR: SW 7663 "MONORAIL SILVER" BY: SHERWIN-WILLIAMS
- [3] COLOR: SW 7055 "ENDURING BRONZE" BY: SHERWIN-WILLIAMS
- [4] "DARK BRONZE" #40 BY KAWNEER
- [5] PLYMOUTH BRICK COLOR #4 BY: NICHHA
- [6] VINTAGE WOOD "CEDAR" BY: NICHHA
- [7] COLOR: SW 6907 "FORSYTHIA" BY: SHERWIN-WILLIAMS
- [8] CMU: "LADERA RED" BY: ANGELUS BLOCK
- [9] HINKLEY SHELTER HIGH INDOOR-OUTDOOR WALL LIGHT - STYLE #M8063

NOTE:
ROOF TOP UNITS TO BE SCREENED BY PARAPETS
SIGNAGE SHALL BE A SEPARATE PROPOSAL AND APPROVAL

DATE: 02.11.2020
MCG JOB #: 19.358.05

DATE	REVISIONS

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EXTERIOR ELEVATION
PAD BUILDING 2 (2,370 SF)

Scale : 1/8" = 1'
0 8' 16' 32'

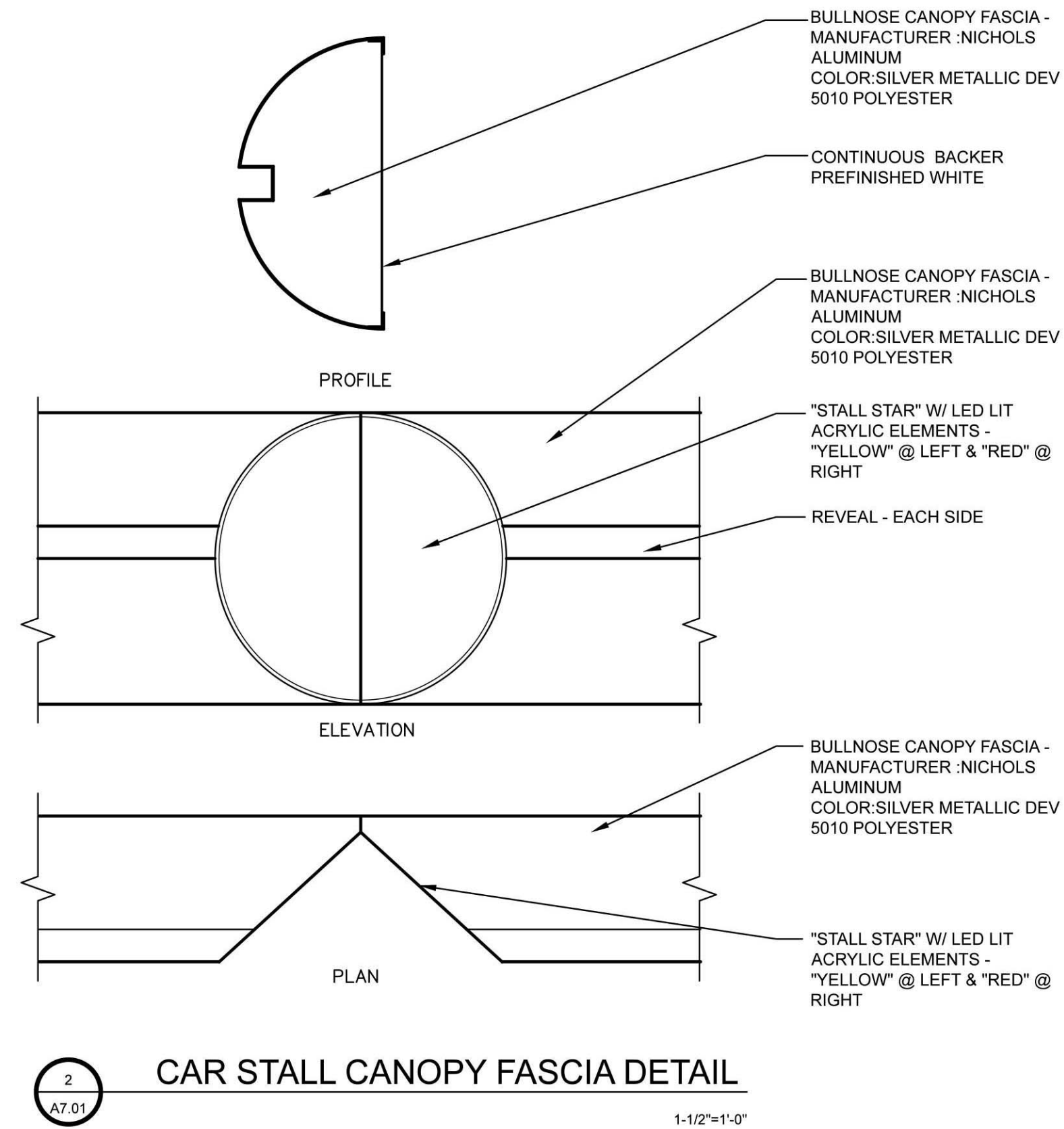
10712 LAUREL AVE
SANTA FE SPRINGS, CA

Coast to Coast
commercial

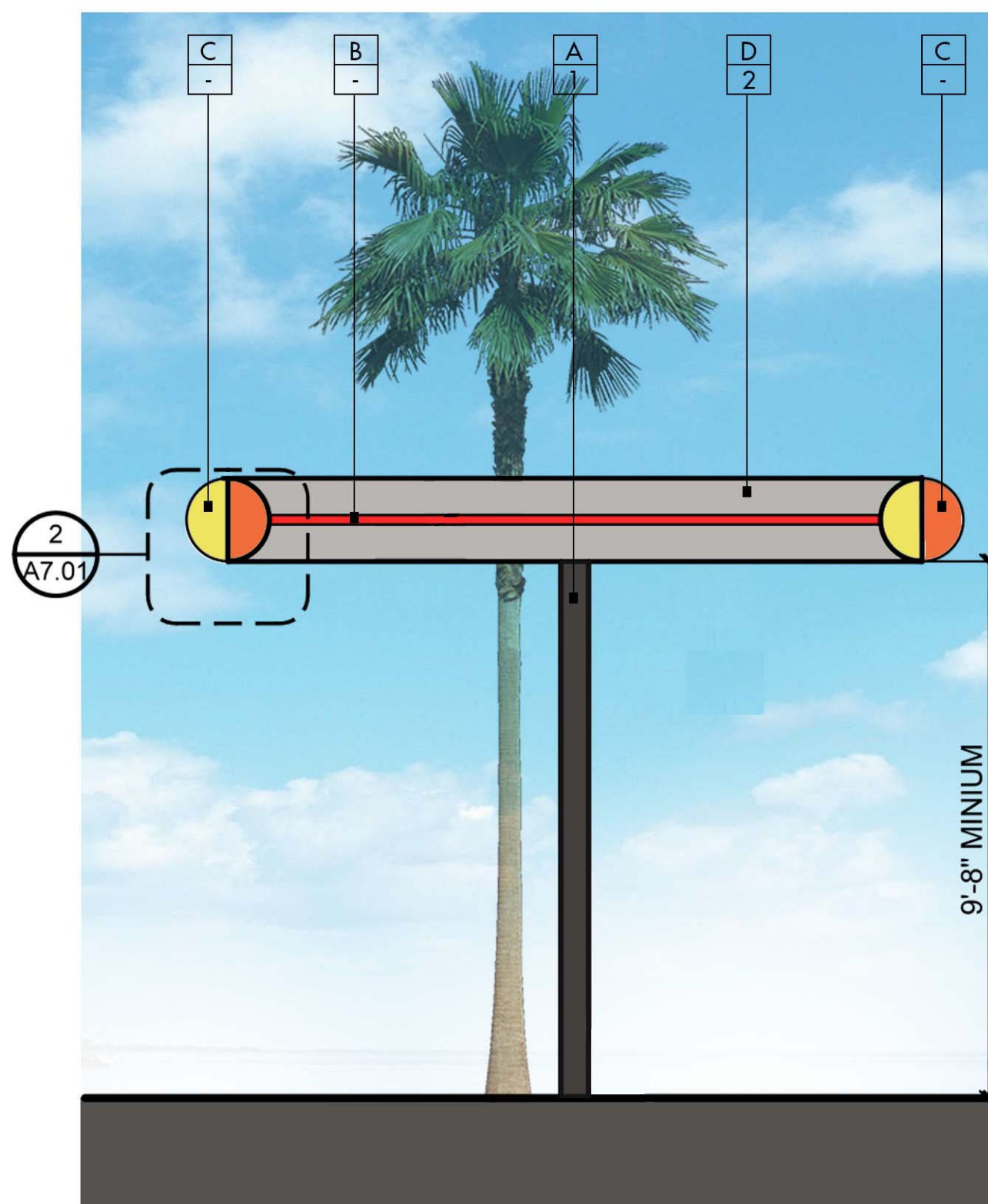
A-8

15635 ALTON PARKWAY, SUITE 100
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
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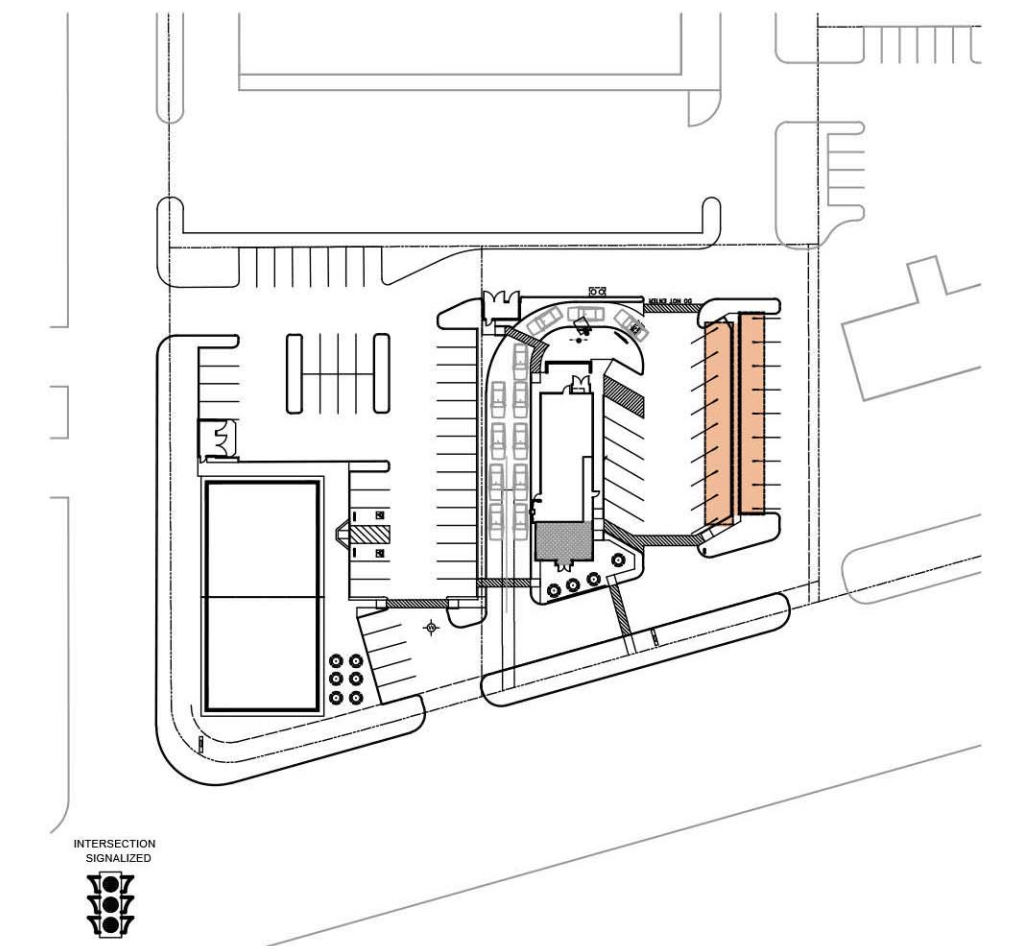
CAR STALL CANOPY FASCIA DETAIL



SIDE ELEVATION



EXTERIOR PHOTO



KEY PLAN
NTS.

KEY NOTES:

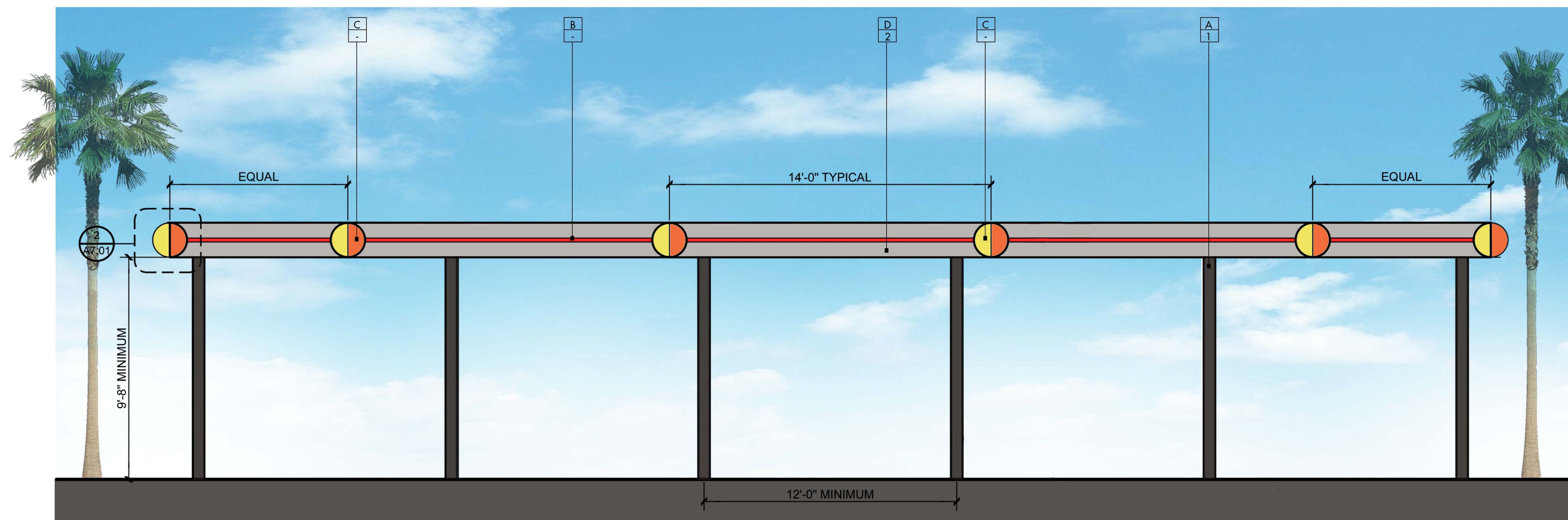
FINISH SCHEDULE:

- A CANOPY COLUMN
- B LED BAND
- C "STALL STAR" WITH LED ACRYLIC ELEMENTS
- D BULLNOSE CANOPY FASCIA

COLORS AND MATERIAL:

- 1 COLOR: SW 6991 "BLACK MAGIC" BY: SHERWIN-WILLIAMS
- 2 COLOR: SILVER METALLIC DEV 5010 POLYESTER BY: NICHOLS ALUMINUM

NOTE:
MENU BOARDS PROVIDED AT EACH STALL PER SEPARATE SIGN PROGRAM



FRONT ELEVATION

DATE: 02-11-2020
MCG JOB #: 19.358.05

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CAR STALL CANOPY ELEVATIONS

Scale : 3/8" = 1'
0 8' 16' 32'

10712 LAUREL AVE
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Coast to Coast
commercial

A-9

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Irvine, California 92618
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PAINT COLOR
COLOR: SW7103 "WHITETAIL"
BY: SHERWIN WILLIAMS



PAINT COLOR
COLOR: SW7663 "MONORAIL SILVER"
BY: SHERWIN WILLIAMS



PAINT COLOR
COLOR: SW7716 "CROISSANT"
BY: SHERWIN WILLIAMS



COMPOSITE WOOD SIDING
COLOR: "VINTAGE WOOD CEDAR"
BY: NICHHA



PAINT COLOR
COLOR: SW7055 "ENDURING BRONZE"
BY: SHERWIN WILLIAMS



PAINT COLOR
COLOR: SW6907 "FORSYTHIA"
BY: SHERWIN WILLIAMS



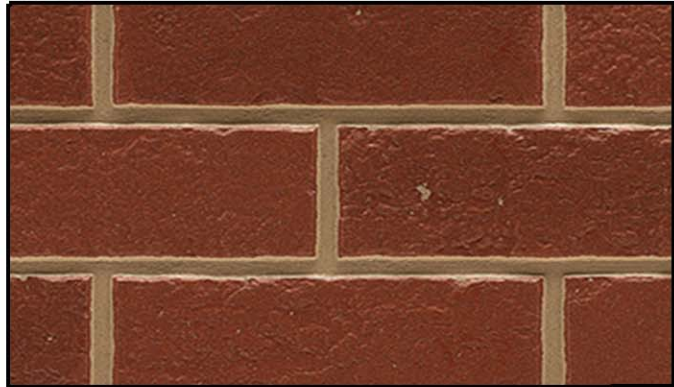
ALUMINUM STOREFRONT
COLOR: "DARK BRONZE" #40
BY: KAWNEER



SPLIT FACE CONCRETE BLOCK
COLOR: "LADERA RED"
BY: ANGELUS BLOCK



PAINT COLOR
COLOR: SW6991 "BLACK MAGIC"
BY: SHERWIN WILLIAMS



BRICK VENEER
PLYMOUTH BRICK "CRIMSON"
BY: NICHHA



WALL SCONCE
HINKLEY SHELTER 23 1/4" HIGH
STYLE #M806
BY: HINKLEY



BULLNOSE CANOPY FASCIA
COLOR: SILVER METALLIC DEV 5010 POLYESTER
BY: NICHOLS ALUMINUM

DATE: 02.11-2020
MCG JOB #: 19.358.05

DATE	REVISIONS

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COLOR AND MATERIAL BOARD

10712 LAUREL AVE
SANTA FE SPRINGS, CA

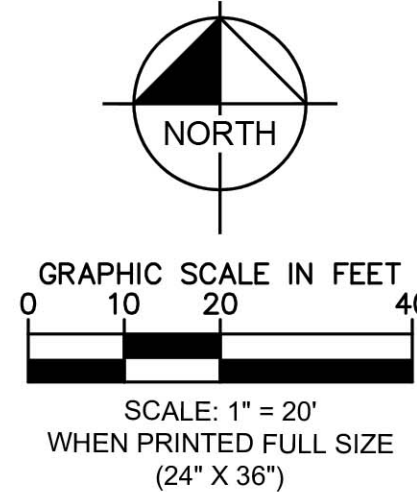
A-10

Coast to Coast
commercial

15635 ALTON PARKWAY, SUITE 100
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
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SANTA FE SPRINGS, CA



- - - - - PROPERTY LINE (PROPOSED)
 _____ PROPERTY LINE (EXISTING)
 _____ TPM BOUNDARY LINE
 _____ EASEMENT / SETBACK
 - - - - - EASEMENT CENTERLINE
 _____ STREET CENTERLINE

- | | | | |
|------|-------------|------|-------------------|
| S | - SOUTH | S'LY | - SOUTHERLY |
| N | - NORTH | CL | - CENTERLINE |
| W | - WEST | TYP | - TYPICAL |
| E | - EAST | PTR | - PER PRELIMINARY |
| S'LY | - SOUTHERLY | | TITLE REPORT |
| S'LY | - SOUTHERLY | APN | - ASSESSOR'S |
| S'LY | - SOUTHERLY | | PARCEL NUMBER |

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = 2
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ACCOUNT NO.: 8011-009-935.
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NOTE: SAID RIGHT WERE ABANDONED BY NOTES ON PARCEL MAP 23072, IN BOOK 247, PAGE(S) 14 AND 15, OF PARCEL MAPS. [NOT PLOTTED; EASEMENT QUITCLAIMED]

10. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LAUREL AVENUE AND FLORENCE AVENUE, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

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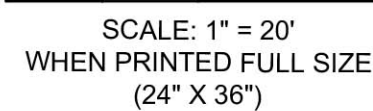
12. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CONSOLIDATED REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 22, 2010 AS INSTRUMENT NO. 20101007162 OF OFFICIAL RECORDS.

