



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
April 12, 2021
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****REGARDING CORONAVIRUS 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 Teresa Cavallo 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 Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

4. ORAL COMMUNICATIONS

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

5. MINUTES

Approval of the minutes of the March 8, 2021 Planning Commission Meeting

6. PUBLIC HEARING - Continued from March 8, 2021

Categorical Exempt - CEQA Guidelines Section 15301 (g) & Section 15305 (a)
Zone Variance Case No. 89

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the ten (10) feet setback area on property located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone. (Spectrum Lighting Service)

7. CONSENT ITEM

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

A. CONSENT ITEM

Tentative Parcel Map No. 82031

Development Plan Approval Case No. 936-2

Conditional Use Permit Case No. 787-2

TPM No. 82031: A request for a time extension of Tentative Parcel Map No. 82031 to allow for the consolidation of seven (7) parcels into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Boulevard.

DPA Case No. 936-2: A request for a time extension of Development Plan Approval (DPA) Case No. 936 to allow for the construction of a new 128,869 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Boulevard.

CUP Case No. 787-2: A request for a time extension to allow for the establishment, operation, and maintenance of a mini-warehouse facility on the subject property at 11212 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.

(Geminis Property Development, LLC)

8. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

9. **ADJOURNMENT**

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

I, Teresa Cavallo, 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; city's website at www.santafesprings.com; City Hall (Entrance Window), 11710 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

April 8, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

April 12, 2021

APPROVAL OF MINUTES

Minutes of the March 8, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the March 8, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the March 8, 2021 Planning Commission Meeting



APPROVED:

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

March 8, 2021

1. **CALL TO ORDER**

Chair Arnold called the meeting to order at 6:03 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chair Arnold led everyone in the Pledge of Allegiance.

3. **ROLL CALL**

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

Staff: Scott E. Porter, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Commissioner Rounds

4. **ORAL COMMUNICATIONS**

None.

5. **MINUTES**

Approval of the minutes of the February 8, 2021 Planning Commission Meeting

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

Ayes: Arnold, Jimenez, Carbajal, and Hernandez

Nays: None

Absent: Rounds

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15303, Class 3
Conditional Use Permit (CUP) Case No. 815

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 815, 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 CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use 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 Conditional Use Permit Case No. 815, subject to the conditions of approval as contained within Resolution No. 182-2021; and
- Adopt Resolution No. 182-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 6. Present via zoom was Representative Mike Griswold on behalf of Brenntag.

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

Vice Chair Jimenez commented that he was unsure about tankers being stored over night at this location. Associate Planner Vince Velasco responded that the tankers will be empty.

Chair Arnold inquired if the gates will remain open so that the trucks do not have to queue on public streets. Mr. Velasco replied that during business hours the gates will remain open but locked during afterhours. Representative Mike Griswold corrected Mr. Velasco and replied that the gates will remain locked and truck drivers will open the gates via remote control.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:24 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6

Representative Mike Griswold thanked the Planning Commissioners for their time and Vince Velasco for the work and consideration given to this project. Mr. Griswold further stated that this location has been cleared up and will be held at high standards like their Patterson location.

Audience member and next door property owner David Warner inquired to the kind of chemicals being stored at this location.

Representative Mike Griswold replied that all chemicals will be stored in UL containers. The nature of the chemicals being stored are for pharmaceuticals, municipalities for water treatment, they do not store explosive chemicals.

Chair Arnold inquired if they store flammable chemicals. Mr. Griswold replied that all flammable chemicals are store in enclosed containers.

There being no one else the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:29 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Conditional Use Permit (CUP) Case No. 815, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, and Hernandez
Nays: None
Absent: Rounds

Planning Commission Attorney Scott E. Porter read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 817

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 817 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 Ordinance 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 Categorical Exempt; and
- Approve Conditional Use Permit Case No. 817, subject to the conditions of approval as contained within Resolution No. 183-2021 and
- Adopt Resolution No. 183-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 7. . Present via zoom was Representative Julianne Newcomer.

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

There being no questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if anyone from the audience would like to speak on Item No. 7.

Representative Julianne Newcomer thanked Claudia for her presentation and thanked the Planning Commissioners for their consideration to this project.

There being no one from the audience wishing to speak, Chair Arnold closed the Public Hearing at 6:37 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Jimenez, seconded by Commissioner Carbajal to approve Conditional Use Permit (CUP) Case No. 817, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, and Hernandez
Nays: None
Absent: Rounds

Planning Commission Attorney Scott E. Porter read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

8. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 (g) & Section 15305 (a)
Zone Variance Case No. 89

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Variance Case No. 89, 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 ZV request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15305 (a) and Section 15301 (g) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Zone Variance Case No. 89, subject to the conditions of approval as contained within Resolution No. 184-2021; and
- Adopt Resolution No. 184-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 8. Present via zoom was 7-11 Operator Danny Lee.

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

Commissioner Hernandez commented that the sign would only promote business at this location.

Chair Arnold inquired about the distance and suggested moving the sign from the corner to allow for code compliance and provided distances. Director of Planning Wayne Morrell replied that in moving the sign where Chair Arnold suggested there would be a 2 ft. overhang.

A discussion ensued regarding City Code, setting precedence, sign design, and possible other locations for the sign.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if anyone from the audience would like to speak on Item No. 8.

7-11 Operator Danny Lee thanked Jimmy Wong and Wayne Morrell for their assistance on this project. Mr. Lee indicated that visibility is key and that shifting the sign from the proposed location takes away from the visibility. Also, Mr. Lee indicated that safety is a concern for delivery trucks.

Director of Planning Wayne Morrell commented that he physically has gone out to this site and that this location is the optimal location.

There being no one from the audience wishing to speak, Chair Arnold closed the Public Hearing at 6:37 p.m. and requested a motion and second for Item No. 8.

Upon further discussion the Planning Commissioners discussed alternative motions. Chair Arnold moved to continue Item No. 8 to the April 12, 2021 Planning Commission Meeting and for the applicant to provide a scaled site plan and line of sight plan for the monument sign, seconded by Vice Chair Jimenez, which passed with the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, and Hernandez
Nays: None
Absent: Rounds

9. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 500-8

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of a combined outpatient counseling center and substance abuse recovery resident facility, if conducted in strict compliance with the conditions of approval, will be harmonious with

adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.

- Require that Conditional Use Permit Case No. 500-8 be subject to a compliance review in five (5) year, on or before March 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Development Plan Approval Case No. 914-3

Recommendations: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Development Plan Approval No. 914, 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, polies, and programs of the City's General Plan; and
- Approve a one (1) year time extension of Development Use Permit Case No. 914 (until March 8, 2022), subject to the most recent conditions of approval for Development Plan Approval 914.

Chair Arnold requested a motion regarding Consent Items Nos. 9A and 9B.

It was moved by Commissioner Arnold, seconded by Commissioner Hernandez to approve Consent Items Nos. 9A and 9B, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Arnold, Jimenez, Carbajal, and Hernandez

Nays: None

Absent: Rounds

10. ANNOUNCEMENTS

Commissioners:

All Planning Commissioners welcomed Chair Arnold back and were grateful that both Chair Arnold and his wife are doing well.

Chair Arnold discussed their battle with Covid-19 and thanked everyone for their prayers, and well wishes.

Chair Arnold also welcomed Commissioner Hernandez.

Commissioner Carbajal indicated that she and Commissioner Hernandez have known each other since elementary school.

Staff:

Director of Planning Wayne Morrell also welcomed Chair Arnold back and will continue to keep him and his family in prayers.

Senior Planner Cuong Nguyen invited everyone to the upcoming March 31, 2021 Housing

& Environmental Injustice Community Workshop at 6:00 p.m. – 8:00 p.m. Mr. Nguyen also notified everyone that gift cards to local eating establishments will be raffled and he also welcomed Commissioner Hernandez.

11. ADJOURNMENT

Chair Arnold adjourned the meeting at 7:40 p.m. to the next regular Planning Commission meeting scheduled for April 12, 2021 at 6:00 p.m.

ATTEST:

Chair Arnold

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING – Continued from March 8, 2021

Categorical Exempt – CEQA Guidelines Section 15301 (g) & Section 15305 (a)

Zone Variance Case No. 89

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the ten (10) feet setback area on property located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone. (Spectrum Lighting Service)

RECOMMENDATIONS

- Re-open the Public Hearing and receive any additional comments from the public regarding Zone Variance Case No. 89, 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 ZV request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15305 (a) and Section 15301 (g) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Zone Variance Case No. 89, subject to the conditions of approval as contained within Resolution No. 184-2021; and
- Adopt Resolution No. 184-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Spectrum Lighting Service
DBA: So Cal Lighting Services
10545 Painter Avenue
Santa Fe Springs, CA 90670
562-946-5112
- B. Property Owner: Tabello Bros Inc.
P.O. Box 3450
La Habra, CA 90632
- C. Location of Proposal: 14156 Rosecrans Avenue
Santa Fe Springs, CA 90670

- D. Existing Zone: C-4-PD
(Community Commercial Planned Development Overlay)
- E. General Plan: Commercial
- F. CEQA Status: CEQA Exemption – Section 15305 (a) & 15301 (g)
- G. Staff Contact: Jimmy Wong, Associate Planner
jimmywong@santafesprings.org

BACKGROUND

Zone Variance Case No. 89 was first presented to the Planning Commission at the March 8, 2021 meeting. The Commissioners had several questions pertaining to the proposed sign plan and visibility of the proposed monument sign as it was previously submitted. Several of the Commissioners' questions required additional research and could not be answered at the March 8, 2021 meeting. As a result, the Planning Commission voted to continue the item to the April 12, 2021 meeting and directed staff and the applicant to provide the following materials for their review and consideration:

- A scaled sign plan
- A revised sign plan that locates the sign with a minimum 7' setback from the property line
- A mock photo of the proposed monument sign going south bound from Valley View Avenue and west bound from Rosecrans Avenue.

As requested by the Commissioners, the applicant has provided two revised sign plans (Attachment 1). The revised sign plans are both drawn to scale. One plan identifies the proposed monument sign setback 7' from the property lines along both Rosecrans Avenue and Valley View Avenue. A second plan identifies the proposed monument sign setback 7' from the property line along Rosecrans Avenue and setback 10' from the property line along Valley View Avenue. It should be noted that a monument sign cannot be placed 10' from the front property line along Rosecrans Avenue because it would impact the existing 2' overhang for the northerly parking stalls. The applicant also placed two mock monument signs to help simulate the view of the sign at both the 7' and the 10' setback. Staff took photos of the two mock monument signs going south bound from Valley View Avenue and east bound from Rosecrans Avenue (Attachment 2).

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 184-2021 (attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.675 for the granting of a Zone Variance. Staff is, therefore, recommending approval of Zone Variance Case No. 89, subject to the conditions of approval as provided within Exhibit A of Resolution 184-2021



Wayne M. Morrell
Director of Planning

Attachments:

1. Revised Sign Plan
 - a. Option 1: 7' setback from both Valley View Ave & Rosecrans Ave
 - b. Option 2: 7 setback from Rosecrans Ave & 10; setback from Valley View Ave
2. Mock Photos
3. 3/8/2021 Staff Report
4. Resolution 184-2021
 - a. Exhibit A – Conditions of Approval

Attachment 1a: Revised Sign Plan – Option 1

Location:
7- Eleven Store #35988
14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



Scope of Work:
 Newly Proposed
 One (1) Sign Monument

Note: Sign Monument is
 Installed in a V-Shaped
 Configuration

Installation Note:
 Remove and Replace Existing
 Sign Monument with Newly
 Proposed Sign Monument

Proposed

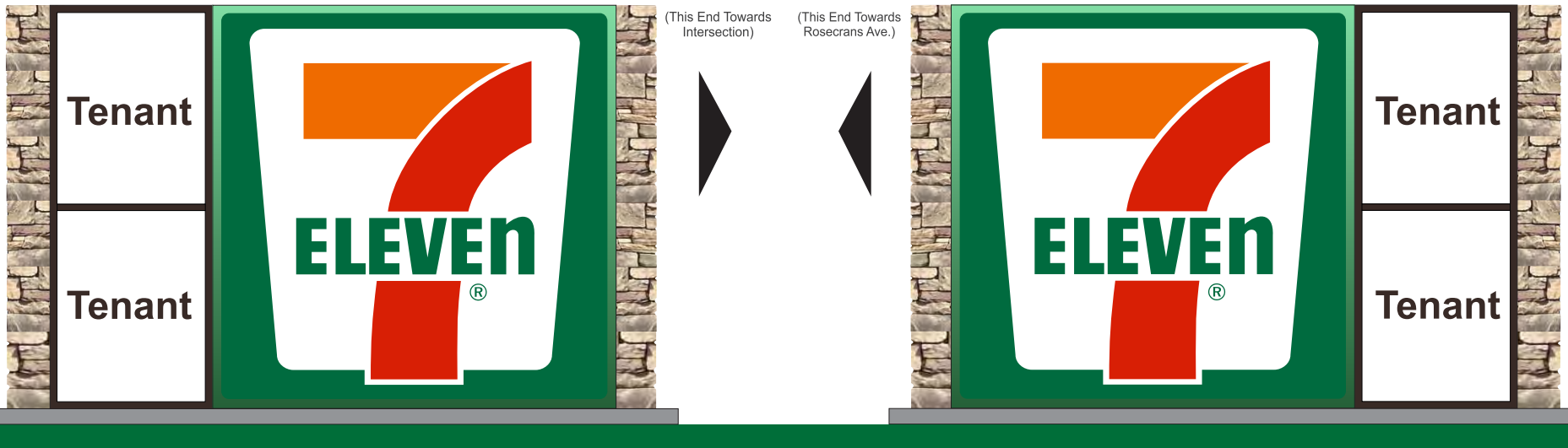
Sign Monument is Set in
 V-Shaped Configuration

Sign Face "A"

(Facing Directly @ Intersection of Rosecrans & Valley View)

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



So Cal
LIGHTING SERVICES
 10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
 Date: 07/03/2019
 Client: 7-Eleven
 Address: 14156 Rosecrans Ave.
 Santa Fe Springs, CA. 90670

Scale: Noted
 Designer: MB
 Sheet #: 1 of 11
 Revised: (14) 03/18/21 mb

View Note:

V-Shaped Sign Monument, Side "A" Faces Directly into Intersection. Side "A" Faces Perpendicular to Rosecrans Avenue (Not Shown Here)

Rendering Page Only

Proposed Sign ① Total: 40.0 Sq. Ft.



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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 2 of 11
Revised: (14) 03/18/21 mb

View Note:

V-Shaped Sign Monument, Side "A" Faces Directly into Intersection. Side "A" Faces Perpendicular to Rosecrans Avenue (Not Shown Here)

(This Sign Face, Side "A", Faces Directly into Intersection of Rosecrans Ave. & Valley View Ave.)

Proposed Sign ① **Sign Face "A"** Total: 40.0 Sq. Ft.



Note: Tree Removed

Installation Note:

Existing Sign to be Removed and Replaced with Newly Proposed Sign Monument

Total Quantity: Two (2) Sign Faces

Qty: One (1) Sign Monument

Sign Monument Elev.

Scale: 1/8" = 1'-0"

Fabrication & Installation Note:

Sign Monument is Set in 45 Degree Angle (V-Shaped) Configuration @ Corner of Property

Installation Note:

Sign Monument will ADHERE to a 7'-0" Setback from Sidewalk on Rosecrans Ave. & Sidewalk @ Corner with (Angled) Planter

(This End Towards Rosecrans Ave.)

Existing



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10545 Painter Avenue Santa Fe Springs, CA. 90670

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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 3 of 11
Revised: (14) 03/18/21 mb

View Note:
V-Shaped Sign Monument, Side "B" Faces
Property Landscape (Grass Area) and
Perpendicular to Rosecrans Avenue

(This Sign Face, Side "A", Faces
 Directly into Intersection of
 Rosecrans Ave. & Valley View Ave.)



(This End Towards
 Rosecrans Ave.)

Sign Face "B"

Proposed Sign ① Total: 40.0 Sq. Ft.

▶ **Total Quantity:** Two (2) Sign Faces ◀
 Qty: One (1) Sign Monument

Sign Monument Elev.

Scale: 1/8" = 1'-0"

Fabrication & Installation Note:

Sign Monument is Set in 45 Degree
 Angle (V-Shaped) Configuration
 @ Corner of Property

Installation Note:

Sign Monument will ADHERE to a 7'-0"
 Setback from Sidewalk on Rosecrans Ave.
 & Sidewalk @ Corner with (Angled) Planter

Existing



Installation Note:
 Existing Sign to be Removed and
 Replaced with Newly Proposed
 Sign Monument

Scope of Work

Demo Instruction (Existing Pole Sign):

- ① **Remove** entire Existing Pole Sign Cabinet and Steel Pole Existing Connection with Electrical Wiring to be Re-used for Newly Proposed Sign
- ② **Install** One (1) New 7-11 Sign Monument (M16 Sign Cabinet) & Tenant Sign Cabinet. Secure and Fasten in Place onto Newly Installed Steel Pipe Support
- ③ **Install** One (1) New Concrete Mow Stripe. Not Apart of Signage Square Footage or Overall Height

Viewer Note: 18" Dirt Mount (w/ Colorful Annuals) May be Done by others

Single-Sided Sign Faces

Sign Specifications:

- Ⓐ **One (1) New 7-11 Company ID Sign:** 7-11 "M16" Sign Cabinet to be Internally Illuminated w/ 1.5" wide Alum. Angle to be (approx.) 8" deep, Painted Dark Bronze (Left Side Only) Size: 60" h. x 60" L. x 8" deep

Sign Face Copy and Graphics: to be 3/16" thick **White** Polycarb. Vacuum-Formed Face with Graphics as follows:

Characters 7 & Eleven: to be 7-11 Company Colors Overlaid. See Color Chart (next Page)

Tenant Sign Cabinet: to be Internally Illuminated, Aluminum fabricated with 1.5" wide Aluminum Angle to be (approx.) 8" deep Cabinet Painted Dark Bronze with Satin finish (Right Side Only) Size: 60" h. x 60" L. x 8" deep

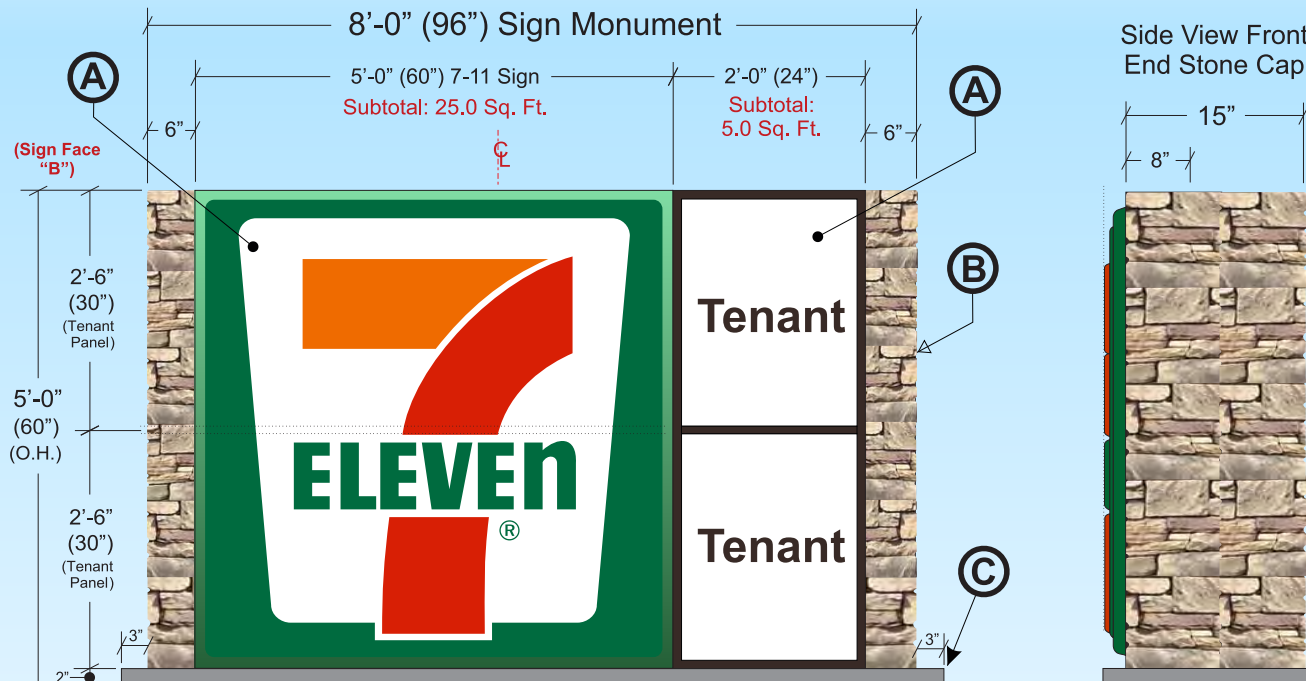
▶ **Total Quantity: Two (2) Sign Faces**
Qty: One (1) Sign Monument ◀

Two (2) Single-Sided Sign Making Sign Double-Sided

Proposed

Sign ①

Total: 40.0 Sq. Ft. (Monument)
Total: 35.0 Sq. Ft. (Signage)



Monument Sign Elev.

Scale: 1/2" = 1'-0"

Continued:

- Ⓐ **(Tenant) Sign Cabinet Retainers & Divider Bars:** to be 1" wide & 1" wide Painted Dark Bronze with Satin finish

Tenant Sign Face Copy and Graphics: to be 3/16" thick **White** Acrylic with Tenant Graphics (To Be Determined)

Illumination: White LED Lighting Modules (for both Cabinets), Insulated Wiring, Low-Voltage Power Supplies Toggle Disconnect Switches, Ded. Circuit (120 V, 20 Amps), etc.