[NO PLOTTABLE EASEMENTS]

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SANTA FE SPRINGS, CA



- - - - - PROPERTY LINE (PROPOSED)
 _____ PROPERTY LINE (EXISTING)
 _____ TPM BOUNDARY LINE
 _____ EASEMENT / SETBACK
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 _____ STREET CENTERLINE

- | | | | |
|------|-------------|------|-------------------|
| S | - SOUTH | S'LY | - SOUTHERLY |
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[NO PLOTTABLE EASEMENTS]

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PROJECT INFORMATION

SITE AREA

ZONE: C-4		
LAND BUILDING	1.69 ACRES	73,533 SF
LAND / BLDG RATIO:		9,630 SF
COVERAGE:	6.64 / 1	13.10 %

BUILDING AREA

PAD BLDG 1	7,260 SF
PAD BLDG 2 (Drive-Thru)	2,370 SF
TOTAL BUILDING AREA	9,630 SF

PARKING SUMMARY:

PARKING SPACES REQUIRED:			
USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
RETAIL	4 / 1,000 SF	3,630	14
RESTAURANT	1/35 SF of Dining (1,225 SF)	3,630	35 + 1* =36
DRIVE THRU	1/35 SF of Dining (555 SF)	2,370	16 + 1* =17
* One parking space for each 35 SF of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift.			

TOTAL PARKING REQUIRED	67 STALLS
BICYCLE PARKING REQUIRED: (5% required of total stalls)	4
CLEAN AIR VEHICLES REQUIRED: (51-75 stalls)	6
PARKING SPACES PROVIDED:	
PARKING STALLS	68 STALLS
PARKING RATIO	7.06/1000
BICYCLE PARKING PROVIDED:	4
CLEAN AIR VEHICLES PROVIDED:	6

LANDSCAPING AREA:

* 15' wide landscaping requirement has been met on 97.43% of Florence Avenue setback.

REQUIRED

484' FRONTAGE X 20 SF	9,680 S.F.
13,206 S.F. PARKING X 6%	792 S.F.
TOTAL LANDSCAPE AREA REQUIRED	10,472 S.F.

PROVIDED

FRONTAGE LANDSCAPE AREA	7,899 S.F.
REMAINING LANDSCAPE AREA	3,954 S.F.
TOTAL LANDSCAPE PROVIDED ON SITE	11,853 S.F.

TRASH ENCLOSURE AREA:

REQUIRED:	
1% of the first 20,000 sq. ft. of floor area + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor 6 feet in height.	
TRASH ENCLOSURE 1	73 SF
TRASH ENCLOSURE 2	24 SF
PROVIDED:	
TRASH ENCLOSURE 1	171 SF
TRASH ENCLOSURE 2	171 SF

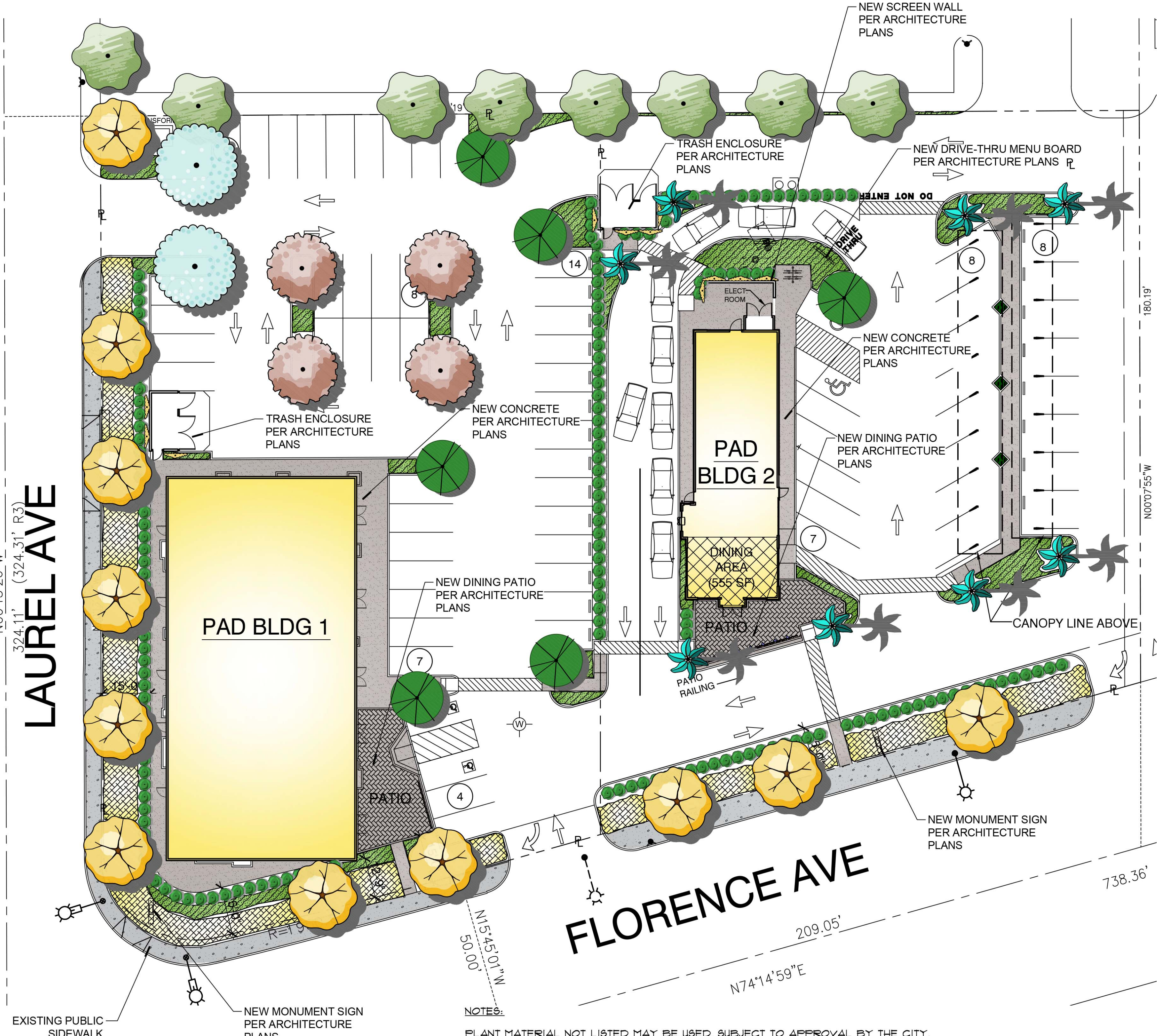
DATE:	02.06.2020
MCG JOB #:	19.358.01
WDA JOB #:	19087

DATE	REVISIONS

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OWNER:

DEVON WESSELINK
COAST TO COAST COMMERCIAL, LLC
27400 LA ALAMEDA, SUITE 100
MISSION VIEJO, CA 92691
(949) 680-4303



NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO THE CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION.
ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED.

CONCEPT PLANT SCHEDULE

	PARKING LOT TREE PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX, M
	ACCENT TREE ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX, L
	EXISTING TREES ACACIA ANEURA / MULGA	36" BOX, L
	ENTRY TREES LIQUIDAMBAR ROTUNDILOBA / SWEET GUM	24" BOX, M
	ACCENT PALMS COCOS PLUMOSA / QUEEN PALM	24" BOX, L
	SHRUB HEDGE GREVILLEA X NOELLII' / GREVILLEA WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	5 GAL., L 5 GAL., L
	VINE AT TRASH ENCLOSURE & SCREEN WALL MACFADYENA UNGUIS-CATI / YELLOW TRUMPET VINE	5 GAL., L
	VINE AT PATIO RAILING CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	5 GAL, M
	SHRUB PLANTINGS AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF KEPPING BOTTLEBRUSH DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY LANTANA X 'NEW GOLD' / NEW GOLD LANTANA SALVIA APIANA / WHITE SAGE SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	5 GAL., L 5 GAL., L 1 GAL., L 1 GAL., L 1 GAL., L 5 GAL., L 1 GAL., L
	EXISTING STREETSCAPE LANDSCAPE PROTECT IN PLACE	-
	DIAMOND PLANTING DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY	1 GAL., L

POINT OF CONNECTION #1		PROJECT SITE: TOTAL LANDSCAPE AREA:	11,853 SF
		TOTAL NON-IRRIGATED LANDSCAPE AREA:	0 SF
		TOTAL IRRIGATED LANDSCAPE AREA:	11,853 SF (50.1" Annual ETo)
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			
TOTAL MAWA = [(ETo) x (0.70) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.70) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA			
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.7 = Evapotranspiration Adjustment Factor (ETAF) 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)			
MAWA Calculation:			
ETo	ETAF	LA or SLA [sq. ft.]	Conversion
MAWA for LA =	50.1 x	0.45 x	11,853 x
MAWA for SLA =	50.1 x	1.0 x	0 x
Total MAWA =			165,680 Gallons per year for LA+SLA

Estimated Applied Water Use	
EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
Ki = Ki x Ka x Kmc Ki = species factor (range = 0.1-0.9) (see WUCOLS list for values) Ka = density factor (range = 0.5-1.3) (see WUCOLS list for density value ranges) Kmc= microclimate factor (range = 0.5-1.4) (see WUCOLS) WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
Special Landscaped Area	50.1 x 1.00 x 0 = 0
Cool Season Turf	50.1 x 1.00 x 0 = 0
Warm Season Turf	50.1 x 0.65 x 0 = 0
High Water Using Shrubs	50.1 x 0.90 x 0 = 0
Medium Water Using Shrubs	50.1 x 0.50 x 0 = 0
Medium Water Using Trees	50.1 x 0.50 x 217 = 4,494
Low Water Using Shrubs	50.1 x 0.30 x 11,636 = 133,866
Very Low Water Using Shrubs	50.1 x 0.20 x 0 = 0
Total EAWU =	11,853 x 0.62 = 138,360 Gallons per year

Wda!
Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr. Riverside,
CA 92503
Ph.(951) 353-2436

111 Pacifica, Suite 280
Irvine, California 92618
☎949.553.1117 ☎949.474.7056
mcgarchitecture.com

L1.0





City of Santa Fe Springs

Planning Commission Meeting

June 8, 2020

PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15303, Class 3

Development Plan Approval (DPA) Case No. 972

Conditional Use Permit (CUP) Case No. 807

Modification Permit Case No. 1329

Modification Permit Case No. 1330

DPA Case No. 972: A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant commercial building with a drive-thru component on 0.888 acres of a 1.683-acre property.

CUP Case No. 807: A request for approval to establish, operate, and maintain a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, as part of a 5,452 sq. ft. speculative, multi-tenant commercial building, on 0.888 acres of a 1.683-acre property.

MOD Permit Case Nos. 1329: A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) to encroach into the required front yard setback area

MOD Permit Case Nos. 1329: A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street

The subject property is located at 10712 Laurel Avenue (APN: 8011-009-935), within the C-4-PD, Community Commercial-Planned Development, Zone.
(Coast to Coast Commercial, LLC.)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and

RECOMMENDATIONS (CONT.):

- Find that the applicant's CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that the applicant's request meets the criteria set forth in §155.325 of the Zoning Ordinance, for permitting deviations from certain requirements of this chapter (Chapter 155: Zoning) regarding the granting of a Modification Permit; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, subject to the conditions of approval as contained within Resolution No. 165-2020; and
- Adopt Resolution No. 165-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Coast to Coast Commercial, LLC
26400 La Alameda, Suite 100
Mission Viejo, CA 92691
949-680-4300
- B. Property Owner: Successor Agency to the
City of Santa Fe Springs Redevelopment Agency
11710 Telegraph Road
Santa Fe Springs, CA 90670
- C. Location of Proposal: 10712 Laurel Avenue
Santa Fe Springs, CA 90670
- D. Existing Zone: C4-PD (Community Commercial-Planned
Development)
- E. General Plan: Commercial
- F. CEQA Status: CEQA Exemption – Section 15303
- G. Staff Contact: Wayne M. Morrell, Director of Planning
waynemorrell@santafesprings.org

BACKGROUND/LOCATION

The Community Development Commission (CDC) acquired the 1.68-acre property, located at the northeast corner of Laurel Avenue and Florence Avenue, in February of 1989. The property was originally planned as part of the Santa Fe Springs Mall (now Gateway Plaza) development and before approval of Parcel Map No 23072, it consisted of four different parcels. Parcel Map No. 23072 combined the four parcels with the adjacent eight parcels into two parcels of 1.68 and 1.72 acres, respectively. The Redevelopment Agency eventually sold the 1.72-acre property to the Atlantic Richfield Company ("ARCO") for the development of the existing gasoline station and mini-market, with a carwash and a lubrication and smog check certification business. The sale to ARCO was intended to improve the area and to encourage development on the vacant parcels adjacent to the subject property. Development in the general vicinity occurred on the other parcels; however, the subject parcel has remained undeveloped. There is an oil well (Chevron "Hokom") located in the southern portion of the subject property

In 2005, the CDC sold the subject property to a private party to develop a ±30,734 sq. ft., two-story concrete tilt-up building for commercial/industrial uses on the 1.68-acre property. The fully sprinkled building included ±7,192 sq. ft., of retail space, ±12,064 sq. ft., of office area and ±11, 478 sq. ft. of industrial area (body shop). The private party was unable to fulfill its obligations and the CDC reacquired the property in 2010.

Pursuant to Assembly Bill 1X 26, as amended by AB 1484 and SB 107 (collectively, the Dissolution Law), the Santa Fe Springs Redevelopment Agency (RDA) and CDC were dissolved on February 1, 2012, and the Successor Agency to the RDA succeeded to its interests. The Successor Agency was responsible for winding down the former RDA's affairs.

On December 5, 2013, the Successor Agency received a Finding of Completion from the Department of Finance (DOF), which allowed the Successor Agency to prepare and submit a Long Range Property Management Plan (LRPMP) to the DOF for approval. The LRPMP governed the disposition and use of the former RDA's real property and provided for the disposal of the subject property and other properties of the former RDA.

On June 27, 2018, both the Successor Agency and Oversight Board approved the sale of the property, via a Purchase and Sales Agreement, to Coast to Coast Commercial, LLC. Under the terms of the P&SA, Coast to Coast Commercial would develop the property with two (2) pad buildings: one building for an end-user (Sonic restaurant) and the other would be a speculative building.

Definition: Speculative Building: land development or construction with no formal commitment from the end users of the finished product. Contrast with [custom building](#), where the builder is under contract to produce a specific structure. The speculative builder anticipates that a demand exists or will form for the product when it is put on the market.

For Coast to Coast Commercial, LLC. to develop the property the following entitlements are required:

PROJECT DESCRIPTION:

The overall proposed project requires approval of the following entitlement:

- a. Development Plan Approval Case No. 972 (Pad 1: 5,452 sq. ft. bldg. with drive-thru or 7,260 sq. ft. bldg.)
- b. Conditional Use Permit Case No. 807 (Pad 1: 5,452 sq. ft. Bldg. with drive-thru).
- c. Modification Permit Case No. 1329
- d. Modification Permit Case No. 1330
- e. Development Plan Approval Case No. 968 (Sonic-Pad 2)
- f. Conditional Use Permit Case No. 804 (Sonic-Pad 2)
- g. Tentative Parcel Map Case No. 82986

Please note that items e, f, and g will be the subject of a separate report, but a synopsis will be provided here.

PROJECT DESCRIPTION:

The proposed project requires approval of the following entitlement:

DEVELOPMENT PLAN APPROVAL CASE NO. 972: A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant commercial building with a drive-thru component on 0.888 acres of a 1.683-acre property

CONDITIONAL USE PERMIT CASE NO. 807: A request for approval to establish, operate and maintain a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, (OPTION 2) as part of a 5,452 sq. ft. speculative, multi-tenant commercial building, on 0.888 acres of a 1.683-acre property.

MODIFICATION PERMIT CASE NO. 1329: A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area.

MODIFICATION PERMIT CASE NO. 1330: A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street.

DPA Case No 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795 acre of a 1.683-acre property; and

CUP Case No. 804: A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru and within the C4-PD-Planned Development Zone, on 0.795 acres of a 1.683-acre property; and

Tentative Parcel Map (TMP) Case No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

NOTE: Again, DPA 968, CUP 804 and TMP 82986 are discussed under a separate report

OPTION 1

Development Plan Approval Case No. 972 (PAD BLDG 1) 7,260 sq. ft. Building

The applicant is seeking Development Plan approval to either construct a 7,260 sq. ft. speculative, multi-tenant commercial building (**OPTION1**) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant commercial building with a drive-thru component.

Sheet A-1: Proposed Site Plan: According to the plan, a 7,260 sq. ft. building that is divisible into a shop area (3,630 sq. ft.) and restaurant area (3,630 sq. ft.) is proposed. An outdoor seating area (patio) is depicted at the southeast area of the building. Forty-six (46) parking spaces, including thirty-eight (38) regular stalls, two (2) ADA stalls and six (6) Clear Air vehicle stalls, are distributed throughout the site. A trash enclosure of 171 sq. ft. is located at the northwest corner of the building. A transformer is proposed within a landscape area along the northerly property line along the Laurel Avenue street frontage.

Sheet A-3: Floor Plan (Pad Building 1 (7,502 sq. ft.)) According to the floor plan, the building is divisible into five suites: Suite #01 of 1,751 sq. ft., Suite #02 of 1,240 sq. ft., Suite #3 of 1,488 sq. ft., Suite #04 of 1,240 sq. ft., and Suite #5 of 1,783 sq. ft. The total combine area is 7,260 sq. ft.

Sheet A-6, A-7: Exterior Elevations: The building architecture is a contemporary style with simple, clean lines and the use of modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, framing of building entrances. The metal awnings and contrast of materials soften and articulate the clean volumes. The proposed architecture is dynamic, inviting, and attractive and provides a place for gathering.

Driveways/Access: A 30-foot wide driveway on Florence Avenue provides access to both buildings (Pad Bldg. 1 and Pad Bldg. 2). From Laurel Avenue, access is via a 24-foot wide driveway. With an agreement with Target, access will also be possible from the adjacent shopping center to the north.

Parking: Forty-six (46) parking spaces are provided: Thirty-eight regular stalls, Two ADA stalls and six Clean Air stalls. The stalls are distributed throughout the site. There are no compact stalls or parking for bicycles, though the legend shows accommodation for four bicycles.