Installation: Pre-Dug Hole (with DigAlert Approval), Concrete Footer (to be 2,500 PSI), Steel Pipe (to be determined) to be Embedded into Concrete Footer

- **Viewer Note:** 18" Dirt Mount (with Colorful Annuals) May be Done by others

- Ⓑ **Decorative Stone:** to be Added on Both Ends of the Monument and Base, See Sign Design, This Page

- Ⓒ **Concrete Mow Stripe:** to be Added, 2" high and Custom Set for V-Shaped Sign Monument



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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 5 of 11
Revised: (14) 03/18/21 mb

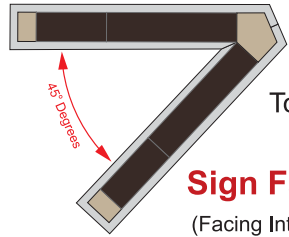
Fabrication & Installation Note:

Sign Monument is Set in 45 Degree Angle (V-Shaped) Configuration @ with Setbacks on the Property

Installation Note:

Sign Monument will ADHERE to a 7'-0" Setback from Sidewalk on Rosecrans Ave. and Sidewalk @ Corner with (Angled) Planter

Sign Face "B"
(Perpendicular to Rosecrans Ave.)



Top View

Sign Face "A"
(Facing Intersection of Rosecrans & Valley View)

Total Quantity: Two (2) Sign Faces

Qty: One (1) Sign Monument

Single-Sided Sign, Illuminated

Sign ①

Sign Face Elev.

Scale: 1/32" = 1'-0"

Signage Color Legend

Color Notes for 7-ELEVEN Signage

	Green #3630-26 Translucent Vinyl (1st Surface)
	Orange #3630-44 Translucent Vinyl (1st Surface)
	Red #3630-33 Translucent Vinyl (1st Surface)
	Duranodic Bronze, PMS 412 C (Aka) Pantone Black C

Fabrication Note:
7-11 ID Sign Face(-s) to be Set towards Intersection, both Faces of V-Shaped Sign Monument

Sign Face "A"

(Facing Directly @ Intersection of Rosecrans & Valley View)

Sign Monument is Set in V-Shaped Configuration

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



(This End Towards Rosecrans Ave.)



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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 6 of 11
Revised: (13) 03/11/21 mb

★ Custom-Made Alum. Fabricated End-Cap Covering & Connecting both Sign Monuments as One-Unit ★

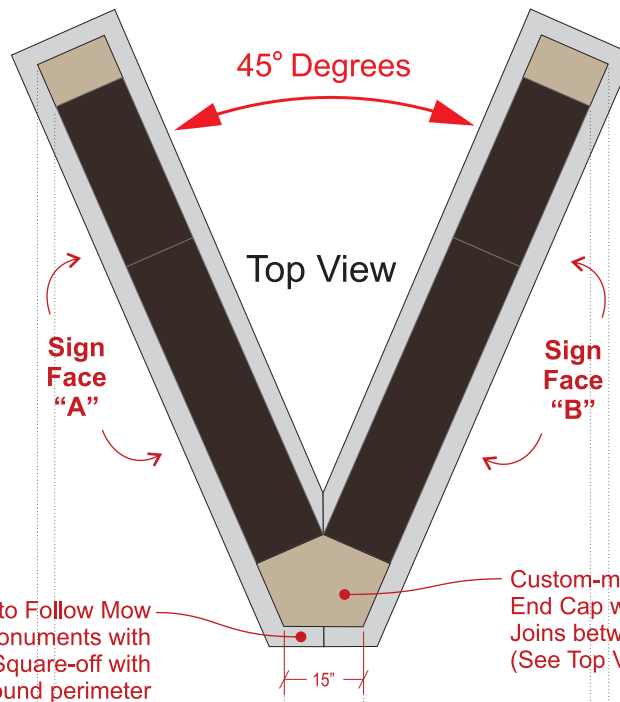
Double-Sided Sign, V-Shaped Internally Illuminated

Sign ①

Sign Face Elev.

Scale: 3/8" = 1'-0"

(Top View)



Concrete Mow Strip to Follow Mow Strip with both Monuments with added End to be Square-off with 3" all the way around perimeter

Custom-made Stone Decor with End Cap where Sign Monument Joins between both cabinets (See Top View)

Sign Face "A"

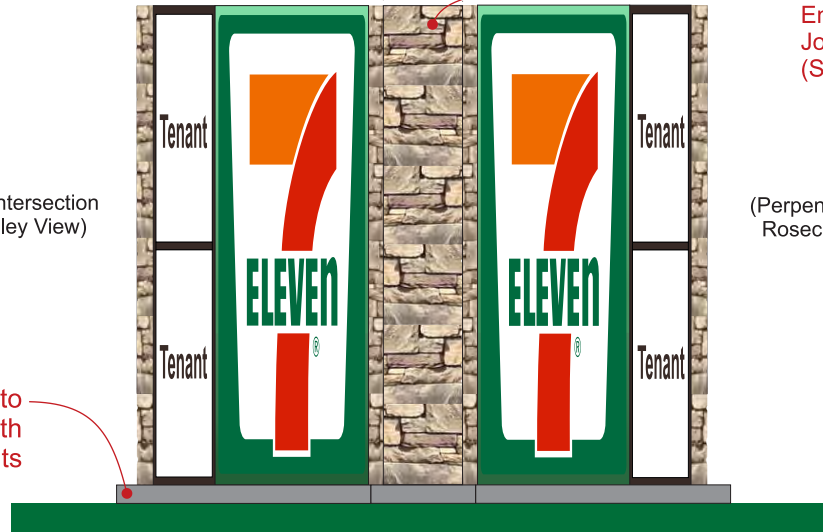
Sign Face "B"

Custom-made Stone Decor with End Cap where Sign Monument Joins between Sign Cabinets (See Top View)

(Facing Directly @ Intersection of Rosecrans & Valley View)

(Perpendicular to Rosecrans Ave.)

Concrete Mow Strip to Follow Mow Strip with both Monuments



★ Custom-Made Alum. Fabricated End-Cap Covering & Connecting both Sign Monuments as One-Unit ★

Fabrication Note:

7-11 ID Sign Face(-s) to be Set towards Intersection, both Faces of V-Shaped Sign Monument

Sign ①

Sign Face Elev.

Scale: 3/8" = 1'-0"

(Front View)



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Address: 14156 Rosecrans Ave.

Santa Fe Springs, CA. 90670

Scale: Noted

Designer: MB

Sheet #: 7 of 11

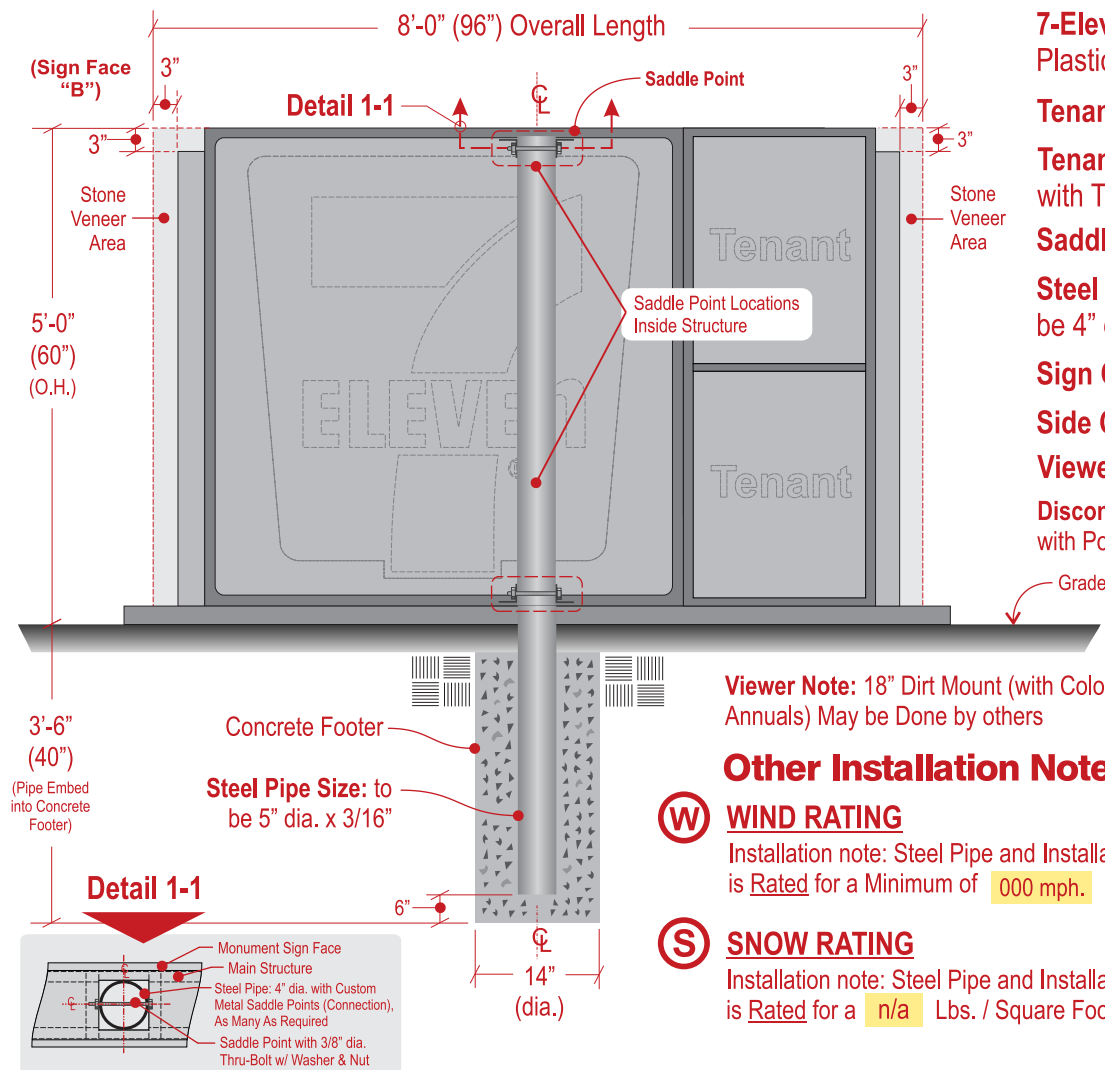
Revised: (14) 03/18/21 mb

This Electric Sign will be Installed in Strict Compliance with the US National Electric Code (Article 600) and the UL Standard and with Local Government Codes (or Authority Having Jurisdiction, AHJ) within the Jurisdiction of this Sign Project. All Parts of this Electric and Illuminated Sign will be Properly Grounded and Bonded (as required).

► **Total Quantity:** Two (2) Sign Faces
Qty: One (1) Sign Monument

(2) Single-Sided Sign Monuments, Illuminated

Proposed Sign ① Total: 40.0 Sq. Ft.



Viewer Note: 18" Dirt Mount (with Colorful Annuals) May be Done by others

Other Installation Notes:



WIND RATING

Installation note: Steel Pipe and Installation is Rated for a Minimum of 000 mph.



SNOW RATING

Installation note: Steel Pipe and Installation is Rated for a n/a Lbs. / Square Foot

Sign Installation Detail

7-Eleven Sign Cabinet: to be 2.5" x 2.5" x 3/16" thick Aluminum Angle (Inner) Frame Cladding to be .090" thick Aluminum

7-Eleven Retainers: to be 1.5" wide Aluminum Painted

7-Eleven Sign Faces: to be Vacuum-Formed Polycarbonate Plastic Faces with Translucent Vinyl Graphics Overlay

Tenant Retainers: to be 1" wide Aluminum Painted

Tenant Sign Cabinet: has 3/16" thick White Acrylic Face with Translucent Vinyl Graphics Overlay

Saddle Point Connections: See Diagram and Detail 1-1

Steel Support Pipe Size: Two (2) Steel Support Pipes to be 4" dia. x 3/16" thk. x 8'-6" (102") Length

Sign Cabinets: Two (2) Sign Cabinets Connected at One End

Side Columns, End Cap, and Base Cover: Stone Veneer

Viewer Note: see Engineering Page (Separate Document)

Disconnect (Toggle) Switch: on Return of Sign Cabinet with Power Supply located inside Sign Cabinet

Sign Installation Detail

Scale: 1/32" = 1'-0"

Electrical Detail Drawing

ELECTRICAL NOTES:

1. Sign Material and Fasteners conform: Code 3004.4.
2. Required Components are UL LISTED.
3. Sign will be Grounded conform: Code 600.7
4. Signs are Manufactured conform: Code 600.
5. One, 20 Amp Electrical Circuit for each Sign.
6. One visible 20 amp Disconnect Switch per Power Supply, Transformer, Ballast, or other.

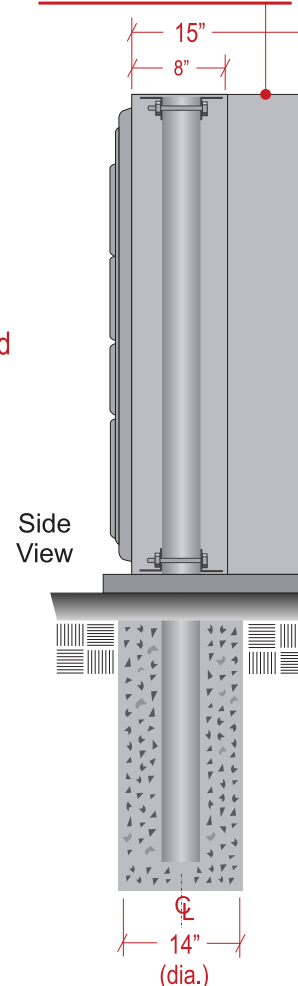
Installation note:

- > All non-ferrous Materials: Bolts, Connectors, Sleeves, etc.
- > All Bolts, Connectors, Sleeves, etc. to be U.L. Rated
- > All Penetrations through the Wall to be Watertight
- > LEDS Lighting Modules "Not To Be" visible on Sign
- > Illumination to be "Even Lighting" with no "Hot Spots"

ALL ELECTRICAL
COMPONENTS
APPROVED



15" Represents the Front Where Both Monuments Join & Stone Capped @ End



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JOB#: #35988 - Santa Fe Springs

Date: 07/03/2019

Client: 7-Eleven

Address: 14156 Rosecrans Ave.

Santa Fe Springs, CA. 90670

Scale: Noted

Designer: MB

Sheet #: 8 of 11

Revised: (14) 03/18/21 mb

This Page Shows 7'-0" Setback is the most effective Setback for Sign Monument from Rosecrans Ave. This Page Shows 7'-0" Setback is the most effective Setback for Sign Monument from the Intersection

Viewer Note:

This Page Only shows Dimensions of Sign Area and Planter Area with Tree Positions which either will Remain or will be Removed

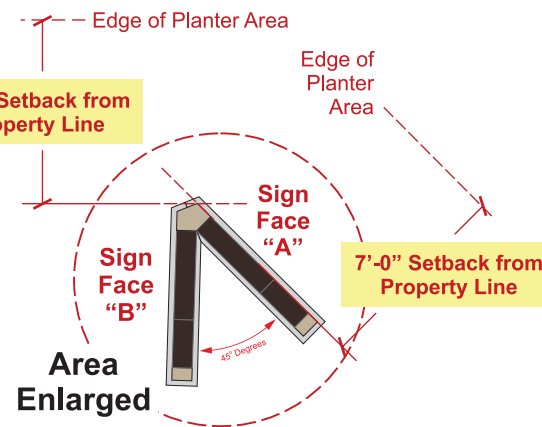
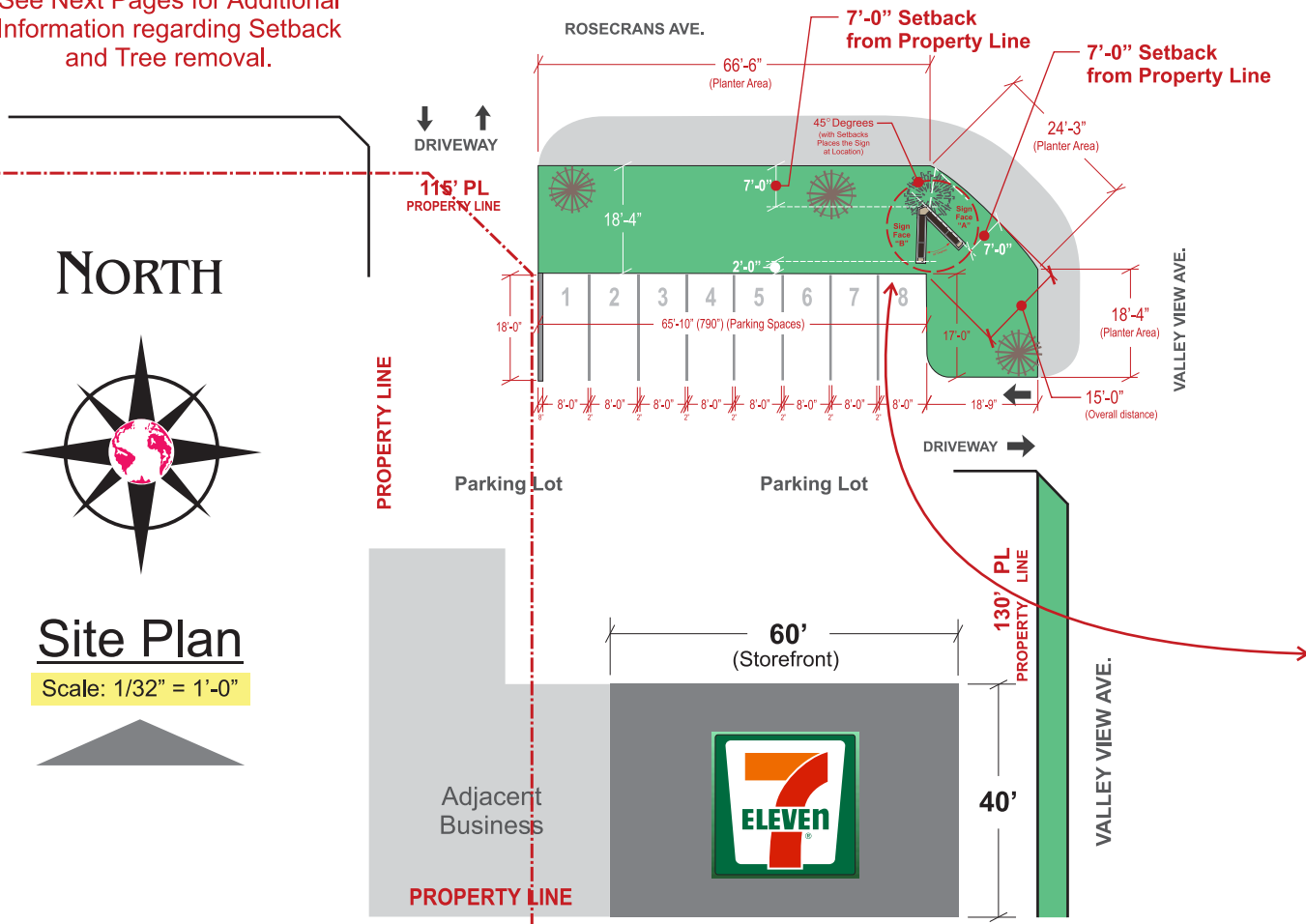
Viewer Note:

See Next Pages for Additional Information regarding Setback and Tree removal.

Sign Project for:

7- Eleven Store #35988

14156 Rosecrans Ave.
 Santa Fe Springs, CA. 90670



Total Quantity: Two (2) Sign Faces
 Qty: One (1) Sign Monument

Proposed

Sign ①

Total: 40.0 Sq. Ft. Sign Face "B"
 (Faces Rosecrans Ave.)



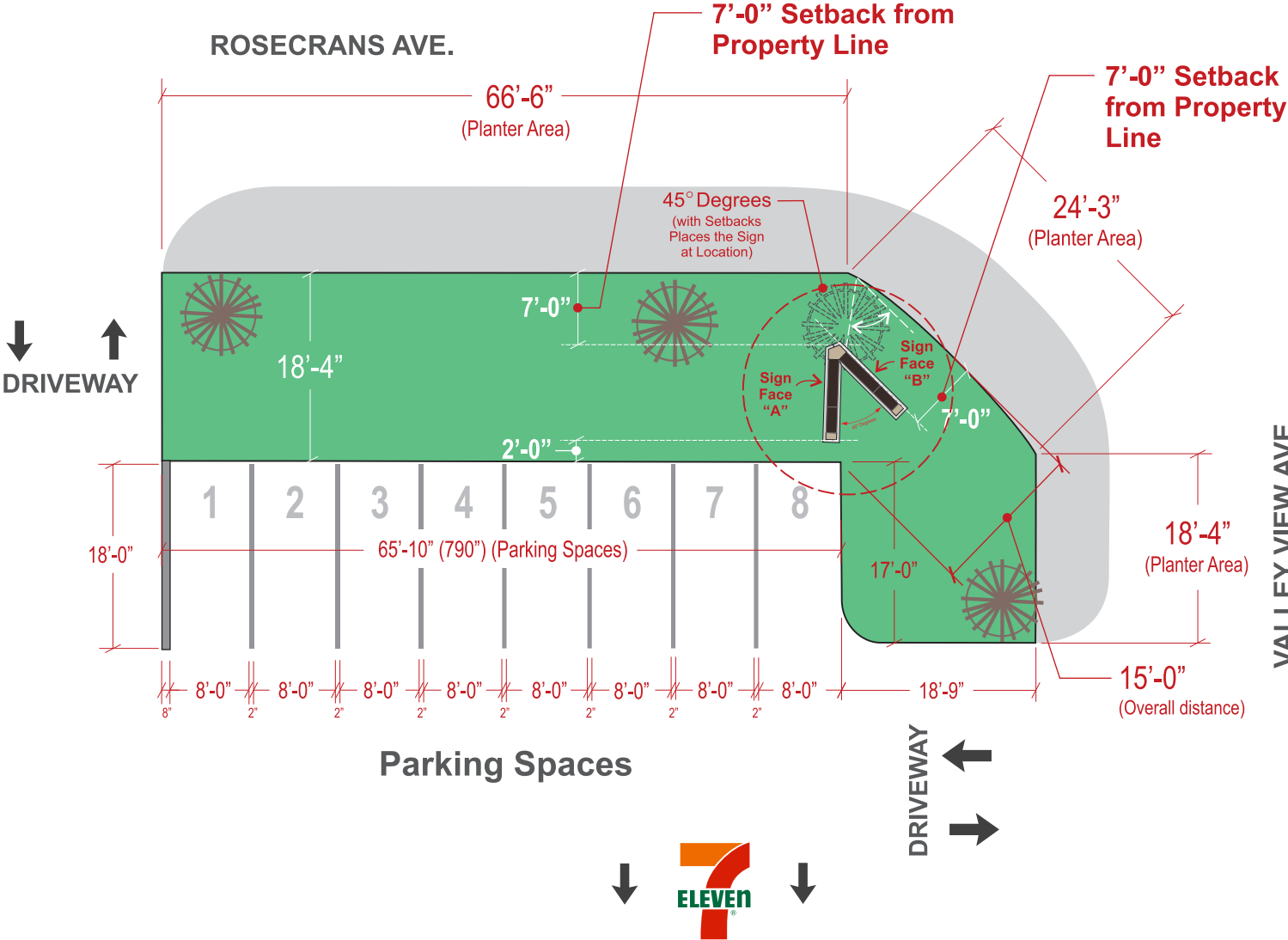
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JOB#: #35988 - Santa Fe Springs
 Date: 07/03/2019
 Client: 7-Eleven
 Address: 14156 Rosecrans Ave.
 Santa Fe Springs, CA. 90670