Sheet L1.0: Landscape Concept Plan: The majority of the landscaping is distributed along the Florence Avenue and Laurel Avenue street frontages. Additional landscaping is distributed throughout the site. The depth of the landscaping area along Laurel Avenue and Florence Avenue is 15 foot. The total landscape area required per code is 10,472 sq. ft. The total landscaping provided is 11,853 sq. ft.

Loading area: No loading/delivery areas are depicted. In discussion with the applicant, it was stated that the five-foot wide concrete pathway along the easterly side of the building, serves as a pathway for deliveries.

Trash Enclosure: A single trash enclosure, with dimensions of. 9' x 19' (171 sq. ft.) is located north of the building and adjacent to the 15-foot wide landscape area along Laurel Avenue. The minimum trash enclosure required per Code is 73 sq. ft.

Gates/Fences/Walls: Except for a railing within portions of the 710 sq. ft., patio area, no walls, fences, gates, etc., are proposed.

OPTION 2

Development Plan Approval Case No. 972 (PAD BLDG 1) 5,452 sq. ft. Building

The applicant is seeking Development Plan approval to either construct a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) or **(OPTION 2)** to construct a 5,452 sq. ft. speculative multi-tenant commercial building with a drive-thru component.

Sheet A-2: Proposed Site Plan: According to the plan, a 5,452 sq. ft. building that is divisible into a shop area (1,792 sq. ft.) and restaurant area (3,660 sq. ft.) is proposed. Unlike Option 1, this option includes a drive-thru component. An outdoor seating area (patio) of 636 sq. ft. is depicted at the southeast area of the building. Thirty-nine (39) parking spaces, including Thirty-one (31) regular stalls, two (2) ADA stalls and six (6) Clear Air vehicle stalls, are distributed throughout the site. A trash enclosure of 171 sq. ft. is located at the northwest corner of the building. A transformer is proposed within a landscape area along the northerly property line along the Laurel Avenue street frontage.

Sheet A-4: Floor Plan Sheet (Pad Building 1 OPTION 2 (5,452 sq. ft.)) According to the floor plan, the building is divisible into a Shop area of 1,792 sq. ft. and Restaurant area of 3,660 sq. ft. with a dining area of 1,225 sq. ft. The total combined area is 5,452 sq. ft.

Sheet A-6, A-7: Exterior Elevations: The building architecture is a contemporary style with simple, clean lines and the use of modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, framing of building entrances. The metal awnings and contrast of materials soften and articulate the clean volumes. The proposed architecture is dynamic, inviting, and attractive and provides a place for gathering.

Driveways/Access: A 30-foot wide driveway on Florence Avenue will provide access to both buildings (Pad Bldg. 1 and Pad Bldg. 2). From Laurel Avenue, additional access is via a 24-foot wide driveway. With an agreement with Target, access will also be possible from the adjacent shopping center.

Parking: Thirty-nine (39) parking spaces are provided: Thirty-one regular stalls, Two ADA stalls and six Clean Air stalls. The stalls are distributed throughout the site. Per Code, thirty-six (36) stalls are required.

Sheet L1.1: Landscape Concept Plan (OPTION 2): The majority of the landscaping is distributed along the Florence Avenue and Laurel Avenue street frontages. Additional landscaping is distributed throughout the site. The minimum depth of the landscaping area along Laurel Avenue and Florence Avenue is 15 foot, but the depth of the landscaping increases at the corner of Florence Avenue and Laurel Avenue. The total landscape area required per Code is 10,408 sq. ft. The total landscaping area provided is 12,742 sq. ft.

Loading area: No loading/delivery areas are depicted.

Trash Enclosure: A single trash enclosure, with dimensions of 9' x 19' (171 sq. ft.) is located within a landscape area along Laurel Avenue and south of the single driveway entry on Laurel Avenue. The minimum trash enclosure area required per Code is 55 sq. ft.

Gates/Fences/Walls: According to the site plan, no railings, gates, or fences are proposed.

DEVELOPMENT PLAN APPROVAL: PURPOSE

Pursuant to §155.736 of the Zoning Ordinance, the purpose of the development plan approval is to assure compliance with the provisions of this chapter (Chapter 155) and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance,

which would have an adverse effect on surrounding properties and the community in general.

CONDITIONAL USE PERMIT CASE NO. 807

The applicant is requesting conditional use permit approval to establish, operate, and maintain a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, **(OPTION 2)** as part of a 5,462 sq. ft. speculative, multi-tenant commercial building.

CONDITIONAL USE PERMIT REQUIREMENTS

Pursuant to §155.329(A) of the Zoning Ordinance, a conditional use permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone, except that development plan approval may be utilized in processing applications for fences, walls, signs, and similar types of improvements, or for additions or alterations which will not significantly affect the nature or appearance of existing uses, and further except that any use or change of use which would not significantly affect the nature or appearance of the premises involved shall be excluded from the requirements of this section.

Pursuant to §155.153 of the Zoning Ordinance, The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

- (K) Drive-in restaurants, ice cream, and refreshment stands with limited or no indoor customer seating area.

MODIFICATION PERMIT CASE NO. 1329

The applicant is requesting a modification of property development standards to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area.

Pursuant to §155.158 of the Zoning Ordinance, *Each lot in the C-4 Zone shall have a front yard of not less than 20 feet extending across the full width of the lot. Additionally, per §155.161 certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in § [155.385](#) through §[155.598](#) of this chapter.*

MODIFICATION PERMIT CASE NO. 1330

The applicant is also requesting a modification of property development standards to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street.

Pursuant to §155.170 (A) of the Zoning Ordinance, *Where a C-4 Zone adjoins a dedicated street, a minimum area equivalent to 20 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. The landscaped area shall be located on private property behind the planned street width line and shall*

be clearly visible from the street frontage. The landscaped area shall include a minimum 15-foot wide landscaped strip between the on-site parking areas and the property line adjoining the public street, excepting locations for driveways.

Importance of Planned Development Zone relative to Modification(s):

The entire 1.683-acre property is located in the Planned Development Zone. This is especially important with regard to the two modifications.

PURPOSE: Planned Development Zone.

Pursuant to §155.325 of the Zoning Ordinance, The principal purposes of the Planned Development Zone shall be:

(A) *To encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be **necessary to permit deviation** from certain requirements of this chapter.*

Because of the above, the two requested Modification Permits would be allowed if findings could be made that they are necessary to encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements.

STREETS AND HIGHWAYS

The subject site is located on the northeast corner of Laurel Avenue and Florence Avenue. Laurel Avenue is designated as a “Local Street” and Florence Avenue is designated as a “Major Arterial”, within the Circulation Element of the City’s General Plan.

ZONING AND LAND USE

The subject property is zoned C-4-PD (Community Commercial-Planned Develop). The property has a General Plan Land Use designation of Commercial. The zoning, General Plan, and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	C-4, Community Commercial	Commercial	<u>Gateway Plaza Shopping Center</u>
*South	R-2-DP, Two-Family Residence-Development Program	Residential	<u>South Whittier Community Resource Center;</u> 10750 Florence Avenue <u>Sunshine Terrace Apartments Community</u> 10800 Laurel Avenue
East	C-4-PD, Community Commercial-Planned Development	Commercial	<u>ARCO Gas Station/AMPM Mini Mart</u> (10717 Carmenita Road)

West	M-2, Heavy Manufacturing	Industrial	Machine Shop; Engineering Company (12636 Emmens Way/City maintenance facility)
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***The properties to the south are located in the unincorporated area of South Whittier**

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 28, 2020. The legal notice was also posted at the City's Town Center kiosk on May 28, 2020, and published in a newspaper of general circulation (Whittier Daily News) May 28, 2020, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. Notices were also mailed to local groups associated with the blind, aged, and disabled in accordance with California Government Code Section 65090. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

The Commission should note that in accordance with §155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- 1) That the proposed development is in conformance with the overall objectives of this chapter.
- 2) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- 3) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- 4) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- 5) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- 6) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- 7) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

COMMISSION'S CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with §155.716 of the City's Zoning Ordinance, before granting a conditional use permit, the Commission shall satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. The Commission shall 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.

**COMMISSION CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT:
PD ZONE**

Pursuant to §155.330 (A) of the Zoning Ordinance, In considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

(A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

(B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.

(C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.

(D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

COMMISSION CONSIDERATION-MODIFICATION OR DEVIATIONS IN PD ZONE

Pursuant to §155.325 of the Zoning Ordinance, the principal purposes of the Planned Development Zone shall be:

(A) To encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be necessary to permit deviation from certain requirements of this chapter.

(B) To provide a means for requiring review and Planning Commission action on development plans for those areas where special circumstances necessitate detailed study and the possible imposition of requirements to insure orderly harmonious development through utilization of high standards of design and quality of improvements.

ENVIRONMENTAL DOCUMENTS

After review and analysis, Staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 3, Section 15303 (C): *New Construction or Conversion of Small Structures*. Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of

significant amounts of hazardous substances, and not exceeding 2500 sq. ft. in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Additionally, 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.

AUTHORITY OF PLANNING COMMISSION

Development Plan Approval

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

AUTHORITY OF PLANNING COMMISSION

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant, or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall be binding upon the applicants, their successors, and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use, and maintenance of all land and structures within the development.

AUTHORITY OF PLANNING COMMISSION

Modification of Property Development Standards

Pursuant to §154.325 of the Municipal Code, the Planning Commission has the authority..... to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, **even though to achieve this purpose it may be necessary to permit deviation from certain requirements of this chapter.**

STAFF REMARKS

Based on the findings set forth in the attached Resolution (165-2020), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval. Staff also finds that the

applicants request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and finally, Staff finds that the applicant's request meets the criteria set forth in §155.325 of the City's Zoning Ordinance, to allow for deviations (Modification of Development Standards) from certain requirements of this chapter (Chapter 155: Zoning).

CONDITIONS OF APPROVAL

Conditions of approval for DPA 972, CUP 807, and MOD Nos 1329 and 1330 are attached to Resolution 165-2020 as Exhibit A.

Wayne M. Morrell
Director of Planning

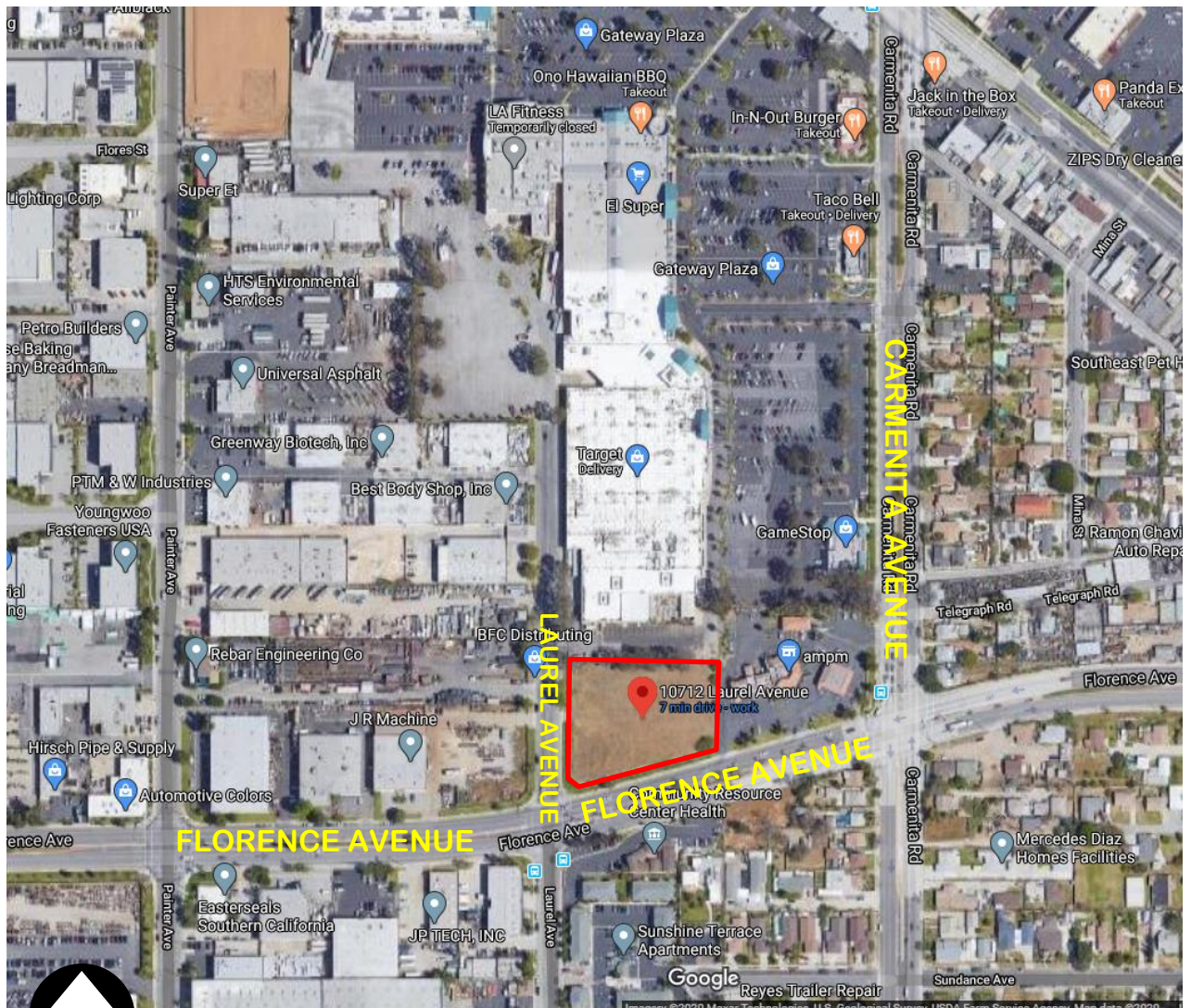
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution 165-2020
 - a. Exhibit A – Conditions of Approval
5. Project Plans

**Attachment No. 1
Aerial Photograph**



**CITY OF SANTA FE SPRINGS
LOCATION AERIAL**



Development Plan Approval Case No. 972

Conditional Use Permit Case No. 807

Modification Permit Case Nos. 1329 and 1330

10712 Laurel Avenue, Santa Fe Springs, CA 90670

Applicant: Coast to Coast Commercial, LLC

Attachment No. 2 Public Hearing Notice

Advertising Order Confirmation

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NOS. 968 & 972
CONDITIONAL USE PERMIT CASE NOS. 804 & 807
MODIFICATION PERMIT CASE NOS. 1329 & 1330
TENTATIVE PARCEL MAP NO. 82986

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 968 - A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru (Sonic) and appurtenant improvements, on 0.795 acres of a 1.683-acre property.

CONDITIONAL USE PERMIT CASE NO. 804 - A request for approval to establish, operate and maintain a restaurant use (Sonic), with a drive-thru and within the PD-Planned Development Zone, on 0.795 acres of a 1.683-acre property.

DEVELOPMENT PLAN APPROVAL CASE NO. 972 - A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant (Shops/Restaurants) commercial building with a drive-thru on 0.888 acres of a 1.683-acre property.

CONDITIONAL USE PERMIT CASE NO. 807 - A request for approval to establish, operate and maintain a drive-thru use and within the PD-Planned Development Zone, as part of a speculative, multi-tenant (Shops/Restaurants) or single tenant (Restaurant) commercial building, on 0.888 acres of a 1.683-acre property.

MODIFICATION PERMIT CASE NOS. 1329 & 1330 - A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION1) to encroach into the required front yard setback area (MOD 1329) and to allow a parking space to encroach into the minimum 15 foot wide landscape strip (MOD 1330) between the onsite parking areas and the property line adjoining the street, on 0.888 acres of a 1.683-acre property.

TENTATIVE PARCEL MAP NO. 82986 - A request for approval to subdivide one parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels (Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres).

PROJECT SITE: 10712 Laurel Avenue (APN: 8011-009-935) within the C-4-PD (Community Commercial-Planned Development), Zone.

APPLICANT: Coast to Coast Commercial LLC

THE HEARING will be held on **Monday, June 8, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/358333944?pwd=b9FakY2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically
Dial: 888-475-4699
Meeting ID: 558 333 944

CEQA STATUS: The proposed project is categorically exempt pursuant to Section 15303 Class 3: New Construction or Conversion of Small Structures, Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area, in unorganized areas. The exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The proposed tentative map meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project pursuant to Section 15114, Class 16 of CEQA.

Public Hearing Notice (Continued)

Advertising Order Confirmation

Notice of a proposed public hearing project set down for action for the City of Santa Fe.

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Corlese List) as set forth in Government Code Section 65962.3.

ALL INTERESTED PERSONS are invited to participate in the Planning Commission hearing and express their opinion on the item listed above. Please note that if you challenge the above-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavella@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained by e-mail: waynemorrell@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

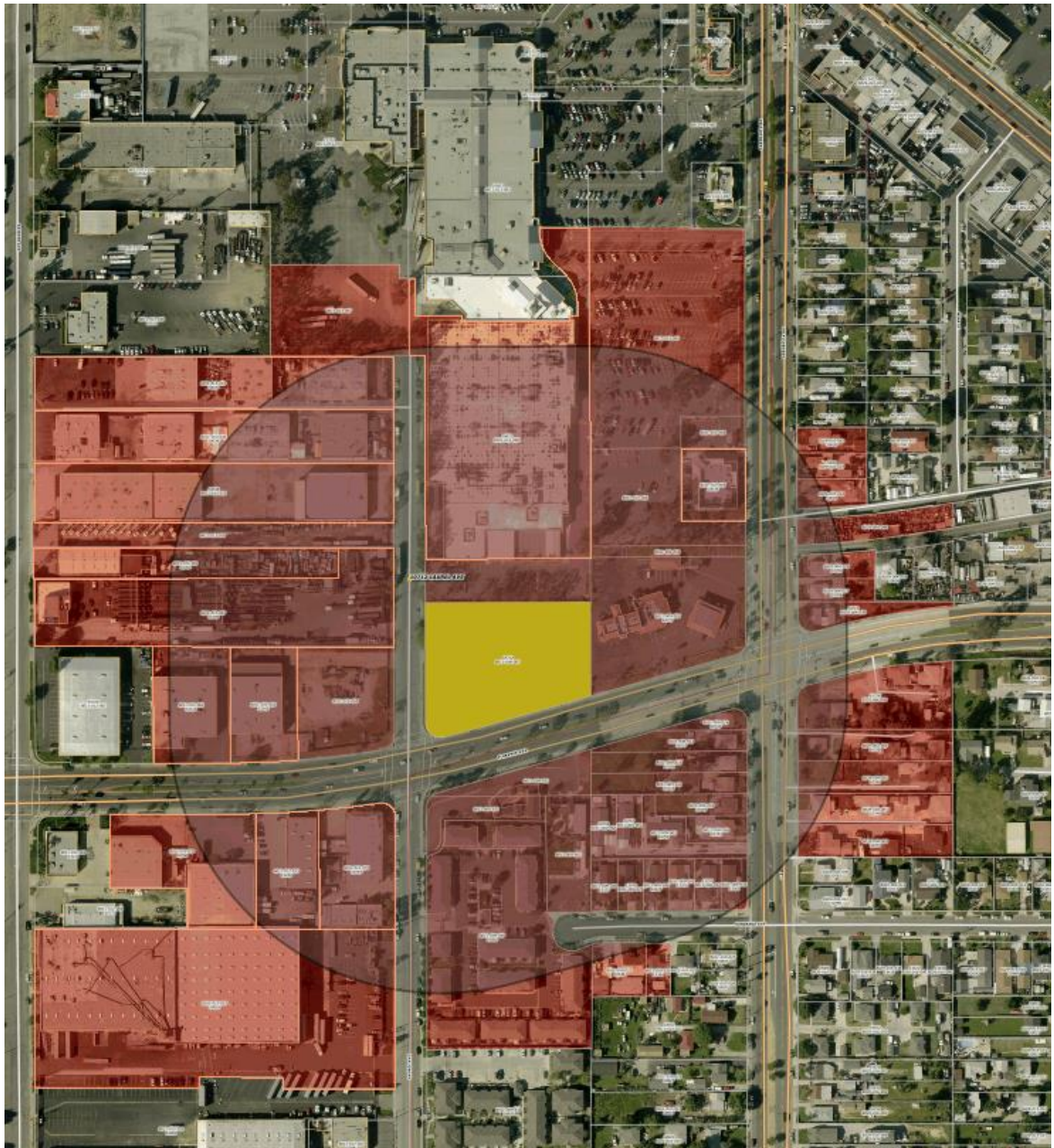
Published: May 26, 2020

Whittier Daily News

Ad#11386904

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>
SGV Newspapers: Full Run	Legals CLS	General - 1076-	05/28/20

Attachment No. 3
Radius Map for Public Hearing Notice



ATTACHMENT 4
Resolution 165-2020
a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 165-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 972
CONDITIONAL USE PERMIT CASE NO. 807
MODIFICATION PERMIT CASE NOS. 1329 and 1330**

WHEREAS, a request was filed for Development Plan Approval Case No. 972: A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant commercial building with a drive-thru component on 0.888 acres of a 1.683-acre property; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 807: A request for approval to establish, operate, and maintain a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, (OPTION 2) as part of a speculative, multi-tenant, 5,452 sq. ft. commercial building, on 0.888 acres of a 1.683-acre property; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1329: A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area; and

WHEREAS, a request was concurrently filed for Modification Permit Case No. 1330: A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street; and

WHEREAS, the subject property is located at 10712 Laurel Avenue, with Accessor's Parcel Number of 8011-009-935, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is the Successor Agency to the City of Santa Fe Springs Redevelopment Agency, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed development which includes Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, are considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project qualifies for a Categorical Exemptions pursuant to CEQA, Section 15303-Class 3; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on May 28, 2020, 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 May 28, 2020, to each property owner within a 500 foot radius of the project site and to local groups associated with the blind, aged and disabled in accordance with state law and California Government Code Section 65090; 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 June 8, 2020, concerning Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330.