Scale: Noted
 Designer: MB
 Sheet #: 9 of 11
 Revised: (14) 03/18/21 mb

This Illustration shows that the 7'-0" Setback with Sign Monument.

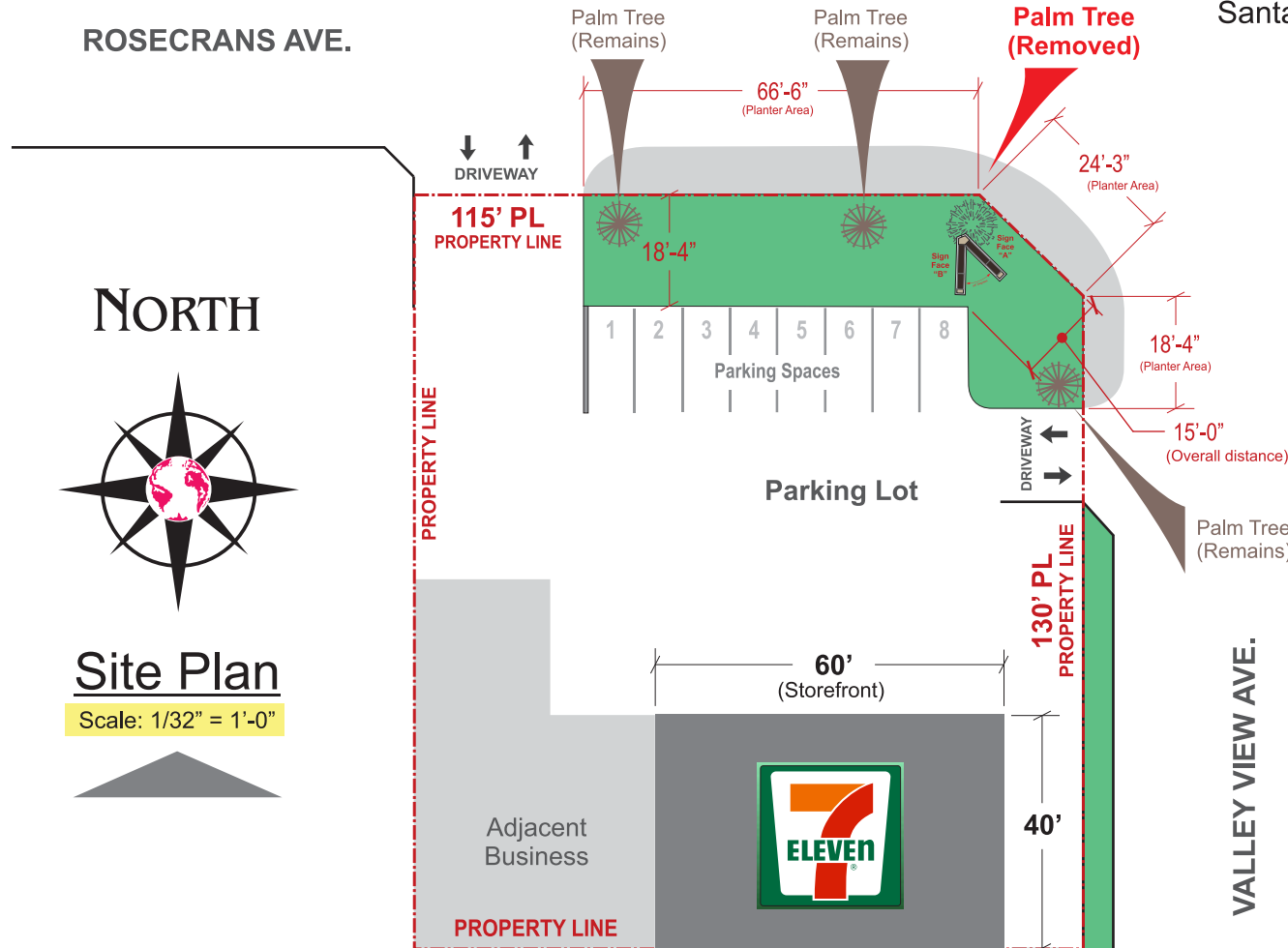


This Page Depicts the Removal of One (1) Palm Tree (Only).

Viewer Note:

This Page Only shows Dimensions of Sign Area and Planter Area with Tree Positions which either will Remain or will be Removed

Sign Project for:
7- Eleven Store #35988
14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



NORTH



Site Plan

Scale: 1/32" = 1'-0"



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Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 11 of 11
Revised: (14) 03/18/21 mb

Attachment 1b: Revised Sign Plan – Option 2

Location:
7- Eleven Store #35988
14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



Scope of Work:
 Newly Proposed
 One (1) Sign Monument

Note: Sign Monument is
 Installed in a V-Shaped
 Configuration

Installation Note:
 Remove and Replace Existing
 Sign Monument with Newly
 Proposed Sign Monument

Proposed

Sign Monument is Set in
 V-Shaped Configuration

Sign Face "A"

(Facing Directly @ Intersection of Rosecrans & Valley View)

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



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JOB#: #35988 - Santa Fe Springs
 Date: 07/03/2019
 Client: 7-Eleven
 Address: 14156 Rosecrans Ave.
 Santa Fe Springs, CA. 90670

Scale: Noted
 Designer: MB
 Sheet #: 1 of 11
 Revised: (15) 03/24/21 mb

View Note:

V-Shaped Sign Monument, Side "A" Faces Directly into Intersection. Side "A" Faces Perpendicular to Rosecrans Avenue (Not Shown Here)

Rendering Page Only

Proposed Sign ① Total: 40.0 Sq. Ft.



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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 2 of 11
Revised: (15) 03/24/21 mb

View Note:
V-Shaped Sign Monument, Side “A” Faces Directly into Intersection. Side “A” Faces Perpendicular to Rosecrans Avenue (Not Shown Here)

(This Sign Face, Side “A”, Faces Directly into Intersection of Rosecrans Ave. & Valley View Ave.)

Proposed Sign ① **Sign Face “A”** Total: 40.0 Sq. Ft.



Note: Tree Removed

Installation Note:
Existing Sign to be Removed and Replaced with Newly Proposed Sign Monument

Total Quantity: Two (2) Sign Faces
Qty: One (1) Sign Monument

Sign Monument Elev.
Scale: 1/8" = 1'-0"

Fabrication & Installation Note:
Sign Monument is Set in 45 Degree Angle (V-Shaped) Configuration @ Corner of Property

Installation Note:
Sign Monument will ADHERE to a 7'-0" Setback from Sidewalk on Rosecrans Ave. and 10'-0" Setback with Sidewalk @ Corner with (Angled) Planter Towards Intersection

(This End Towards Rosecrans Ave.)

Existing



View Note:
V-Shaped Sign Monument, Side “B” Faces
Property Landscape (Grass Area) and
Perpendicular to Rosecrans Avenue

(This Sign Face, Side “A”, Faces
 Directly into Intersection of
 Rosecrans Ave. & Valley View Ave.)



Sign Face “B”

Proposed

Sign ①

Total: 40.0 Sq. Ft.

► **Total Quantity:** Two (2) Sign Faces ◀
 Qty: One (1) Sign Monument

Sign Monument Elev.

Scale: 1/8" = 1'-0"

Fabrication & Installation Note:

Sign Monument is Set in 45 Degree
 Angle (V-Shaped) Configuration
 @ Corner of Property

Installation Note:

Sign Monument will ADHERE to a 7'-0"
 Setback from Sidewalk on Rosecrans Ave.
 and 10'-0" Setback at Sidewalk @ Corner
 with (Angled) Planter Towards Intersection

Existing



Installation Note:

Existing Sign to be Removed and
 Replaced with Newly Proposed
 Sign Monument

Scope of Work

Demo Instruction (Existing Pole Sign):

- ① **Remove** entire Existing Pole Sign Cabinet and Steel Pole Existing Connection with Electrical Wiring to be Re-used for Newly Proposed Sign
- ② **Install** One (1) New 7-11 Sign Monument (M16 Sign Cabinet) & Tenant Sign Cabinet. Secure and Fasten in Place onto Newly Installed Steel Pipe Support
- ③ **Install** One (1) New Concrete Mow Stripe. Not Apart of Signage Square Footage or Overall Height

Viewer Note: 18" Dirt Mount (w/ Colorful Annuals) May be Done by others

Single-Sided Sign Faces

Sign Specifications:

- Ⓐ **One (1) New 7-11 Company ID Sign:** 7-11 "M16" Sign Cabinet to be Internally Illuminated w/ 1.5" wide Alum. Angle to be (approx.) 8" deep, Painted Dark Bronze (Left Side Only) Size: 60" h. x 60" L. x 8" deep

Sign Face Copy and Graphics: to be 3/16" thick **White** Polycarb. Vacuum-Formed Face with Graphics as follows:

Characters 7 & Eleven: to be 7-11 Company Colors Overlaid. See Color Chart (next Page)

Tenant Sign Cabinet: to be Internally Illuminated, Aluminum fabricated with 1.5" wide Aluminum Angle to be (approx.) 8" deep Cabinet Painted Dark Bronze with Satin finish (Right Side Only) Size: 60" h. x 60" L. x 8" deep

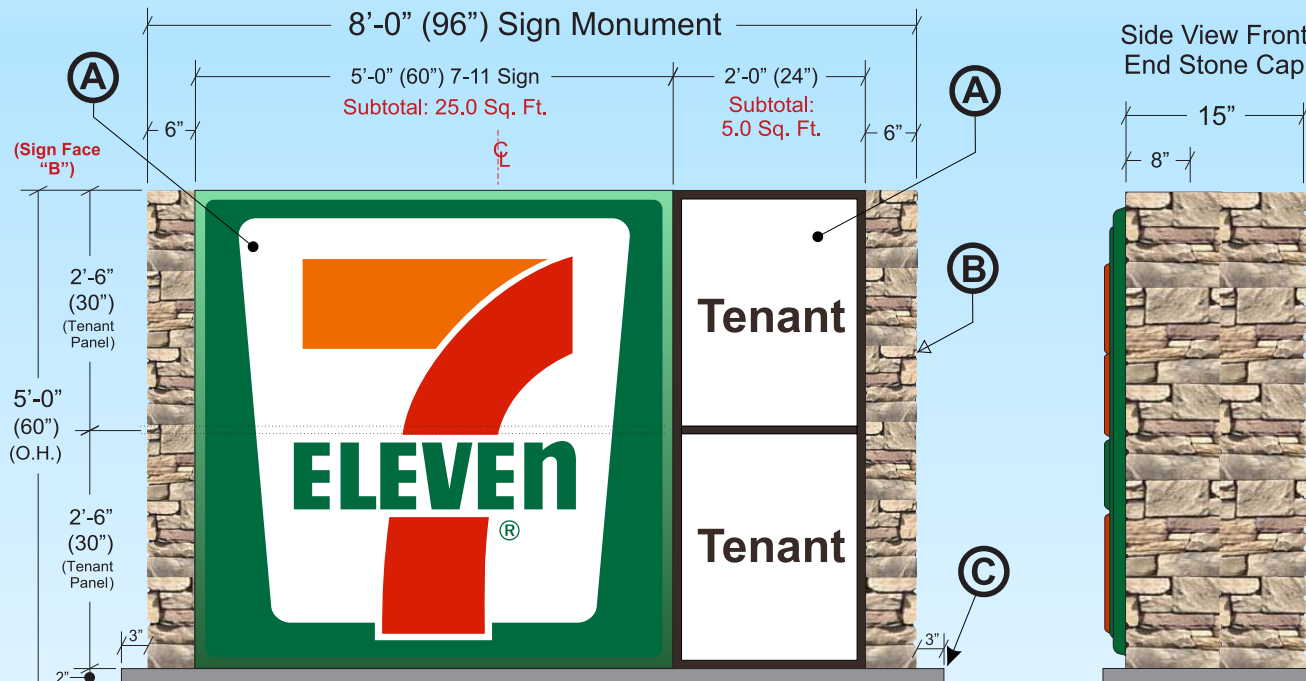
▶ **Total Quantity: Two (2) Sign Faces**
Qty: One (1) Sign Monument ◀

Two (2) Single-Sided Sign Making Sign Double-Sided

Proposed

Sign ①

Total: 40.0 Sq. Ft. (Monument)
Total: 35.0 Sq. Ft. (Signage)



Monument Sign Elev.

Scale: 1/2" = 1'-0"

Continued:

- Ⓐ **(Tenant) Sign Cabinet Retainers & Divider Bars:** to be 1" wide & 1" wide Painted Dark Bronze with Satin finish

Tenant Sign Face Copy and Graphics: to be 3/16" thick **White** Acrylic with Tenant Graphics (To Be Determined)

Illumination: White LED Lighting Modules (for both Cabinets), Insulated Wiring, Low-Voltage Power Supplies Toggle Disconnect Switches, Ded. Circuit (120 V, 20 Amps), etc.

Installation: Pre-Dug Hole (with DigAlert Approval), Concrete Footer (to be 2,500 PSI), Steel Pipe (to be determined) to be Embedded into Concrete Footer

- **Viewer Note:** 18" Dirt Mount (with Colorful Annuals) May be Done by others

- Ⓑ **Decorative Stone:** to be Added on Both Ends of the Monument and Base, See Sign Design, This Page
- Ⓒ **Concrete Mow Stripe:** to be Added, 2" high and Custom Set for V-Shaped Sign Monument



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JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 5 of 11
Revised: (15) 03/24/21 mb

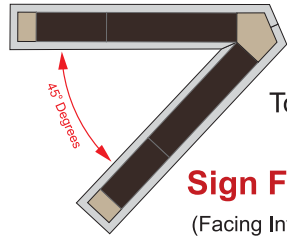
Fabrication & Installation Note:

Sign Monument is Set in 45 Degree Angle (V-Shaped) Configuration @ with Setbacks on the Property

Installation Note:

Sign Monument will ADHERE to a 7'-0" Setback from Sidewalk on Rosecrans Ave. and 10'-0" Setback at Sidewalk @ Corner with (Angled) Planter Towards Intersection

Sign Face "B"
(Perpendicular to Rosecrans Ave.)



Top View

Sign Face "A"
(Facing Intersection of Rosecrans & Valley View)

Total Quantity: Two (2) Sign Faces

Qty: One (1) Sign Monument

Single-Sided Sign, Illuminated

Sign ①

Sign Face Elev.

Scale: 1/32" = 1'-0"

Signage Color Legend

Color Notes for 7-ELEVEN Signage

	Green #3630-26 Translucent Vinyl (1st Surface)
	Orange #3630-44 Translucent Vinyl (1st Surface)
	Red #3630-33 Translucent Vinyl (1st Surface)
	Duranodic Bronze, PMS 412 C (Aka) Pantone Black C

Fabrication Note:
7-11 ID Sign Face(-s) to be Set towards Intersection, both Faces of V-Shaped Sign Monument

Sign Face "A"

(Facing Directly @ Intersection of Rosecrans & Valley View)

Sign Monument is Set in V-Shaped Configuration

Sign Face "B"

(Perpendicular to Rosecrans Ave.)



(This End Towards Intersection)

(This End Towards Rosecrans Ave.)



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Address: 14156 Rosecrans Ave.
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Scale: Noted
Designer: MB
Sheet #: 6 of 11
Revised: (15) 03/24/21 mb

★ Custom-Made Alum. Fabricated End-Cap Covering & Connecting both Sign Monuments as One-Unit ★

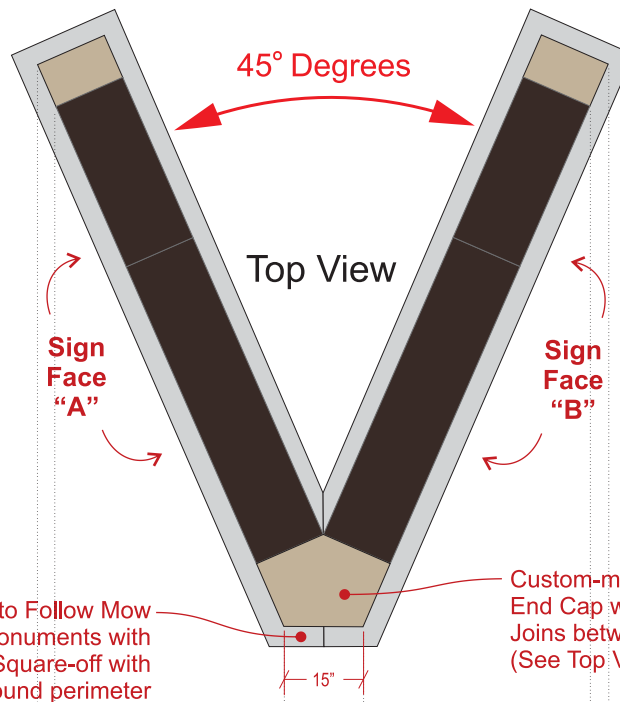
Double-Sided Sign, V-Shaped Internally Illuminated

Sign ①

Sign Face Elev.

Scale: 3/8" = 1'-0"

(Top View)



★ Custom-Made Alum. Fabricated End-Cap Covering & Connecting both Sign Monuments as One-Unit ★

Fabrication Note:

7-11 ID Sign Face(-s) to be Set towards Intersection, both Faces of V-Shaped Sign Monument

Concrete Mow Strip to Follow Mow Strip with both Monuments with added End to be Square-off with 3" all the way around perimeter

Custom-made Stone Decor with End Cap where Sign Monument Joins between both cabinets (See Top View)

Sign Face "A"

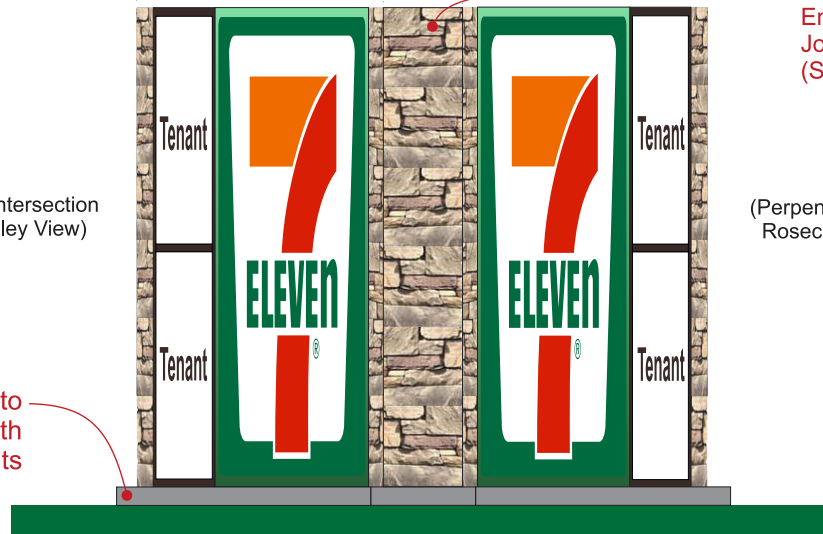
Sign Face "B"

Custom-made Stone Decor with End Cap where Sign Monument Joins between Sign Cabinets (See Top View)

(Facing Directly @ Intersection of Rosecrans & Valley View)

(Perpendicular to Rosecrans Ave.)

Concrete Mow Strip to Follow Mow Strip with both Monuments



Sign ①

Sign Face Elev.