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 proposed development 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. The project, however, is categorically exempt pursuant to Section 15303 Class 3: New Construction or Conversion of Small Structures. Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Additionally, 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.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 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 Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

- (A) *That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).*

The proposed project is located within the C-4-PD, Community Commercial-Planned Development, Zone. Pursuant to Section 155.240 of the Zoning Ordinance, "The purpose of the Community Commercial Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses.

Also, pursuant to Section 155.325 of the Zoning Ordinance, "The purpose of the Planned Development Zone shall be:

(A) To encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be necessary to permit deviation from certain requirements of this chapter.

(B) To provide a means for requiring review and Planning Commission action on development plans for those areas where special circumstances necessitate detailed study and the possible imposition of requirements to insure orderly harmonious development through utilization of high standards of design and quality of improvements.

The proposed project is consistent with the purpose of the C4-PD Zone in the following manner:

- a) The land is appropriate for commercial uses based on its zoning, C4-PD, Community Commercial-Planned Development, and its General Plan Land Use designation of Commercial.
- b) The proposed use (Restaurant/Shops) of the new commercial building is consistent with the uses allowed in the C-4-PD zone, in that restaurant uses and shops are a permitted use, and a restaurant use with a drive thru, is conditionally permitted in the C-4-PD zone
- c) The proposed overall project will result in a new commercial building and a new speculative multi-tenant commercial building; therefore, the land is being maintained for commercial uses.
- d) The overall project involves the construction of a new end-user commercial building (Sonic) and a speculative multi-tenant commercial building on property that has been undeveloped for more than thirty (30) years. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and possibly, the neighboring properties.
- e) The new building(s) is not the prototypical building. The building's architecture is a contemporary style with simple, clean lines and uses modern building materials such as steel, wood, brick veneer, and glass. Mass and glazing are proportioned to provide emphasis in human scale, and to frame the building entrances. The metal awnings and contrast of materials soften and articulate the clean volumes. The proposed

architecture is dynamic, inviting, attractive and provides a place for gathering.

- (B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

As mentioned previously, the subject site is currently undeveloped and has been this way for more than thirty (30) years. As noted above, the proposed building is not a prototypical building and the architecture is contemporary, with simple, clean lines and modern building materials. Juxtapose the proposed building with past images of the property as a homeless encampment, a place for the illegal dumping, a place for graffiti and as a weed filled lot, and undoubtedly and unequivocally, one can make the argument that the architectural design of the proposed building will enhance the general appearance of the area and be in harmony with the intent of this chapter.

- (C) *That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*

The proposed building is well-designed, but more importantly, as evident by the floor plans, it is specifically designed to accommodate a restaurant use with a drive-thru component and a single shop tenant or a building with multi shop tenants or a single shop tenant with a drive thru component. If necessary, the building is designed to accommodate a single tenant.

- (D) *That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Florence Avenue and Laurel Avenue for maximum aesthetic value. Additionally, landscaping is distributed throughout the site, consistent with the City's Landscape Guidelines. The amount of landscaping provided exceeds the amount of landscaping required per Code. All the landscaping will be consistent with the State's Model Water Efficiency Landscape ordinance.

The site is physically suited for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.

A single trash enclosure, of 171 sq. ft. is located along the westerly property line, between two landscape areas and next to the drive-thru lane. Said trash enclosure is located approximately 200 feet from Florence Avenue, and thus not visible from

Florence Avenue or from the adjacent shopping center. No walls are proposed, but portions of the patio area will be equipped with railing, in the area adjacent to the drive aisles.

- (E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

Please see response (F).

- (F) *That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.*

A specific architectural design was not imposed upon the architect; however Staff did direct the architect and developer to design an attractive, contemporary, visually appealing building. The result is a building with simple, clean lines, and that incorporates modern building materials such as steel, wood, brick veneer, and glass. Additional features include proportional mass and glazing to provide emphasis in human scale, and to frame the building entrances. Metal awnings and contrast of materials soften and articulate the clean volumes. The result is architecture that is dynamic, inviting, and attractive and provides a place for gathering.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

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

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject site is located within the C-4-PD, Community Commercial, Planned Development, Zone and has a General Plan land use designation of Commercial. A restaurant use with a drive-thru, provided that a CUP is granted, would be consistent with the current zoning and land use designation. Additionally, a commercial building with shop and restaurant type uses would be compatible to the adjacent ±40-acre shopping center to the north and the commercial uses to the east. The community center and single-family and multi-family residences to the south would also benefit from the project, by providing addition places to shop and eat.

Approval of the proposed project would also promote a number of Specific General Plan Goals and Policies as described in "Table 1" below:

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 2: Maintain a reasonable balance between the costs of providing municipal services, and the benefits derived from developing land. Emphasize development projects which are fiscally positive or neutral to the city.	Employment, new property and sales tax are tangible benefits of the project. Intangibles include the new aesthetics of new building(s), landscaping. Although the proceeds of the sales goes to the taxing entitles, the City still benefits from the new development. The benefits outweigh the cost of providing municipal services
	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Because the property is government owned, it is exempt from the 1 percent property tax rate. Selling the property will place it back on the tax roll. Once on the tax roll, the property's assessed value will be adjusted upward each year by 2 percent.
	Goal 9: Policy 9.1a: Consideration of providing an adequate tax base from property tax or sale tax.	A vacant, undeveloped, government- owned parcel of land does not generate property or sales tax. The sale of the property and its development will generate both property and sale tax.
	Goal 10: Policy 10.1 Provision should be made for uses, which serve industrial activities – offices, restaurants, hotels, and motels – at suitable and convenient locations.	The proposed restaurant use is conveniently located next to a shopping center, community center and single and multi-family dwellings. The industrial areas to the west and southwest would also benefit from the proposed uses.

	Goal 12: Encourage high quality, appropriate private investment in commercial areas of the city.	Private investment will purchase and develop the property.
	Goal 13: Seek to provide a variety of job opportunities in order to accommodate residents of the City as well as the residential population of the surrounding communities. Substantial job opportunities in the area should reduce time-consuming commuting and, of equal importance, reduce traffic congestion and the resultant pollution	The proposed development affords the opportunity for employment for City residents and residents from the neighboring South Whittier community. For residents of the South Whittier community, employment would be within walking distance without the need to use public transportation or a personal vehicle.

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.

Staff worked extensively with the developer and architect and the resulting building is contemporary in style with simple, clean lines and with modern building materials such as steel, wood, brick veneer, and glass. The proposed building and use will be compatible and harmonious with other buildings and uses in the surrounding area. The use would complement the other drive-thru restaurant uses (Taco Bell, McDonald's, In-N-Out) within the adjacent shopping center.

SECTION IV. CONDITIONAL USE PERMIT FINDINGS IN PD ZONE

Pursuant to §155.330 (A) of the Zoning Ordinance, In considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

(A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

The subject property, pre and post subdivision and development, meets or will meet the minimum parcel requirements for size, width and frontage. The property is physically suitable for the proposed commercial development. There are no known sensitive species habitats on the site and lastly, the project site is conditioned to comply with on-site drainage and best management practices.

- (B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.

The architectural style of the proposed building is consistent with the other proposed building. This may include the common use of exterior finish materials, and similar color palettes. All future signage will be reviewed for consistent of design and materials used. Although the building will be on a separate parcel from the other proposed building, the landscaping will be uniformed throughout the entire 1.683-acre property.

The properties to the north have the same C-4 zoning as the subject property and are developed with a ±40-acre shopping center. The property to the east has the same C-4-PD, zoning of the subject property and is developed with commercial-type uses.

- (C) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

Please see Table I entitled: General Plan Consistency Analysis.

SECTION V. DEVIATIONS FROM CERTAIN REQUIREMENTS IN PD ZONE

Pursuant to §155.325 of the Zoning Ordinance, the principal purposes of the Planned Development Zone shall be:

- (A) To encourage a creative approach in the development of land and improvements and to allow variety and flexibility while at the same time maintaining high standards of design and quality of improvements, even though to achieve this purpose it may be **necessary to permit deviation** from certain requirements of this chapter (Chapter 155: Zoning).

- (B) To provide a means for requiring review and Planning Commission action on development plans for those areas where special circumstances necessitate detailed study and the possible imposition of requirements to insure orderly harmonious development through utilization of high standards of design and quality of improvements.

The proposed project requires two deviations or modification from certain development standards: (1): to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area, and (2), to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street; and

The building(s) architecture, is not the standard cookie-cutter design, but instead is of a contemporary style with simple, clean lines and the use of modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, and the framing of the building entrances. The metal awnings and contrast of materials serve to soften, articulate, and accentuate the details of the building. The proposed architecture is inviting, attractive and provides a place for

gathering. The project is made of high quality and authentic materials. Materials and colors are used to enhance different parts of the building's façade. The selected materials and colors convey a sense of quality architecture and permanence. The textures, colors, and materials serve as unifying elements in the building's design. In summary, the proposed building is **NOT** the typical corporate "chain architecture."

SECTION VI. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 165-2020, determining that Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807 and Modification Permit Case Nos. 1329 and 1330, are Categorically Exempt, pursuant to the California Environmental Quality Act (CEQA) Section 15303 Class 3: *New Construction or Conversion of Small Structures*; and approving Development Plan Approval Case No. 972: A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative, multi-tenant commercial building with a drive-thru component; approving Conditional Use Permit Case No. 807: A request for approval to establish, operate, and maintain a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, as part of a speculative, multi-tenant, 5,452 sq. ft. commercial building; approving Modification Permit Case No. 1329: A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area; and approving Modification Permit Case No. 1330: A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street; and located at 10712 Laurel Avenue, at the northeast corner of Laurel Avenue and Florence Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of June 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Frank Ybarra, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

**EXHIBIT A-Conditions of Approval
Development Plan Approval Case No. 972
Conditional Use Permit Case No. 807
Modification Permit Case Nos. 1329 and 1330**

(10712 Laurel Avenue (APN: 8011-009-935)-Northeast Corner of Laurel Avenue and Florence Avenue)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868-0511 ext. 7545)

1. That the owner shall pay a flat fee of \$66,997.45 to reconstruct/resurface the existing street frontage to centerline of Florence Avenue and Laurel Avenue.
2. The applicant shall pay \$5,000 of the cost associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Telegraph Road and Shoemaker Avenue as determined by the City Engineer and Fire Chief.
3. That the owner shall design and construct a 5-foot wide meandering sidewalk and dedicate an easement along Florence Avenue and Laurel Avenue street frontages. The dedicated easement shall be shown on the Parcel Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. That the owner/ developer shall prepare street improvements plans for the modification and the construction of the median island located at Florence Avenue between Laurel Avenue and Carmenita Road. Modification shall include the installation of a new east bound left-turn pocket including traffic striping installation/modification. Existing landscaping and irrigation systems shall be modified and installed per current City Standards. Said plans shall be reviewed and approved by the City Engineer. Construction shall be paid for by the applicant/ developer.
5. A.D.A. compliant access ramps and associated sidewalk improvements with black truncated domes to be constructed at north east corner of Florence Avenue and Laurel Avenue. Construction shall be paid for by the owner/ developer.
6. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
7. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay \$1,200.00 for the cost to install (6) new signs.
8. The owner/developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.

9. That the owner/ developer shall remove any unused driveways along the street frontage of Laurel Avenue and construct full height curb, gutter and sidewalk per City Standards, as required by the City Engineer.
10. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
11. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Florence Avenue and Laurel Avenue. Storm drain plans shall be approved by the City Engineer.
12. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
13. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
14. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
16. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
17. The owner/developer shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer

shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

18. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
19. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
20. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
21. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
22. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
23. That the owner/developer shall pay the water trunkline connection fee of \$3,585 per acre upon application for water service connection or if utilizing any existing water service.
24. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
25. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
26. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
27. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

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

28. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
29. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
30. That the methane gas protection system plans shall include details as to how the vent pipe for the existing oil well vent cone will be secured and identified.
31. That all inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current Department of Oil, Gas and Geothermal Resources (DOGGR) standards.
32. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
33. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
34. 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 California 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.
35. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue 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.
36. 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.
37. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3815)

38. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
39. 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.
40. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo 562.409.1850 x3335)

41. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
42. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) 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. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
43. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), 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.

44. That deliver trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. Delivery trucks shall also not block any driveway or aisles at anytime.
45. That off-street parking areas shall not be reduced or encroached upon at any time.
46. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
47. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. DO NOT PAINT NUMBERS ON THE BUILDING.
48. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
49. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
50. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
51. That all tenants occupying the premises are to be notified that the City maintains sign Guidelines and Sign Regulations and shall become familiar with them
52. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.

53. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.
54. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.
55. That the Applicant shall provide a contingent vehicle queue plan showing how it plans to address vehicles when they back-up from the drive-up window onto the vehicle passageways and or street. Said vehicle queue plan shall be submitted prior to the scheduled Planning Commission meeting.
56. That the Applicant shall provide trash receptacles throughout the property and provide daily maintenance of the property.
57. That "Stop" signs shall be installed for vehicle exiting the drive-thru window(s) onto the main passageways. "Stop" shall also be painted on the ground using white traffic paint.
58. That appropriate signs shall be installed to prevent vehicles from entering onto on-coming traffic within one-way passageways.

WASTE MANAGEMENT :

(Contact: Teresa Cavallo 562.868.0511 x7309)

59. 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.
60. 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.
61. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Planner's Name 562.868-0511 x73)**

62. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
63. The subject property is deemed to be located within the "Methane Zone" by the City of Santa Fe Springs Planning Department, and as a result, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of all plans (Building, Electrical, Plumbing, Mechanical, etc.). Said indication shall be clearly painted with a minimum front size of 20 point.
64. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
65. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
66. Applicant understands and agrees that all exterior mechanical equipment (ground-mounted, roof-mounted) shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof-mounted equipment is not designed specifically into the building, the applicant shall submit a mechanical plan that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;

- ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
- 67. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
- 68. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - . Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour.
- 69. Applicant shall submit for approval a detailed landscape and automatic irrigation plan, prepared by a licensed Landscape Architect, which meets the *California State Model Water Efficient Landscape Ordinance*. Landscaping to include new lawn, shrubs and ground cover, and shall be installed and permanently maintained in all areas of the project site. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms, (if practical and as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (California State Model Water Efficient Landscape Ordinance).*
- 70. 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 (California State Model Water Efficient Landscape Ordinance).*

71. Upon completion of the new landscaping, 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, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
72. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
73. All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
74. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
75. All fences, walls, gates, and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
76. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
77. No temporary signs relating to any activity on the premises shall be placed or allowed to remain within landscape areas, public right-of-way areas adjacent to the subject site (i.e., telephone poles, traffic signs, and city trees) or other portions on the exterior of the building. The only temporary signs allowed shall be properly permitted banner signs by permit per the City's sign ordinance. Signs placed in any window of the premises shall comply with the City's sign ordinance.
78. Windows shall be kept clear at all times from paper, paint, cardboard or any other materials used for signage.

79. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Due to the current Municipal Separate Storm Sewer System permit (MS4 permit) and the Low Impact Development (LID) standards, all new trash enclosures are now required to have a roof structure to cover the enclosure. See the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
80. The subject use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
81. Commercial vehicles, trucks and/or truck tractors shall not queue on Florence Avenue or Laurel Avenue, nor use said avenues as a staging area, or to back up from said avenues unto the subject property.
82. The proposed building(s) shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
83. Approved suite numbers/letters or address numbers shall be placed on the proposed building(s) in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
84. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- a. Covenants.
 - 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could

affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
85. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
86. Prior to the issuance of a Certificate of Occupancy, permanent commercial rated bike racks shall be installed near the main entrance, or in a convenient area. The quantity, quality, and location of the commercial rated bike racks shall be subject to the review and approval of the Director of Planning.
87. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the

construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

88. 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 Finance Department, at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
89. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on June 8, 2020, and as illustrated in the stamped approved plans dated June 8, 2020. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of the modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed, and approved by the Director of Planning.
90. The property shall be maintained free of weeds and debris prior, during and after the construction period.
91. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
92. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
93. That Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, shall be subject to a compliance review in one (1) year, until June 8, 2021. Approximately three (3) months before June 8, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
94. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees,

agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

95. That unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date (Approval Date), shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
96. That unless otherwise specified in the action granting development plan approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date or where some form of construction pursuant to the issuance of a building permit has not commenced within one (1) year from approval, shall become null and void. Also the abandonment or nonuse of a development plate approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
97. In case of violation of any of the conditions of approval or City Law, the property owner and tenant will be issued a Notice of Violation. If said violation is not remedied within a reasonable period of time and/or a subsequent violation of the conditions of approval and/or City Law occurs within ninety (90) days of any Notice of Violation, the property owner shall be held responsible to reimburse the City for all staff time directly

attributable to enforcement of the condition of approval and/or City law, including, but not limited to, revocation of the herein conditional use permit and/or development plan approval.