Scale: 3/8" = 1'-0"

(Front View)



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Santa Fe Springs, CA. 90670

Scale: Noted

Designer: MB

Sheet #: 7 of 11

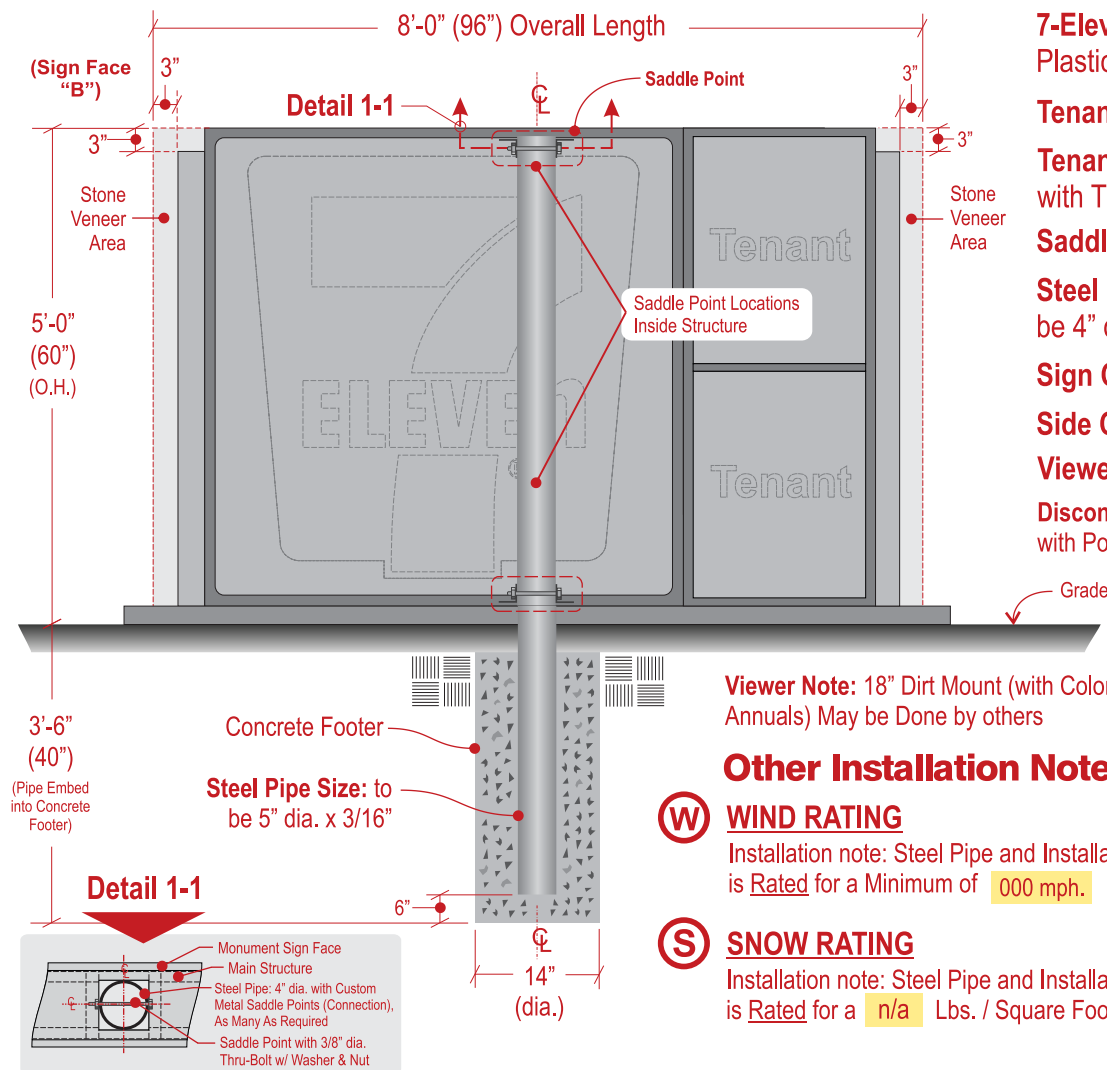
Revised: (15) 03/24/21 mb

This Electric Sign will be Installed in Strict Compliance with the US National Electric Code (Article 600) and the UL Standard and with Local Government Codes (or Authority Having Jurisdiction, AHJ) within the Jurisdiction of this Sign Project. All Parts of this Electric and Illuminated Sign will be Properly Grounded and Bonded (as required).

► **Total Quantity:** Two (2) Sign Faces
Qty: One (1) Sign Monument

(2) Single-Sided Sign Monuments, Illuminated

Proposed Sign ① Total: 40.0 Sq. Ft.



Viewer Note: 18" Dirt Mount (with Colorful Annuals) May be Done by others

Other Installation Notes:



WIND RATING

Installation note: Steel Pipe and Installation is Rated for a Minimum of 000 mph.



SNOW RATING

Installation note: Steel Pipe and Installation is Rated for a n/a Lbs. / Square Foot

Sign Installation Detail

7-Eleven Sign Cabinet: to be 2.5" x 2.5" x 3/16" thick Aluminum Angle (Inner) Frame Cladding to be .090" thick Aluminum

7-Eleven Retainers: to be 1.5" wide Aluminum Painted

7-Eleven Sign Faces: to be Vacuum-Formed Polycarbonate Plastic Faces with Translucent Vinyl Graphics Overlay

Tenant Retainers: to be 1" wide Aluminum Painted

Tenant Sign Cabinet: has 3/16" thick White Acrylic Face with Translucent Vinyl Graphics Overlay

Saddle Point Connections: See Diagram and Detail 1-1

Steel Support Pipe Size: Two (2) Steel Support Pipes to be 4" dia. x 3/16" thk. x 8'-6" (102") Length

Sign Cabinets: Two (2) Sign Cabinets Connected at One End

Side Columns, End Cap, and Base Cover: Stone Veneer

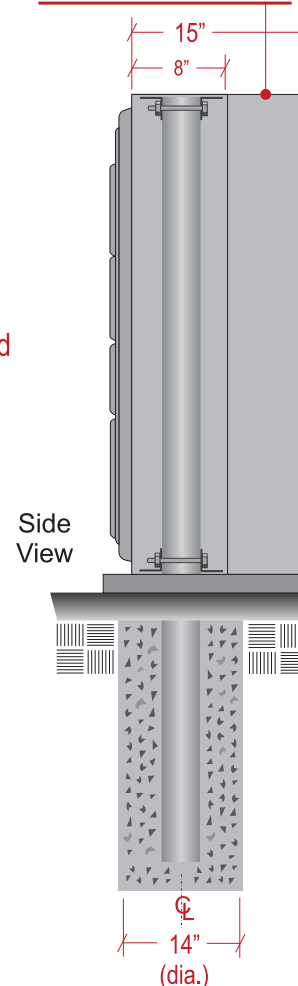
Viewer Note: see Engineering Page (Separate Document)

Disconnect (Toggle) Switch: on Return of Sign Cabinet with Power Supply located inside Sign Cabinet

ALL ELECTRICAL
COMPONENTS
APPROVED



15" Represents the Front Where Both Monuments Join & Stone Capped @ End



Sign Installation Detail

Scale: 1/32" = 1'-0"

Electrical Detail Drawing

ELECTRICAL NOTES:

1. Sign Material and Fasteners conform: Code 3004.4.
2. Required Components are UL LISTED.
3. Sign will be Grounded conform: Code 600.7
4. Signs are Manufactured conform: Code 600.
5. One, 20 Amp Electrical Circuit for each Sign.
6. One visible 20 amp Disconnect Switch per Power Supply, Transformer, Ballast, or other.

Installation note:

- > All non-ferrous Materials: Bolts, Connectors, Sleeves, etc.
- > All Bolts, Connectors, Sleeves, etc. to be U.L. Rated
- > All Penetrations through the Wall to be Watertight
- > LEDS Lighting Modules "Not To Be" visible on Sign
- > Illumination to be "Even Lighting" with no "Hot Spots"



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Address: 14156 Rosecrans Ave.

Santa Fe Springs, CA. 90670

Scale: Noted

Designer: MB

Sheet #: 8 of 11

Revised: (15) 03/24/21 mb

**This Page Shows 7'-0" Setback is the most effective Setback for Sign Monument from Rosecrans Ave.
This Page Shows 10'-0" Setback is the most effective Setback for Sign Monument from the Intersection**

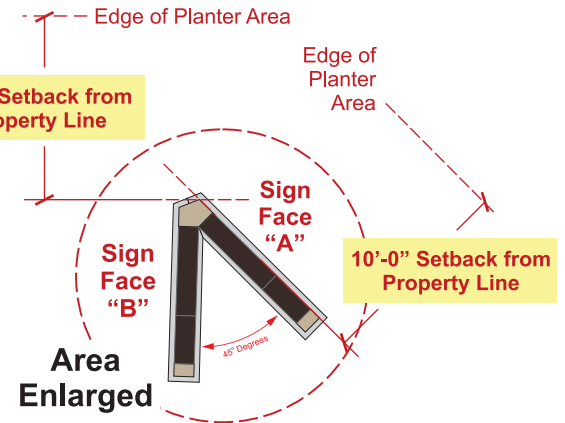
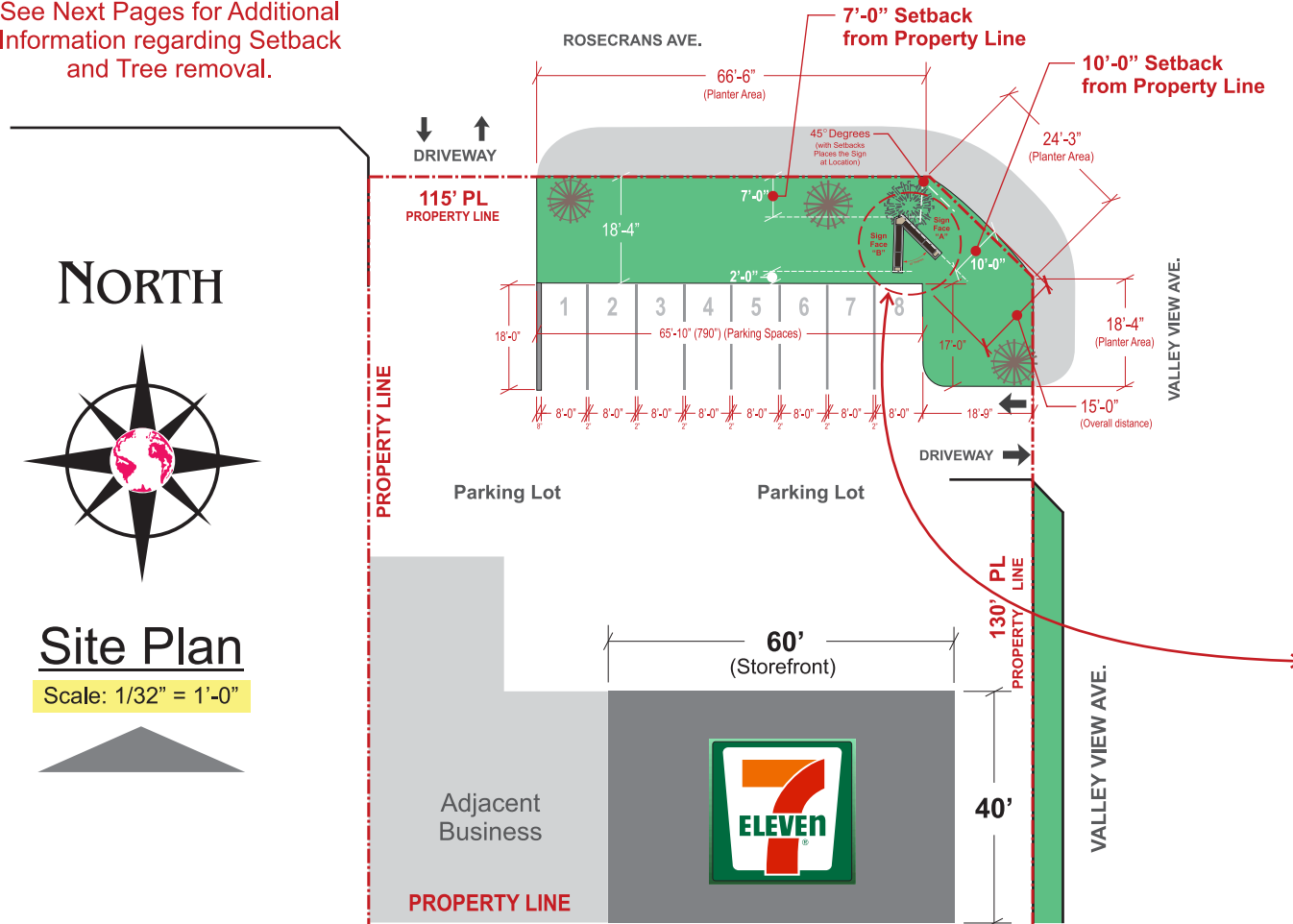
Viewer Note:

This Page Only shows Dimensions of Sign Area and Planter Area with Tree Positions which either will Remain or will be Removed

Viewer Note:

See Next Pages for Additional Information regarding Setback and Tree removal.