98. 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.
99. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
100. All gutters, downspouts, and roof drains shall be placed behind exterior walls. Applicant shall clarify on the construction drawings that all gutters, downspouts and roof drains shall be provided along the interior walls and not along the exterior of the building.
101. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 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 adjacent surfaces.
102. The subject use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Ordinance. This is to include ambient music streaming from speakers located in the outdoor dining patio area and the canopies of the drive-in stalls.
103. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
104. If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer Conditional Use Permit Case No. 807 back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke Conditional Use Permit Case No. 807.

105. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior within two (2) days of Planning Commission approval.
106. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.

Conditions for Subdivisions:

107. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
108. Applicant understands and agrees that Tentative Parcel Map No. 82986 shall expire 24 months after Planning Commission approval, on June 8, 2022, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 82986 shall not be effective until such time that a final map is recorded.
109. That all existing and proposed easements for water/sewer lines, ingress/egress, footings, and traveled ways and all easements proposed to be vacated must be clearly shown on the map. Prior to recordation, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the parcel map to be resubmitted for further consideration. Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.
110. That prior to the parcel map approval the Title Company shall submit a Final Subdivision Guarantee to the Engineering Department.
111. The "Subdivider," shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that

challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

ATTACHMENT 5
Full Set of Proposed Plans

10712 LAUREL AVE. SANTA FE SPRINGS, CA

ALTA

- 1 of 2 A.L.T.A. / N.S.P.S. SURVEY
- 2 of 2 A.L.T.A. / N.S.P.S. SURVEY

CIVIL (For Reference Only)

- 1 of 3 COVER SHEET (Option 1)
- 2 of 2 EXISTING PARCEL (Option 1)
- 3 of 3 PROPOSED PARCEL (Option 1)
- 1 of 3 COVER SHEET (Option 2)
- 2 of 2 EXISTING PARCEL (Option 2)
- 3 of 3 PROPOSED PARCEL (Option 2)

LANDSCAPE

- L1.0 LANDSCAPE CONCEPT PLAN (OPTION 1)
- L1.0 COLORED LANDSCAPE CONCEPT PLAN (OPTION 1)
- L1.1 LANDSCAPE CONCEPT PLAN (OPTION 2)

ARCHITECTURAL

- A-1 SITE PLAN (Option 1)
- A-2 SITE PLAN (Option 2)
- A-3 PAD BUILDING 1 FLOOR PLAN ((Option 1)
- A-4 PAD BUILDING 1 FLOOR PLAN (Option 2)
- A-5 PAD BUILDING 2 FLOOR PLAN
- A-6 PAD BUILDING 1 ELEVATIONS (Option 1)
- A-7 PAD BUILDING 1 ELEVATIONS (Option 2)
- A-8 PAD BUILDING 2 ELEVATIONS
- A-9 CAR STALL CANOPY
- A-10 MATERIAL COLOR BOARD



PROJECT INFORMATION

SITE AREA

ZONE; C-4		
LAND BUILDING	1.69 ACRES	73,533 SF
		9,630 SF
LAND / BLDG RATIO: COVERAGE:	6.64 / 1	13.10 %

BUILDING AREA

PAD BLDG 1	7,260 SF
PAD BLDG 2 (Drive-Thru)	2,370 SF
TOTAL BUILDING AREA	9,630 SF

PARKING SUMMARY:

PARKING SPACES REQUIRED:

USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
RETAIL	4 / 1,000 SF	3,630	14
RESTAURANT	1/35 SF of Dining (1,225 SF)	3,630	35 + 1* =36
DRIVE THRU	1/35 SF of Dining (555 SF)	2,370	16 + 1* =17

* One parking space for each 35 SF of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift.

TOTAL PARKING REQUIRED	67 STALLS
------------------------	-----------

BICYCLE PARKING REQUIRED: (5% required of total stalls)	4
CLEAN AIR VEHICLES REQUIRED: (51-75 stalls)	6

PARKING SPACES PROVIDED:

PARKING STALLS	69 STALLS
PARKING RATIO	7.16/1000

BICYCLE PARKING PROVIDED:	4
CLEAN AIR VEHICLES PROVIDED:	6

LANDSCAPING AREA:

* 15' wide landscaping requirement has been met on 97.43% of Florence Avenue setback.

REQUIRED:	
484' FRONTAGE x 20 SF	9,680 SF
13,206 SF PARKING x 6%	792 SF
TOTAL:	10,472 SF

PROVIDED:	
FRONTAGE LANDSCAPE AREA	7,899 SF
REMAINING LANDSCAPE AREA	3,954 SF
TOTAL:	11,853 SF

TRASH ENCLOSURE AREA:

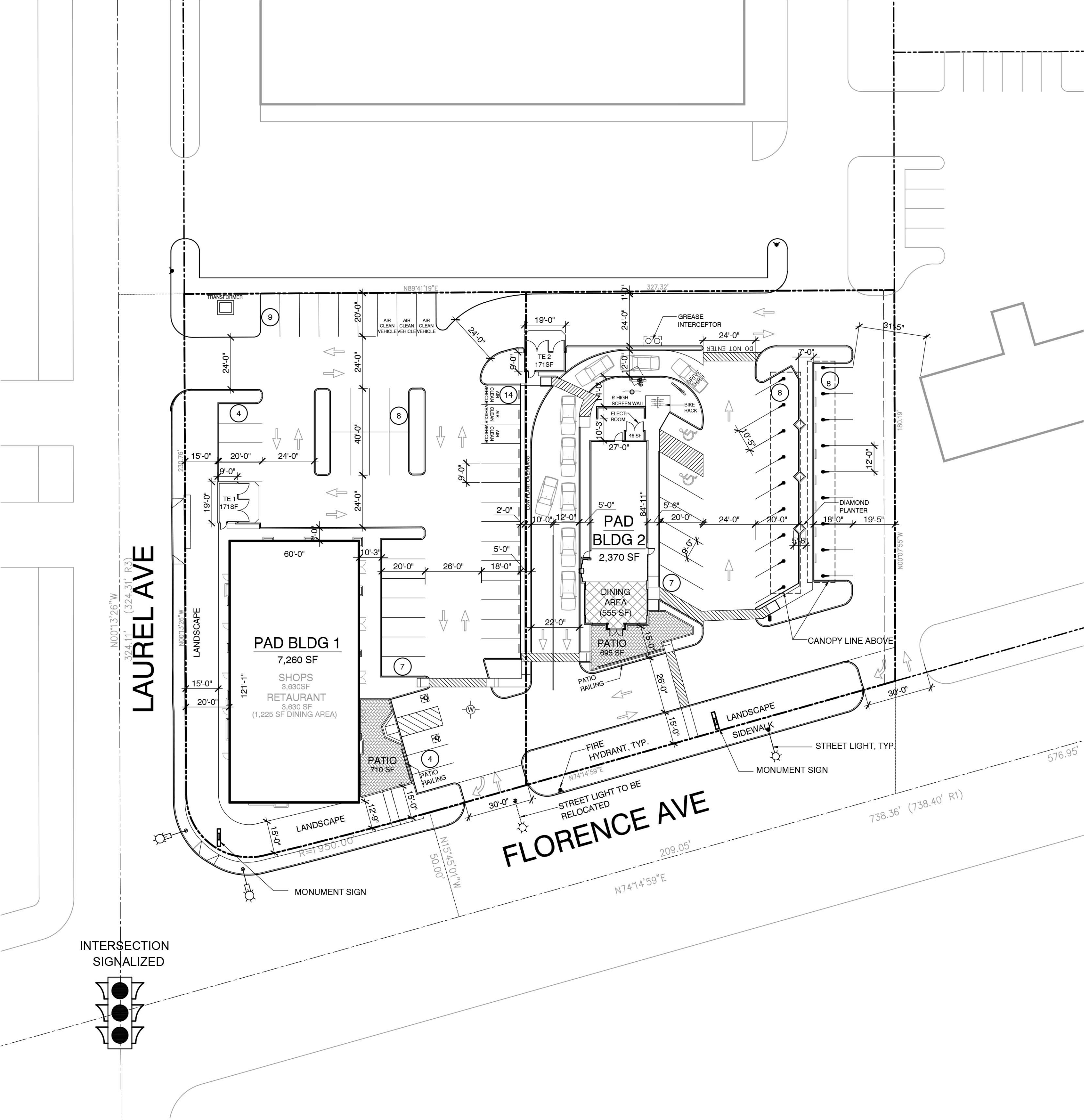
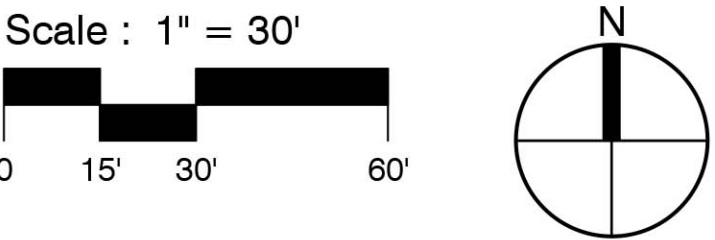
REQUIRED:	
1% of the first 20,000 sq. ft. of floor area + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor 6 feet in height.	
TRASH ENCLOSURE 1	73 SF
TRASH ENCLOSURE 2	24 SF

PROVIDED:	
TRASH ENCLOSURE 1	171 SF
TRASH ENCLOSURE 2	171 SF

DATE:	02.06.2020
MCG JOB #:	19.358.01
DATE	REVISIONS

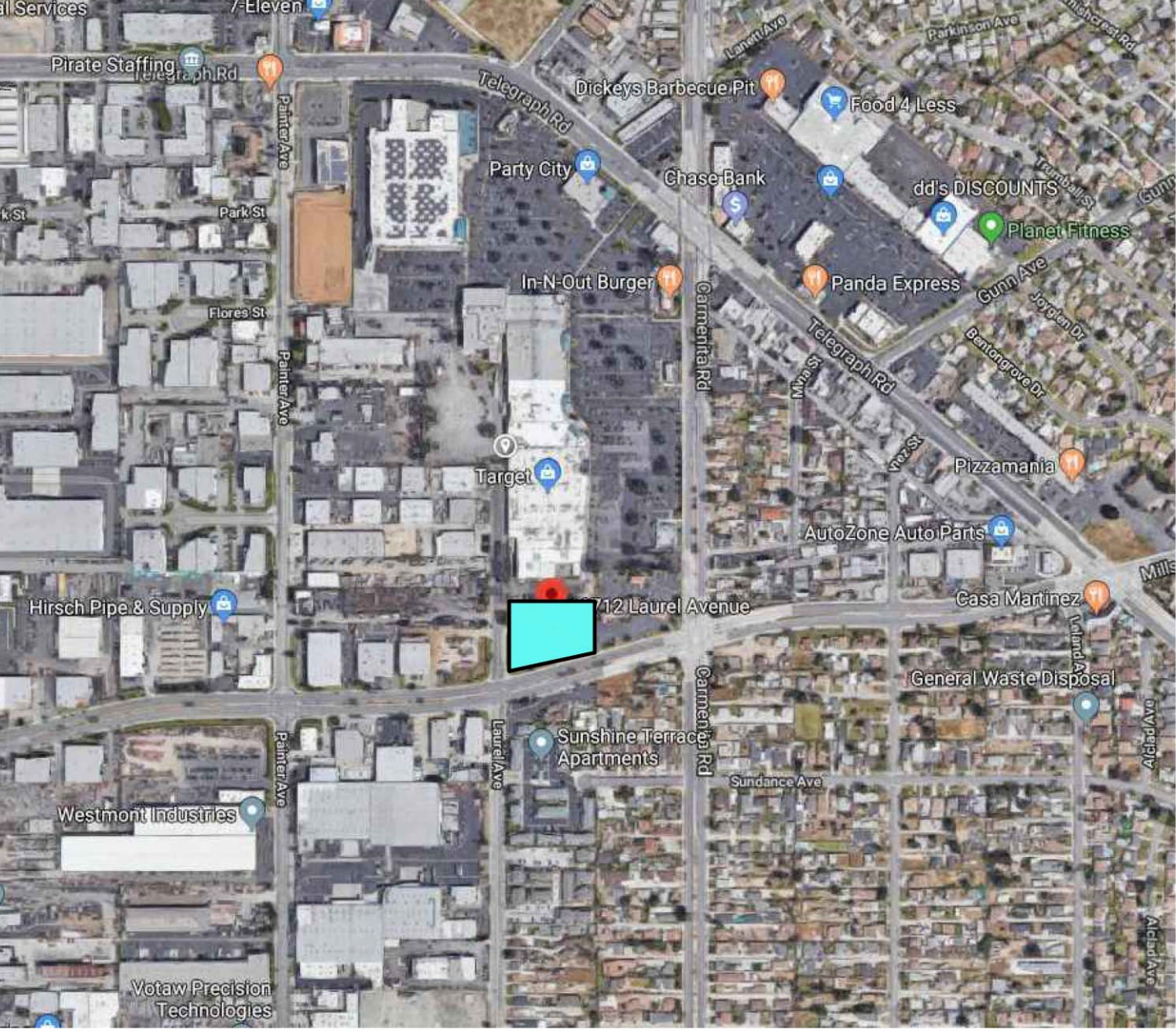
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PROPOSED SITE PLAN
SCHEME C (OPTION 1)

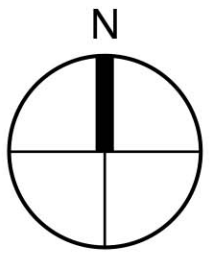


10712 LAUREL AVE
SANTA FE SPRINGS, CA

Coast to Coast
commercial



LOCATION PLAN



NOTE:

The dimension for the required parking spaces are not less than nine feet in width and 20 feet in length. 2 ft. overhang is acceptable.

A-1

15635 ALTON PARKWAY, SUITE 100
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
mcgarchitecture.com



PROJECT INFORMATION

SITE AREA

ZONE: C-4		
LAND BUILDING	1.69 ACRES	73,533 SF
		7,822 SF
LAND / BLDG RATIO:		8.40 / 1
COVERAGE:		10.63 %

BUILDING AREA

PAD BLDG 1	5,452 SF
PAD BLDG 2 (Drive-Thru)	2,370 SF
TOTAL BUILDING AREA	7,822 SF

PARKING SUMMARY:

PARKING SPACES REQUIRED:

USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
RETAIL	4 / 1,000 SF	1,792	8
RESTAURANT	1/35 SF of Dining (1,225 SF)	3,630	35 + 1* =36
DRIVE THRU	1/35 SF of Dining (555 SF)	2,370	16 + 1* =17

* One parking space for each 35 SF of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift.

TOTAL PARKING REQUIRED	61 STALLS
BICYCLE PARKING REQUIRED: (5% required of total stalls)	4
CLEAN AIR VEHICLES REQUIRED: (51-75 stalls)	6

PARKING SPACES PROVIDED:

PARKING STALLS	62 STALLS
PARKING RATIO	7.92/1000
BICYCLE PARKING PROVIDED:	4
CLEAN AIR VEHICLES PROVIDED:	6

LANDSCAPING AREA:

* 15' wide landscaping requirement has been met on 97.43% of Florence Avenue setback.

REQUIRED:	
484' FRONTAGE x 20 SF	9,680 SF
12,134 SF PARKING x 6%	728 SF
TOTAL:	10,408 SF
PROVIDED:	
FRONTAGE LANDSCAPE AREA	8,713 SF
REMAINING LANDSCAPE AREA	4,029 SF
TOTAL:	12,742 SF

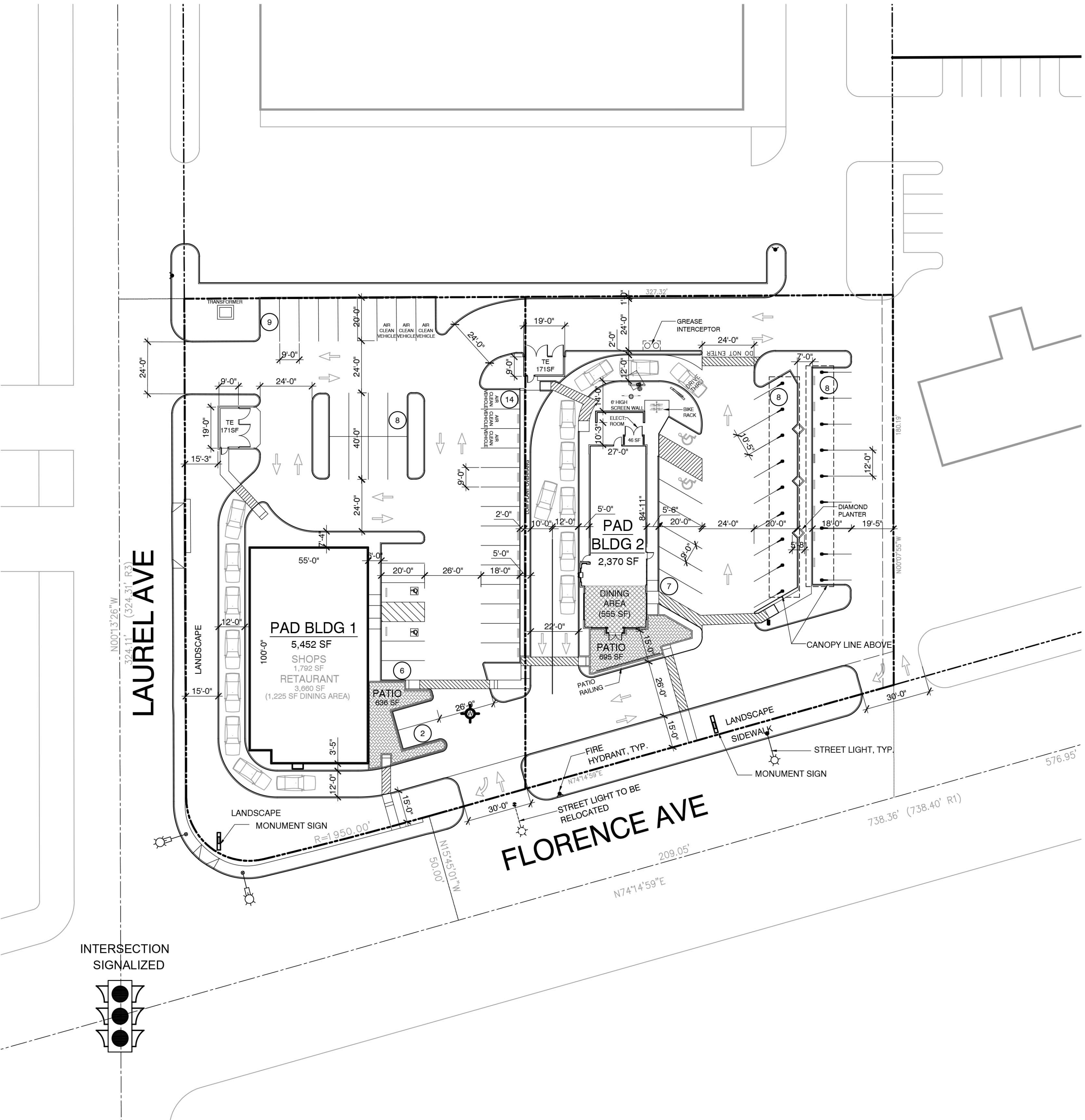
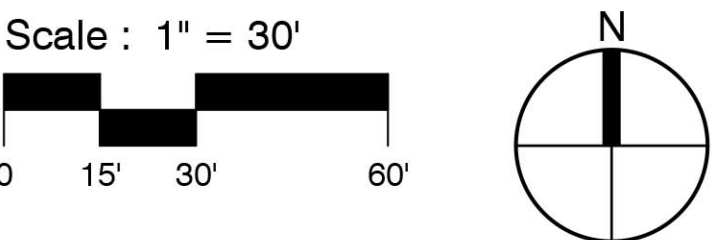
TRASH ENCLOSURE AREA:

REQUIRED:	
1% of the first 20,000 sq. ft. of floor area + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor 6 feet in height.	
TRASH ENCLOSURE 1	73 SF
TRASH ENCLOSURE 2	24 SF
PROVIDED:	
TRASH ENCLOSURE 1	171 SF
TRASH ENCLOSURE 2	171 SF

DATE:	02.06.2020
MCG JOB #:	19.358.01
DATE	REVISIONS

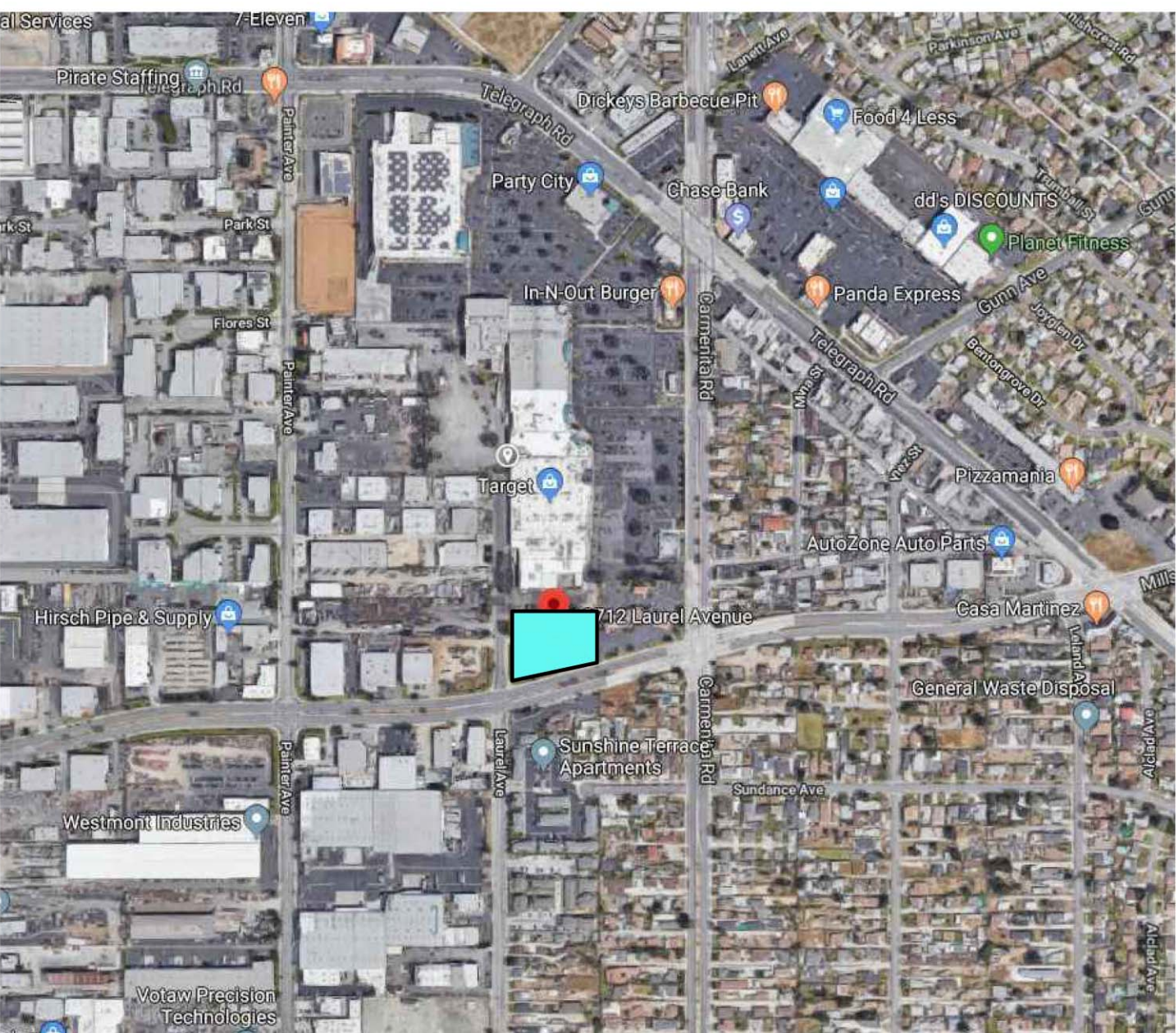
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PROPOSED SITE PLAN
SCHEME C (OPTION 2)

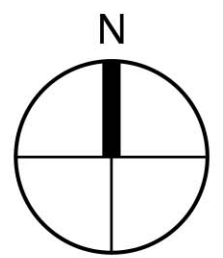


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SANTA FE SPRINGS, CA

Coast to Coast
commercial



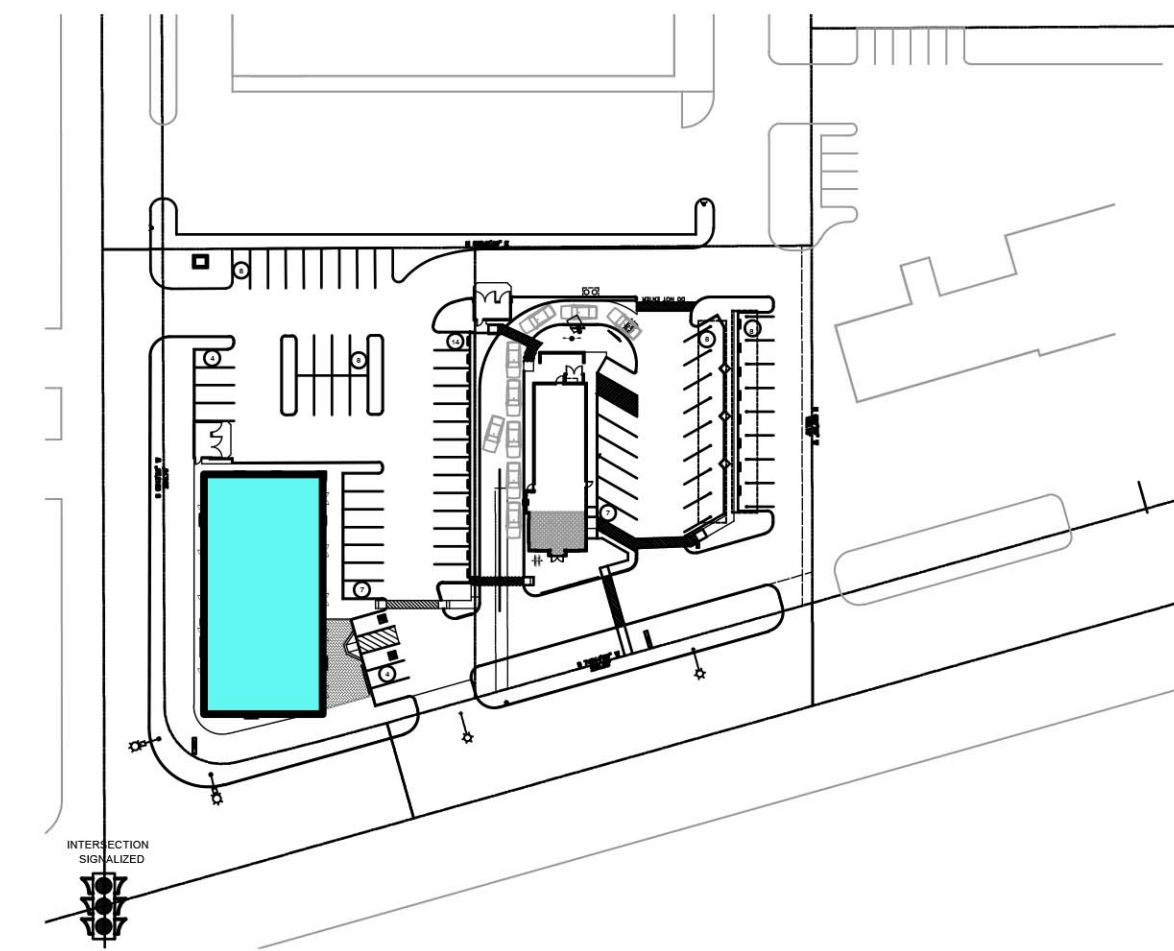
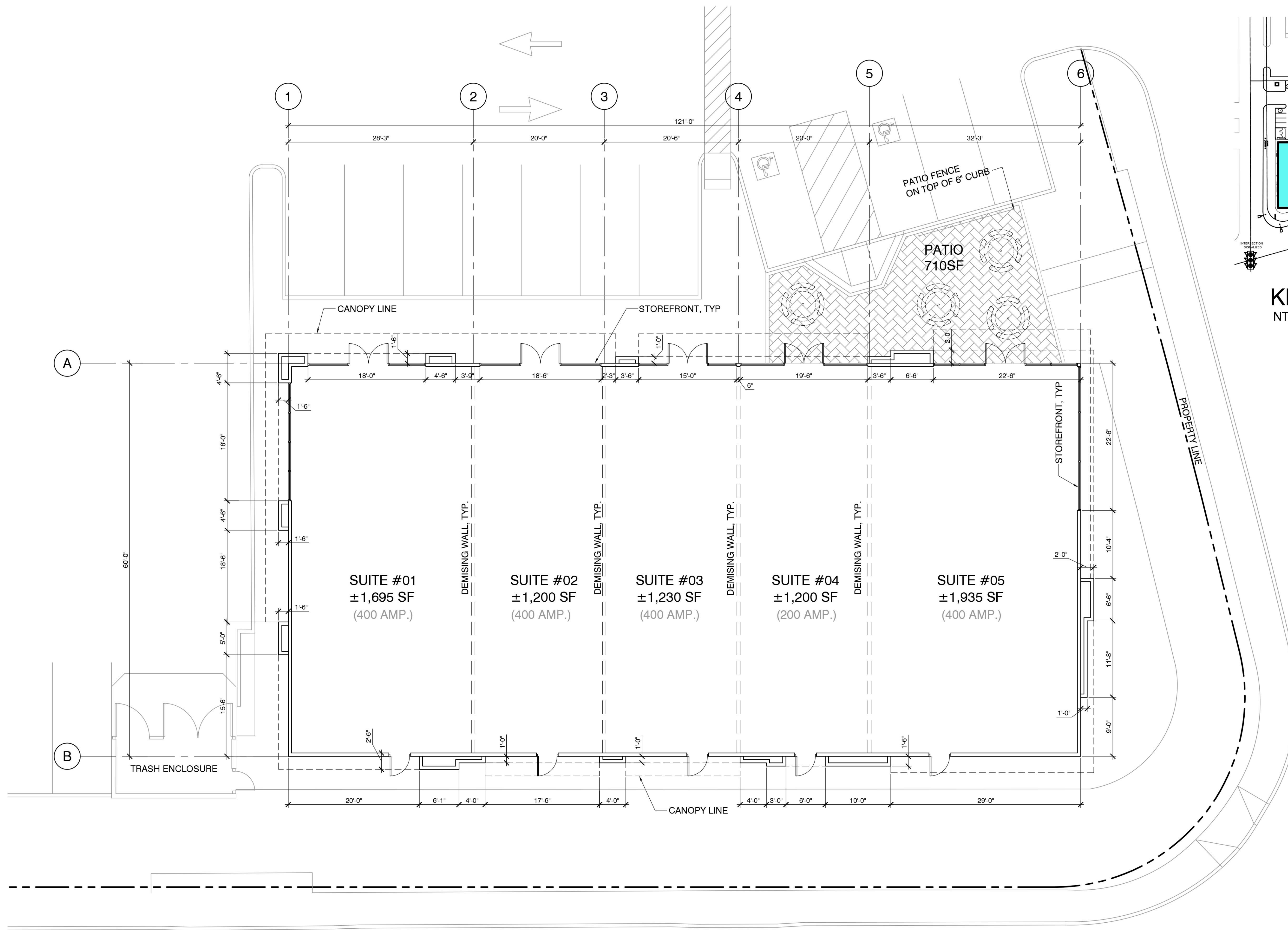
LOCATION PLAN



NOTE:

The dimension for the required parking spaces are not less than nine feet in width and 20 feet in length. 2 ft. overhang is acceptable.





KEY PLAN
NTS.

NOTE:
PER CITY REQUIREMENTS.
KITCHEN AREA SHOULD BE NO
MORE THAN 1,330 SF

FLOOR PLAN
PAD BUILDING 1 - OPTION 1 (7,260 SF)

Scale : 1/8" = 1'
0 8' 16' 32'

10712 LAUREL AVE
SANTA FE SPRINGS, CA

Coast to Coast
commercial

A-3

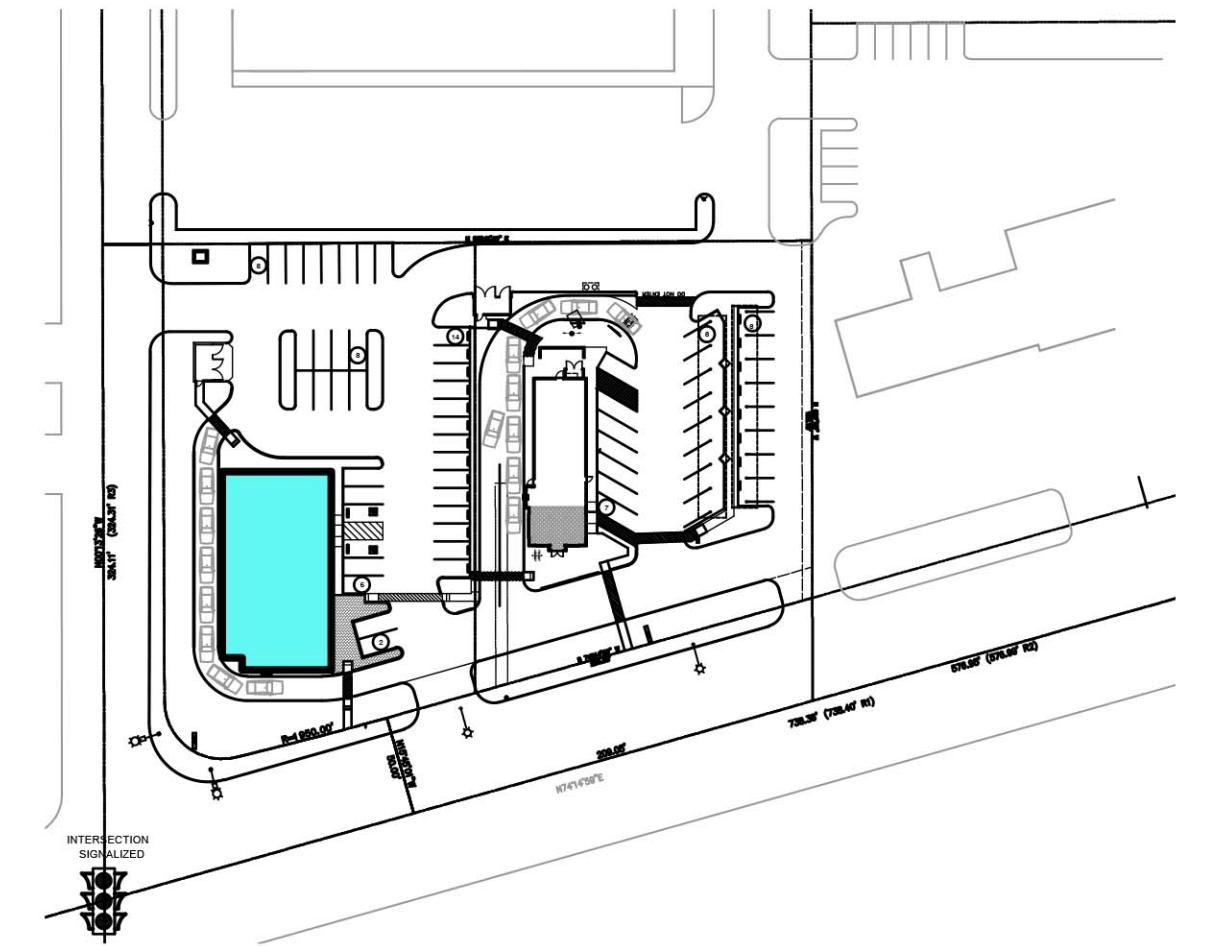
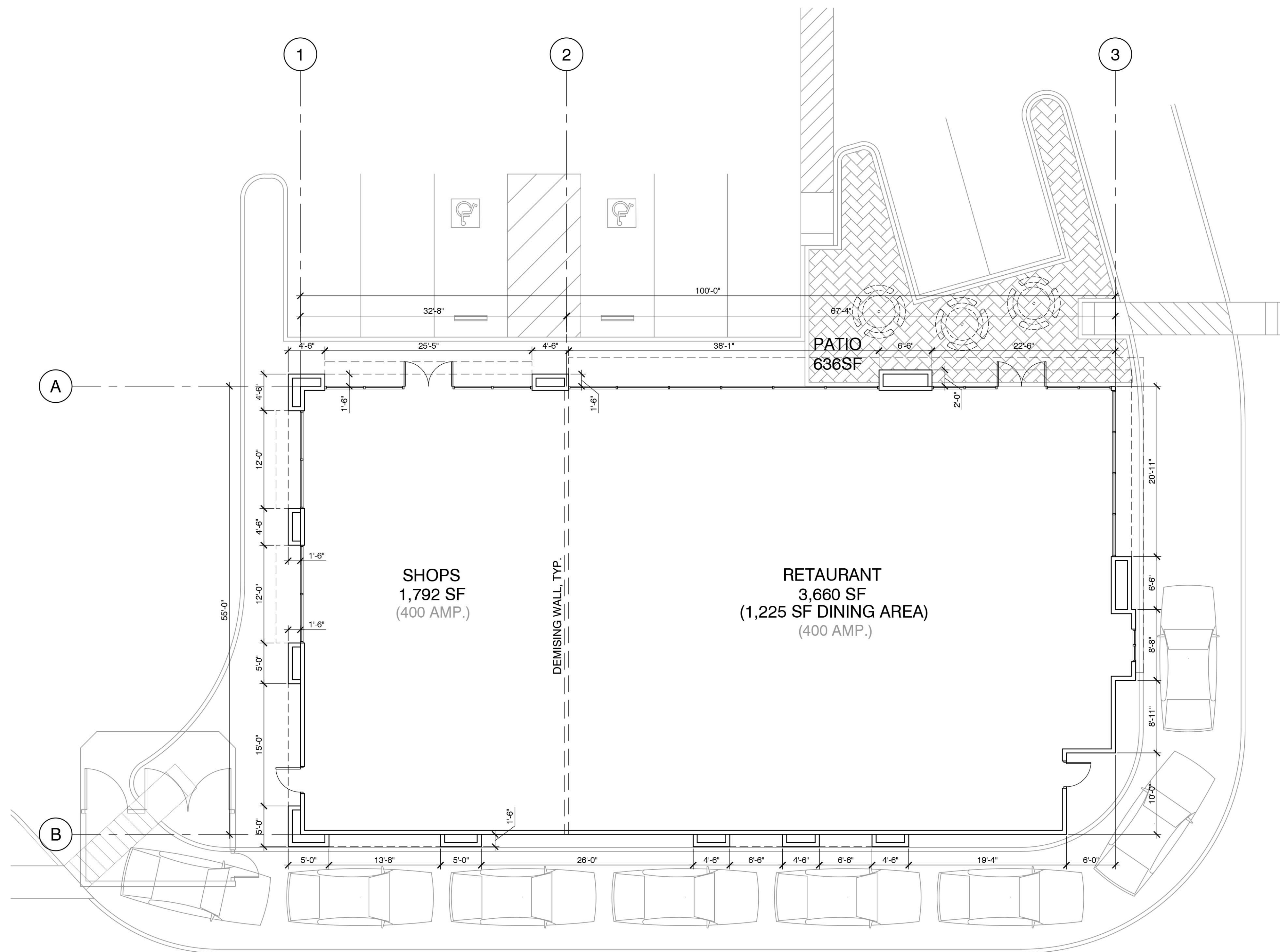
DATE: 02.10.2020
MCG JOB #: 19.358.05

DATE	REVISIONS

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KEY PLAN
NTS.

NOTE:
PER CITY REQUIREMENTS.
KITCHEN AREA SHOULD BE NO
MORE THAN 1,330 SF

FLOOR PLAN
PAD BUILDING 1 - OPTION 2 (5,452 SF)



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SANTA FE SPRINGS, CA

Coast to Coast
commercial

A-4

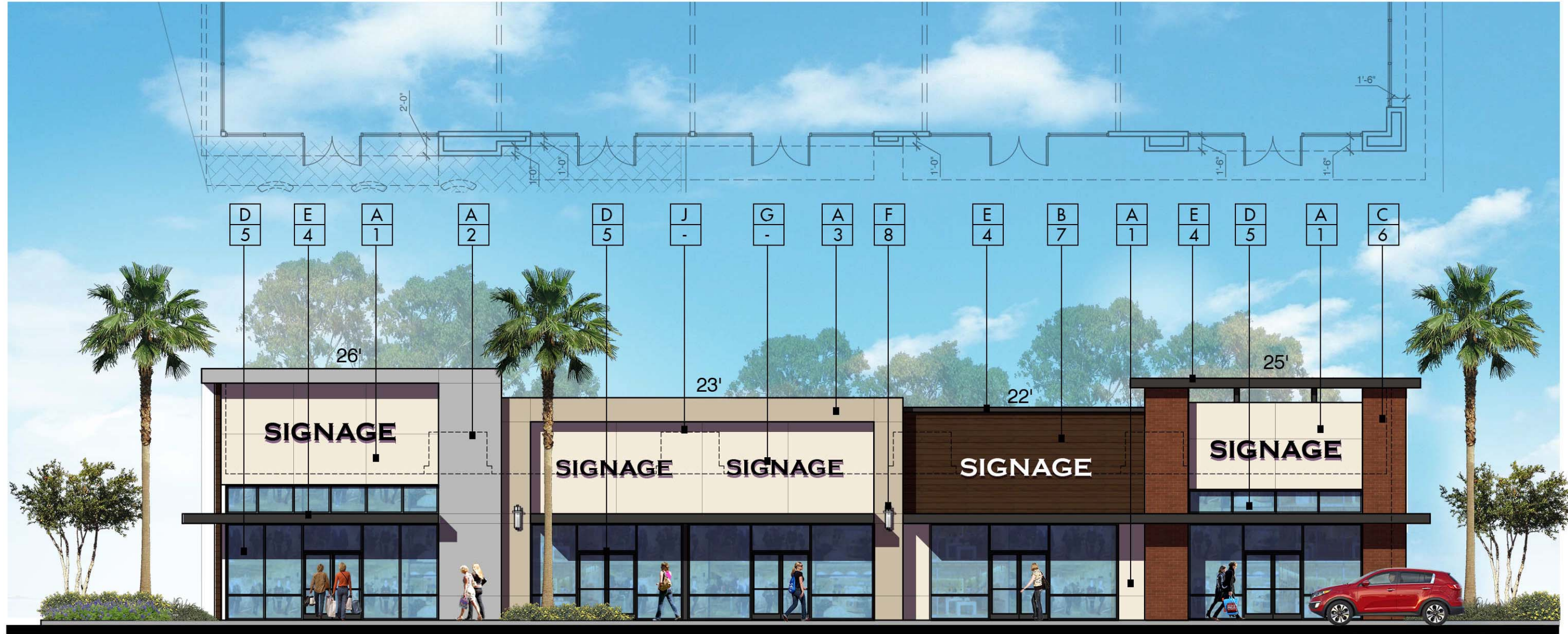
DATE: 02.10.2020
MCG JOB #: 19.358.05

DATE	REVISIONS

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EAST ELEVATION



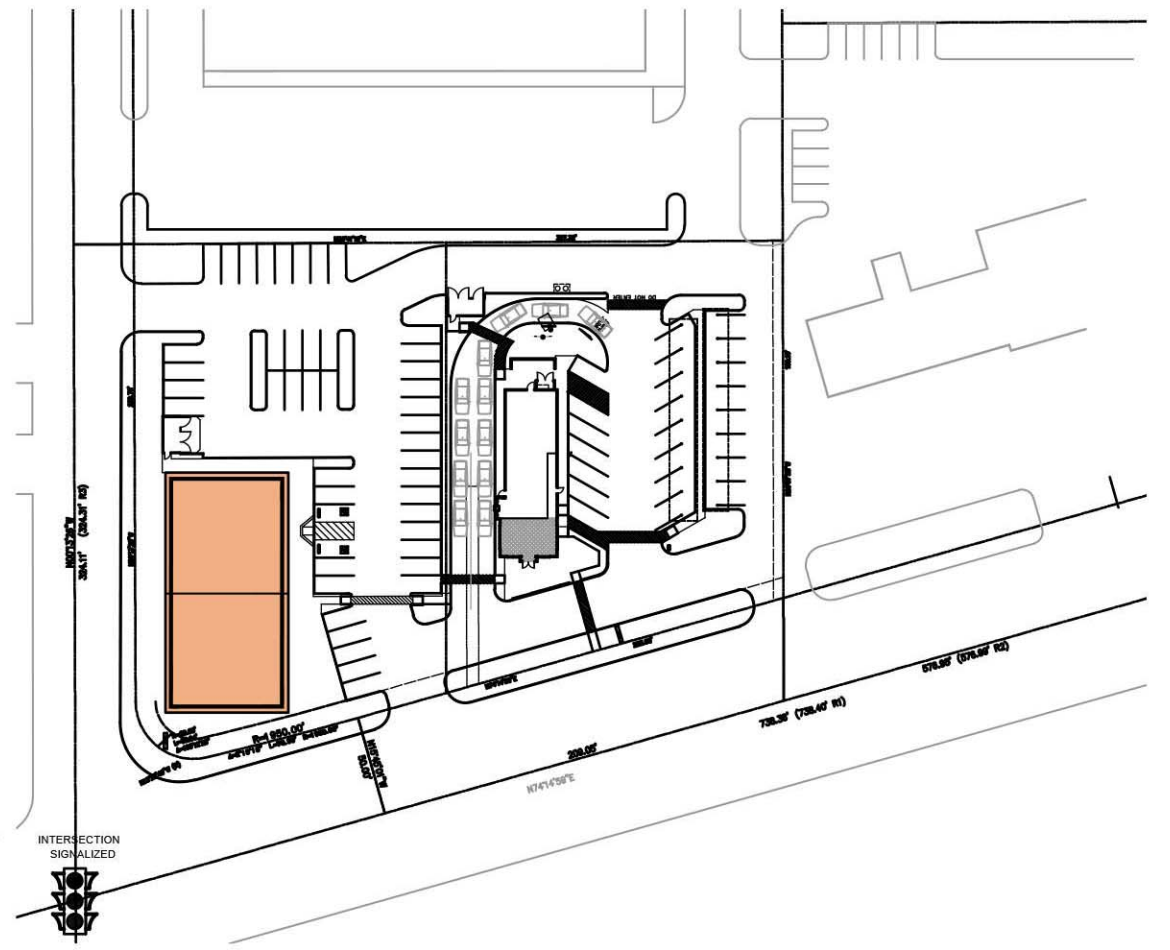
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



KEY PLAN
NTS.

KEY NOTES:

FINISH SCHEDULE:

- A EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C BRICK VENEER
- D ALUMINUM STOREFRONT
- E METAL CANOPY/ROOFING/ TRIM
- F WALL SCONCE
- G SIGNAGE, BY OTHERS
- H METAL DOORS
- I METAL FINIS
- J ROOF TOP UNITS

COLORS AND MATERIAL:

- 1 COLOR: SW 7103 "WHITETAIL" BY: SHERWIN-WILLIAMS
- 2 COLOR" SW 7663 " MONORAIL SILVER" BY: SHERWIN-WILLIAMS
- 3 COLOR: SW 7716 "CROISSANT" BY: SHERWIN-WILLIAMS
- 4 COLOR: SW 7055 "ENDURING BRONZE" BY: SHERWIN-WILLIAMS
- 5 "DARK BRONZE" #40 BY KAWNEER
- 6 PLYMOUTH BRICK "CRIMSON" BY: NICHHA
- 7 VINTAGE WOOD "CEDAR" BY: NICHHA
- 8 HINKLEY SHELTER HIGH INDOOR-OUTDOOR WALL LIGHT - STYLE #M806

NOTE:
ROOF TOP UNITS TO BE SCREENED BY PARAPETS
SIGNAGE SHALL BE A SEPARATE PROPOSAL AND APPROVAL

DATE: 02-11-2020
MCG JOB #: 19.358.05

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EXTERIOR ELEVATION
PAD BUILDING (7,260SF)

Scale : 1/8" = 1'
0 8' 16' 32'

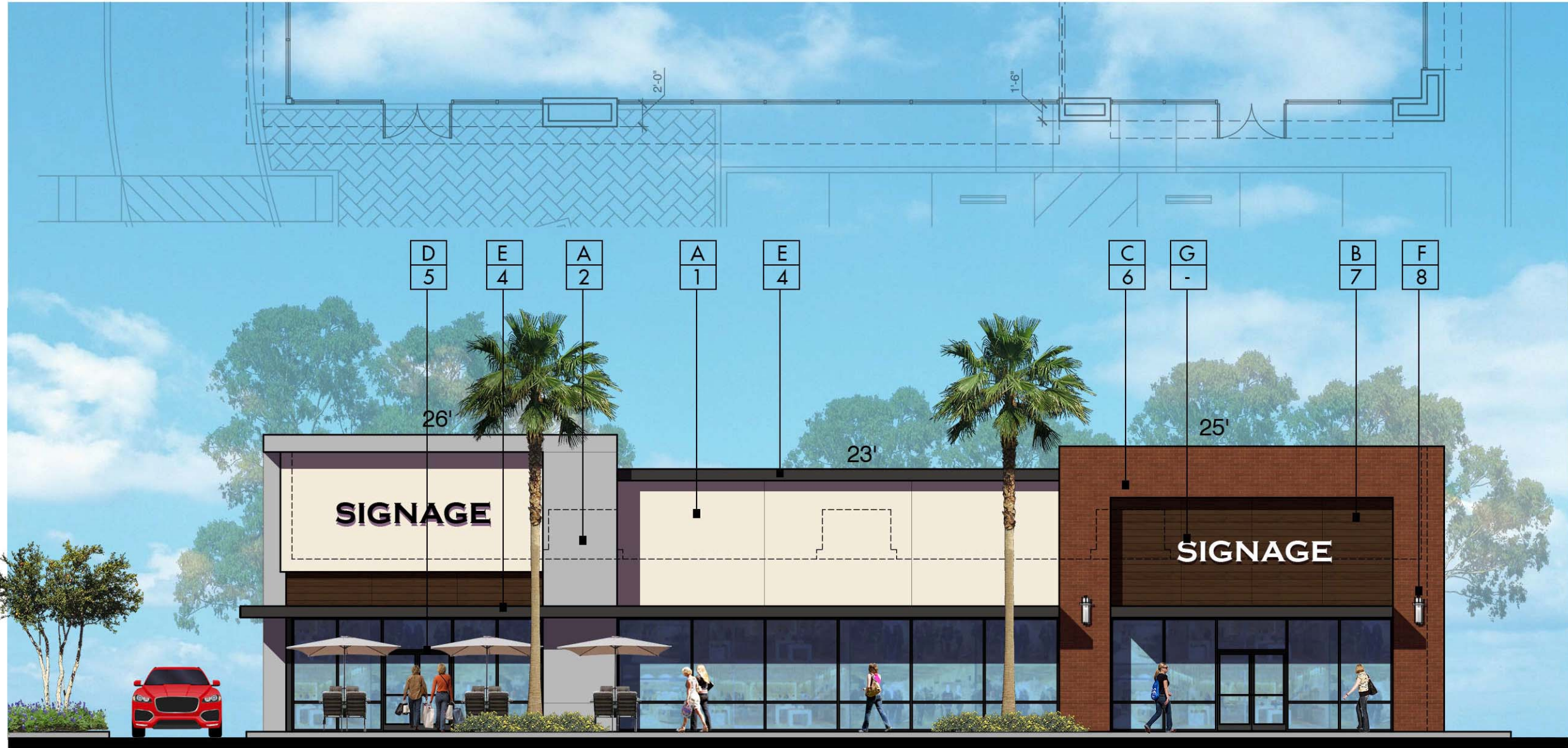
10712 LAUREL AVE
SANTA FE SPRINGS, CA

Coast to Coast
commercial

A-6

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Irvine, California 92618
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EAST ELEVATION



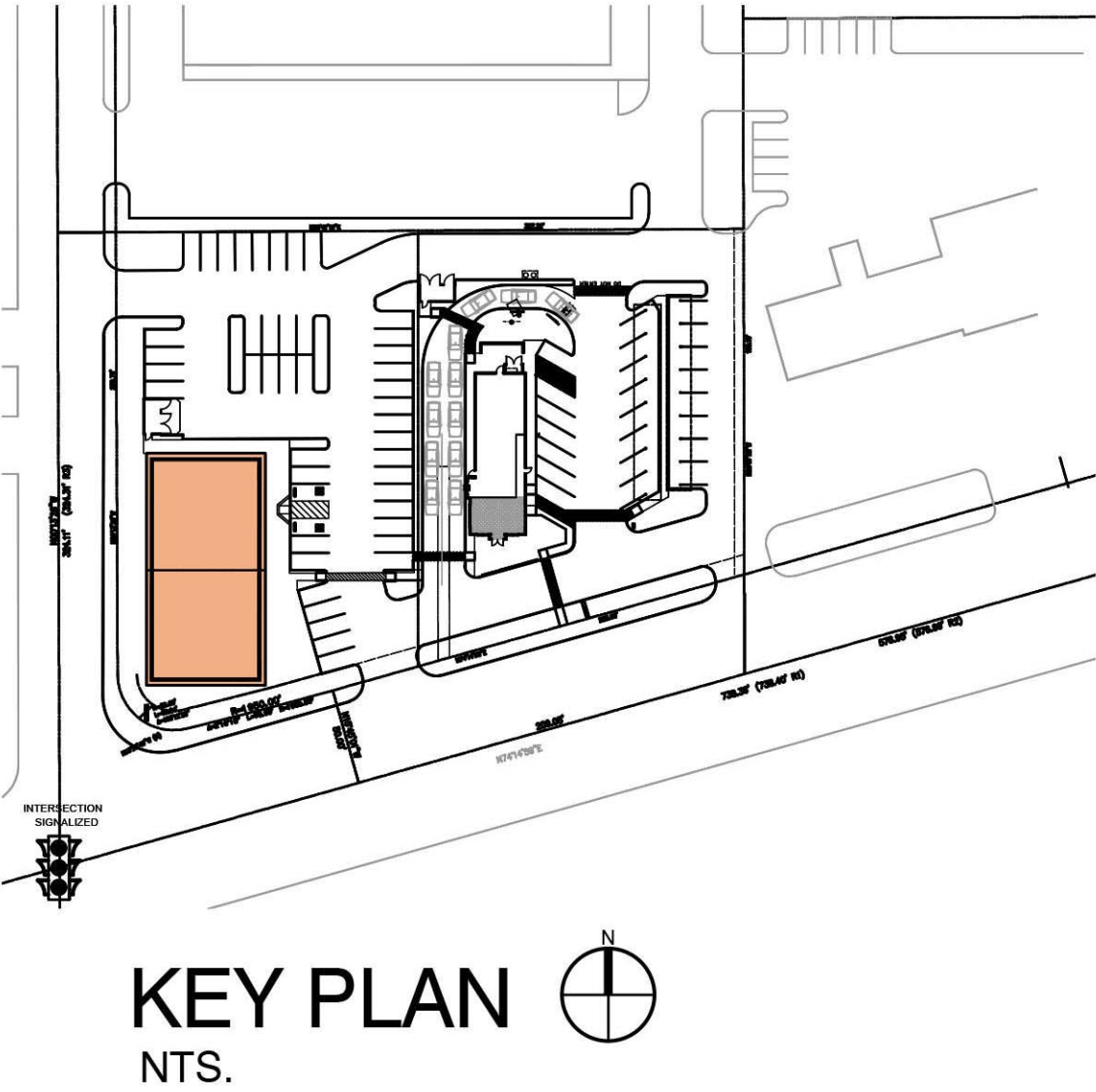
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



KEY NOTES:

FINISH SCHEDULE:

- A EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C BRICK VENEER
- D ALUMINUM STOREFRONT
- E METAL CANOPY/ROOFING/ TRIM
- F WALL SCONCE
- G SIGNAGE, BY OTHERS
- H METAL DOORS
- I METAL FINIS
- J ROOF TOP UNITS

COLORS AND MATERIAL:

- 1 COLOR: SW 7103 "WHITETAIL" BY: SHERWIN-WILLIAMS
- 2 COLOR: SW 7663 " MONORAIL SILVER" BY: SHERWIN-WILLIAMS
- 3 COLOR: SW 7716 "CROISSANT" BY: SHERWIN-WILLIAMS
- 4 COLOR: SW 7055 "ENDURING BRONZE" BY: SHERWIN-WILLIAMS
- 5 "DARK BRONZE" #40 BY KAWNEER
- 6 PLYMOUTH BRICK "CRIMSON" BY: NICHHA
- 7 VINTAGE WOOD "CEDAR" BY: NICHHA
- 8 HINKLEY SHELTER HIGH INDOOR-OUTDOOR WALL LIGHT - STYLE #M8063

NOTE:
ROOF TOP UNITS TO BE SCREENED BY PARAPETS
SIGNAGE SHALL BE A SEPARATE PROPOSAL AND APPROVAL

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MCG JOB #: 19.358.05

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EXTERIOR ELEVATION
PAD BUILDING (7,260SF)

Scale : 1/8" = 1'
0 8' 16' 32'

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Coast to Coast
commercial

A-7

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PAINT COLOR
COLOR: SW7103 "WHITETAIL"
BY: SHERWIN WILLIAMS



PAINT COLOR
COLOR: SW7663 "MONORAIL SILVER"
BY: SHERWIN WILLIAMS



PAINT COLOR
COLOR: SW7716 "CROISSANT"
BY: SHERWIN WILLIAMS



COMPOSITE WOOD SIDING
COLOR: "VINTAGE WOOD CEDAR"
BY: NICHHA



PAINT COLOR
COLOR: SW7055 "ENDURING BRONZE"
BY: SHERWIN WILLIAMS



PAINT COLOR
COLOR: SW6907 "FORSYTHIA"
BY: SHERWIN WILLIAMS



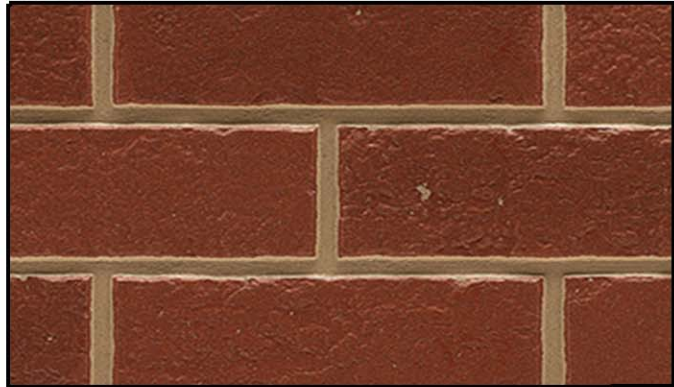
ALUMINUM STOREFRONT
COLOR: "DARK BRONZE" #40
BY: KAWNEER



SPLIT FACE CONCRETE BLOCK
COLOR: "LADERA RED"
BY: ANGELUS BLOCK



PAINT COLOR
COLOR: SW6991 "BLACK MAGIC"
BY: SHERWIN WILLIAMS



BRICK VENEER
PLYMOUTH BRICK "CRIMSON"
BY: NICHHA



WALL SCONCE
HINKLEY SHELTER 23 1/4" HIGH
STYLE #M806
BY: HINKLEY



BULLNOSE CANOPY FASCIA
COLOR: SILVER METALLIC DEV 5010 POLYESTER
BY: NICHOLS ALUMINUM

DATE: 02.11-2020
MCG JOB #: 19.358.05

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COLOR AND MATERIAL BOARD

10712 LAUREL AVE
SANTA FE SPRINGS, CA

A-10

Coast to Coast
commercial

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PROJECT INFORMATION

SITE AREA			
ZONE: C-4			
LAND BUILDING	1.69 ACRES	73,533 SF	
LAND / BLDG RATIO: COVERAGE:		9,630 SF	
		6.64 / 1	
		13.10 %	

BUILDING AREA

PAD BLDG 1	7,260 SF
PAD BLDG 2 (Drive-Thru)	2,370 SF
TOTAL BUILDING AREA	9,630 SF

PARKING SUMMARY:

PARKING SPACES REQUIRED:			
USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
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RESTAURANT	1/35 SF of Dining (1,225 SF)	3,630	35 + 1* =36
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TOTAL PARKING REQUIRED	67 STALLS
BICYCLE PARKING REQUIRED: (5% required of total stalls)	4
CLEAN AIR VEHICLES REQUIRED: (51-75 stalls)	6
PARKING SPACES PROVIDED:	
PARKING STALLS	68 STALLS
PARKING RATIO	7.06/1000
BICYCLE PARKING PROVIDED:	4
CLEAN AIR VEHICLES PROVIDED:	6

LANDSCAPING AREA:

* 15' wide landscaping requirement has been met on 97.43% of Florence Avenue setback.

REQUIRED

484' FRONTAGE X 20 SF	9,680 S.F.
13,206 S.F. PARKING X 6%	792 S.F.
TOTAL LANDSCAPE AREA REQUIRED	10,472 S.F.

PROVIDED

FRONTAGE LANDSCAPE AREA	7,899 S.F.
REMAINING LANDSCAPE AREA	3,954 S.F.
TOTAL LANDSCAPE PROVIDED ON SITE	11,853 S.F.

TRASH ENCLOSURE AREA:

REQUIRED:	
1% of the first 20,000 sq. ft. of floor area + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor 6 feet in height.	
TRASH ENCLOSURE 1	73 SF
TRASH ENCLOSURE 2	24 SF
PROVIDED:	
TRASH ENCLOSURE 1	171 SF
TRASH ENCLOSURE 2	171 SF

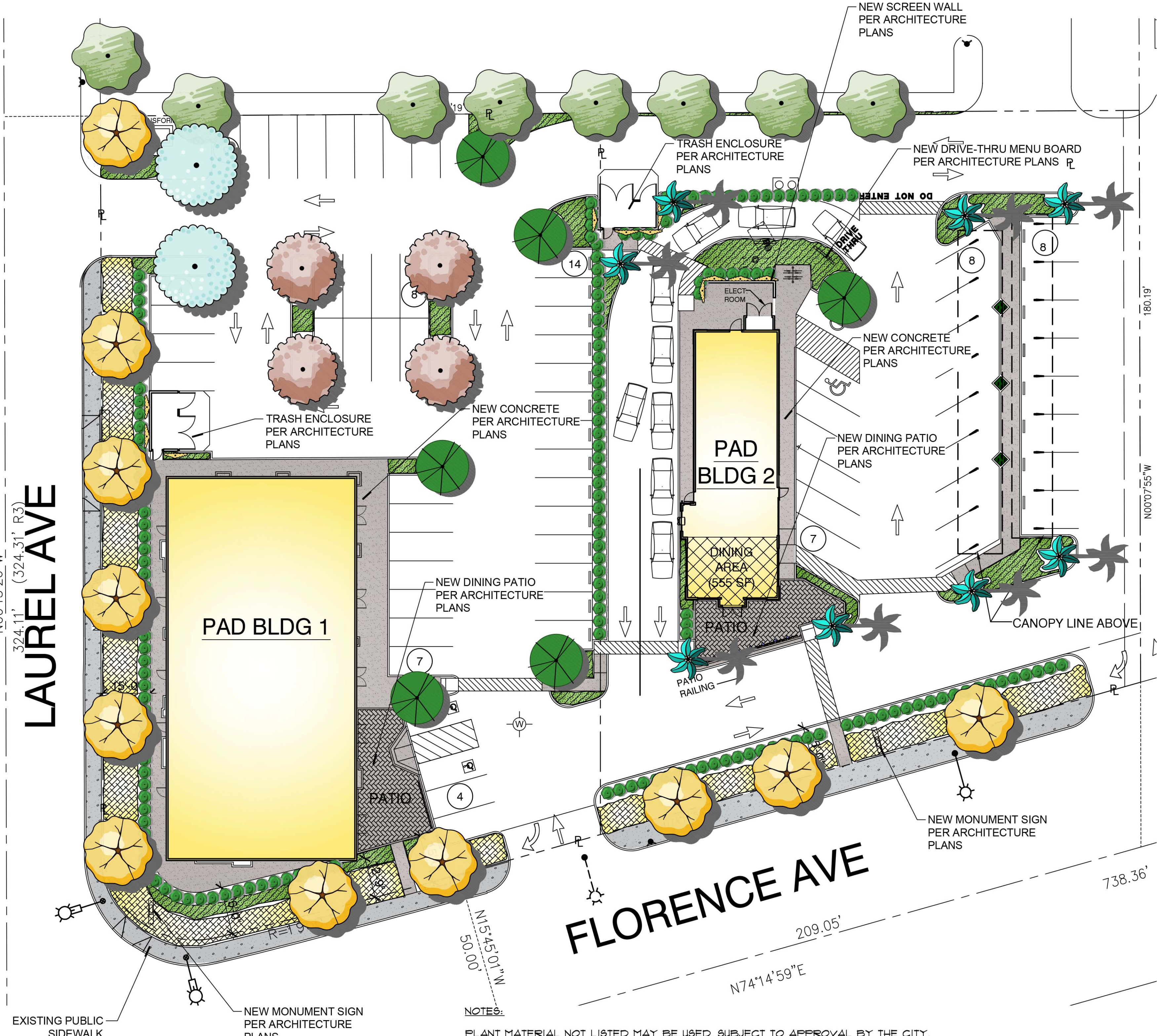
DATE:	02.06.2020
MCG JOB #:	19.358.01
WDA JOB #:	19087

DATE	REVISIONS

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OWNER:

DEVON WESSELINK
COAST TO COAST COMMERCIAL, LLC
27400 LA ALAMEDA, SUITE 100
MISSION VIEJO, CA 92691
(949) 680-4303



NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO THE CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION.
ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED.

CONCEPT PLANT SCHEDULE

	PARKING LOT TREE PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX, M
	ACCENT TREE ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX, L
	EXISTING TREES -	
	ENTRY TREES ACACIA ANEURA / MULGA	36" BOX, L
	STREET TREES LIQUIDAMBAR ROTUNDOLOBA / SWEET GUM	24" BOX, M
	ACCENT PALMS COCOS PLUMOSA / QUEEN PALM	24" BOX, L
	SHRUB HEDGE GREVILLEA X NOELLI' / GREVILLEA WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	5 GAL., L 5 GAL., L
	VINE AT TRASH ENCLOSURE & SCREEN WALL MACFADYENA UNGUIS-CATI / YELLOW TRUMPET VINE	5 GAL., L
	VINE AT PATIO RAILING CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	5 GAL, M
	SHRUB PLANTINGS AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF KEPPING BOTTLEBRUSH DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY LANTANA X 'NEW GOLD' / NEW GOLD LANTANA SALVIA APIANA / WHITE SAGE SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	5 GAL., L 5 GAL., L 1 GAL., L 1 GAL., L 1 GAL., L 5 GAL., L 1 GAL., L
	EXISTING STREETSCAPE LANDSCAPE PROTECT IN PLACE	-
	DIAMOND PLANTING DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY	1 GAL., L

POINT OF CONNECTION #1	PROJECT SITE: TOTAL LANDSCAPE AREA:		11,853 SF						
	TOTAL NON-IRRIGATED LANDSCAPE AREA:		0 SF						
	TOTAL IRRIGATED LANDSCAPE AREA:		11,853 SF (50.1" Annual ETo)						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)									
TOTAL MAWA = [(ETo) x (0.70) x (LA in Sq. Ft.) x (0.62)] + [(ETo) x (0.70) x (SLA in Sq. Ft.) x (0.62)] = GALLONS PER YEAR FOR LA+SLA									
where:									
MAWA = Maximum Applied Water Allowance (gallons per year)									
ETo = Reference Evapotranspiration Appendix C (inches per year)									
0.7 = Evapotranspiration Adjustment Factor (ETAF)									
1.0 = ETAF for Special Landscaped Area									
LA = Landscaped Area (square feet)									
0.62 = Conversion Factor (to gallons per square foot)									
SLA = Special Landscaped Area (square feet)									
MAWA Calculation:									
	ETo	ETAF	LA or SLA (sq. ft.)		Conversion		MAWA (gallons per year)		
MAWA for LA =	50.1	x	0.45	x	11,853	x	0.62	=	165,680
MAWA for SLA =	50.1	x	1.0	x	0	x	0.62	=	0
Total MAWA =									165,680 Gallons per year for LA+SLA

Estimated Applied Water Use	
EAWU = ETo x Ki x LA x 0.62 / IE = Gallons per year	
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) Ki = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of Irrigation Head	
Ki = Ki x Ka x Kmc Ki = species factor (range = 0.1-0.9) (see WUCOLS list for values) Ka = density factor (range = 0.5-1.3) (see WUCOLS list for density value ranges) Kmc = microclimate factor (range = 0.5-1.4) (see WUCOLS) WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf	
EAWU Calculation:	
Special Landscaped Area	50.1 x 1.00 x 0 = 0
Cool Season Turf	50.1 x 1.00 x 0 = 0
Warm Season Turf	50.1 x 0.65 x 0 = 0
High Water Using Shrubs	50.1 x 0.90 x 0 = 0
Medium Water Using Shrubs	50.1 x 0.50 x 0 = 0
Medium Water Using Trees	50.1 x 0.50 x 217 = 4,494
Low Water Using Shrubs	50.1 x 0.30 x 11,636 = 133,866
Very Low Water Using Shrubs	50.1 x 0.20 x 0 = 0
Total EAWU =	11,853
	138,360 Gallons per year

Wda!
Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr. Riverside,
CA 92503
Ph.(951) 353-2436

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111 Pacifica, Suite 280
Irvine, California 92618
☎949.553.1117 ☎949.474.7056
mcgarchitecture.com



PROJECT INFORMATION

SITE AREA

ZONE: C-4		
LAND BUILDING	1.69 ACRES	73,533 SF
LAND / BLDG RATIO: COVERAGE:		9,630 SF
	6.64 / 1	
	13.10 %	

BUILDING AREA

PAD BLDG 1	7,260 SF
PAD BLDG 2 (Drive-Thru)	2,370 SF
TOTAL BUILDING AREA	9,630 SF

PARKING SUMMARY:

PARKING SPACES REQUIRED:			
USER	CITY RATIO REQUIRED	BUILDING S.F.	REQUIRED
RETAIL	4 /1,000 SF	3,630	14
RESTAURANT	1/35 SF of Dining (1,225 SF)	3,630	35 + 1* =36
DRIVE THRU	1/35 SF of Dining (555 SF)	2,370	16 + 1* =17
* One parking space for each 35 SF of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift.			

TOTAL PARKING REQUIRED	67 STALLS
BICYCLE PARKING REQUIRED: (5% required of total stalls)	4
CLEAN AIR VEHICLES REQUIRED: (51-75 stalls)	6
PARKING SPACES PROVIDED:	
PARKING STALLS	68 STALLS
PARKING RATIO	7.06/1000
BICYCLE PARKING PROVIDED:	4
CLEAN AIR VEHICLES PROVIDED:	6

LANDSCAPING AREA:

* 15' wide landscaping requirement has been met on 97.43% of Florence Avenue setback.

REQUIRED

484' FRONTAGE X 20 SF	9,680 S.F.
13,206 S.F. PARKING X 6%	792 S.F.
TOTAL LANDSCAPE AREA REQUIRED	10,472 S.F.

PROVIDED

FRONTAGE LANDSCAPE AREA	7,899 S.F.
REMAINING LANDSCAPE AREA	3,954 S.F.
TOTAL LANDSCAPE PROVIDED ON SITE	11,853 S.F.

TRASH ENCLOSURE AREA:

REQUIRED:	
1% of the first 20,000 sq. ft. of floor area + 1/2% of floor area exceeding 20,000 sq. ft., but not less than 4 1/2 feet in width nor 6 feet in height.	
TRASH ENCLOSURE 1	73 SF
TRASH ENCLOSURE 2	24 SF
PROVIDED:	
TRASH ENCLOSURE 1	171 SF
TRASH ENCLOSURE 2	171 SF

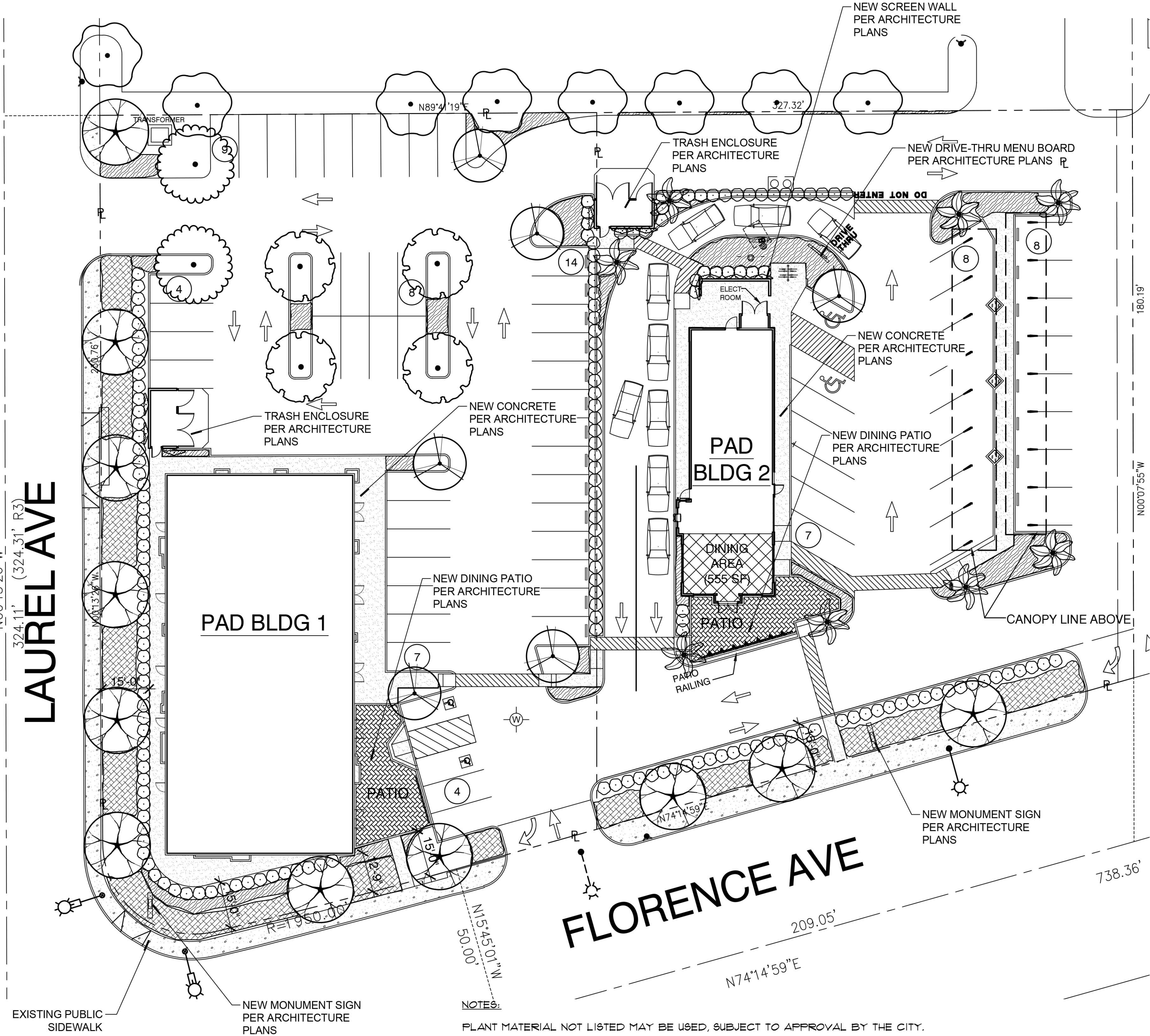
DATE:	02.06.2020
MCG JOB #:	19.358.01
WDA JOB #:	19087

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

OWNER:

DEVON WESSELINK
COAST TO COAST COMMERCIAL, LLC
27400 LA ALAMEDA, SUITE 100
MISSION VIEJO, CA 92691
(949) 680-4303



NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO THE CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION.
ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED.

CONCEPT PLANT SCHEDULE

	PARKING LOT TREE PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX, M
	ACCENT TREE ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX, L
	EXISTING TREES -	
	ENTRY TREES ACACIA ANEURA / MULGA	36" BOX, L
	STREET TREES LIQUIDAMBAR ROTUNDOLOBA / SWEET GUM	24" BOX, M
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