Sign Project for:
7- Eleven Store #35988
14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



Total Quantity: Two (2) Sign Faces
Qty: One (1) Sign Monument

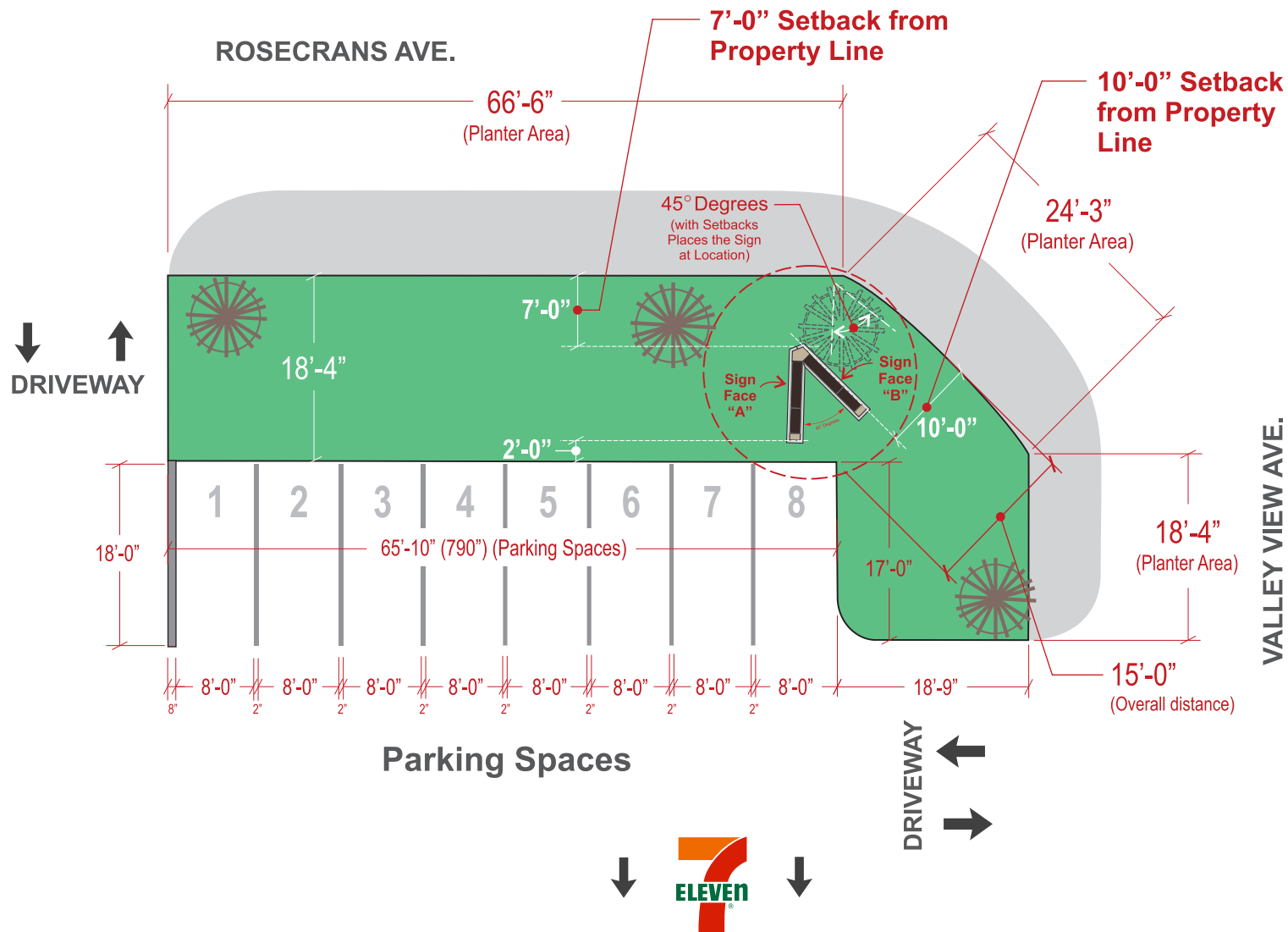
Proposed

Sign ①

Total: 40.0 Sq. Ft. Sign Face "B"
(Faces Rosecrans Ave.)



This Illustration shows that the 7'-0" Setback with Sign Monument on Rosecrans & 10'-0" Setback with the Intersection.

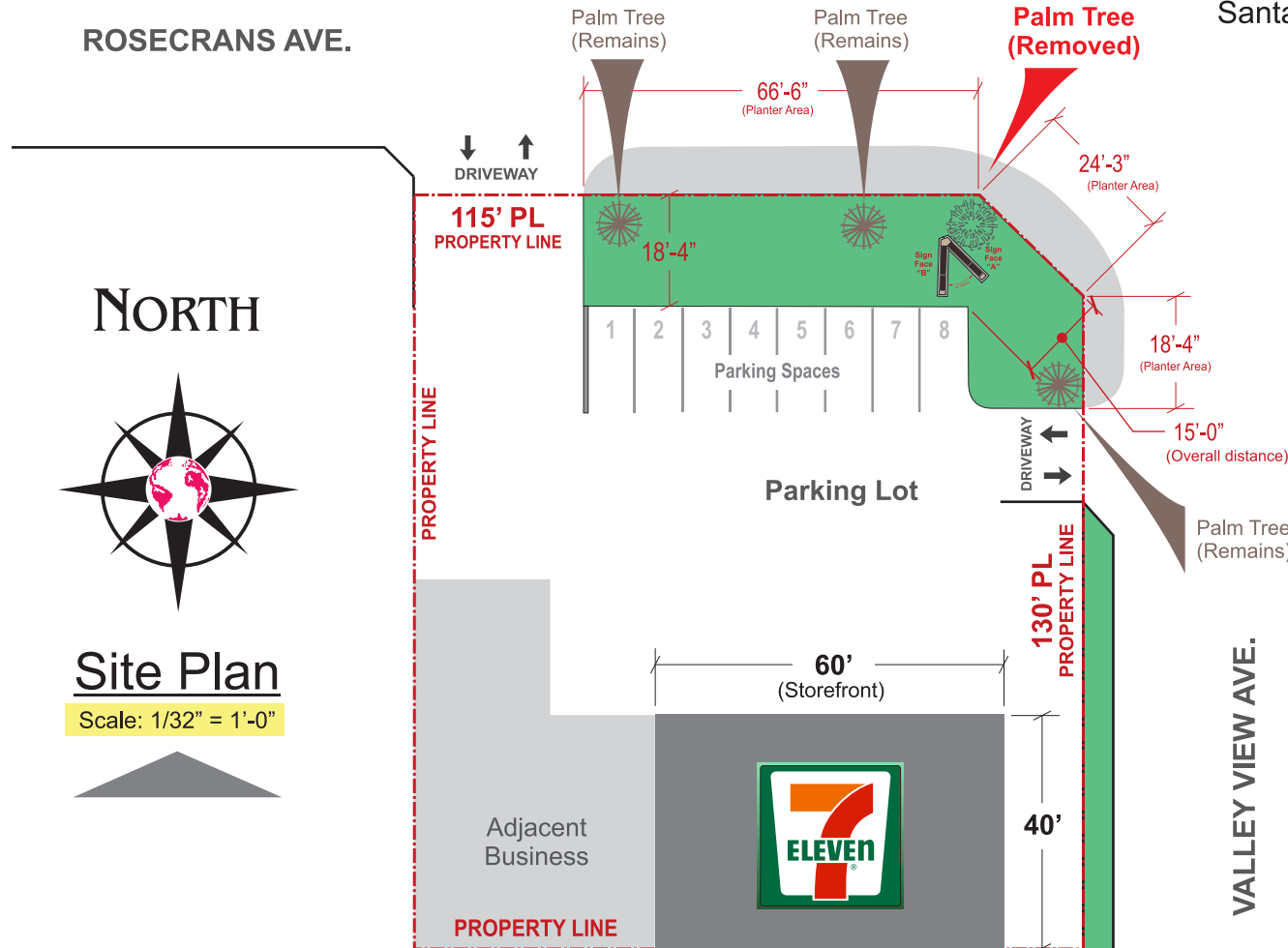


This Page Depicts the Removal of One (1) Palm Tree (Only).

Viewer Note:

This Page Only shows Dimensions of Sign Area and Planter Area with Tree Positions which either will Remain or will be Removed

Sign Project for:
7- Eleven Store #35988
14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670



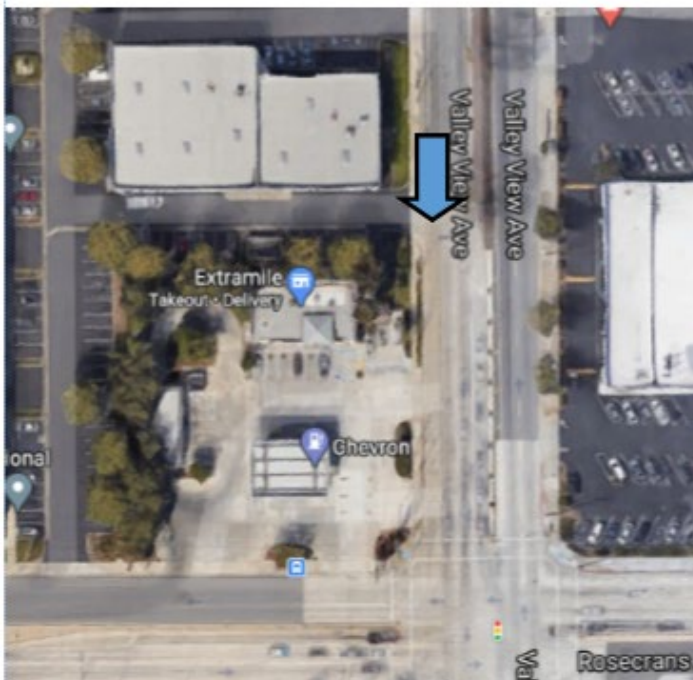
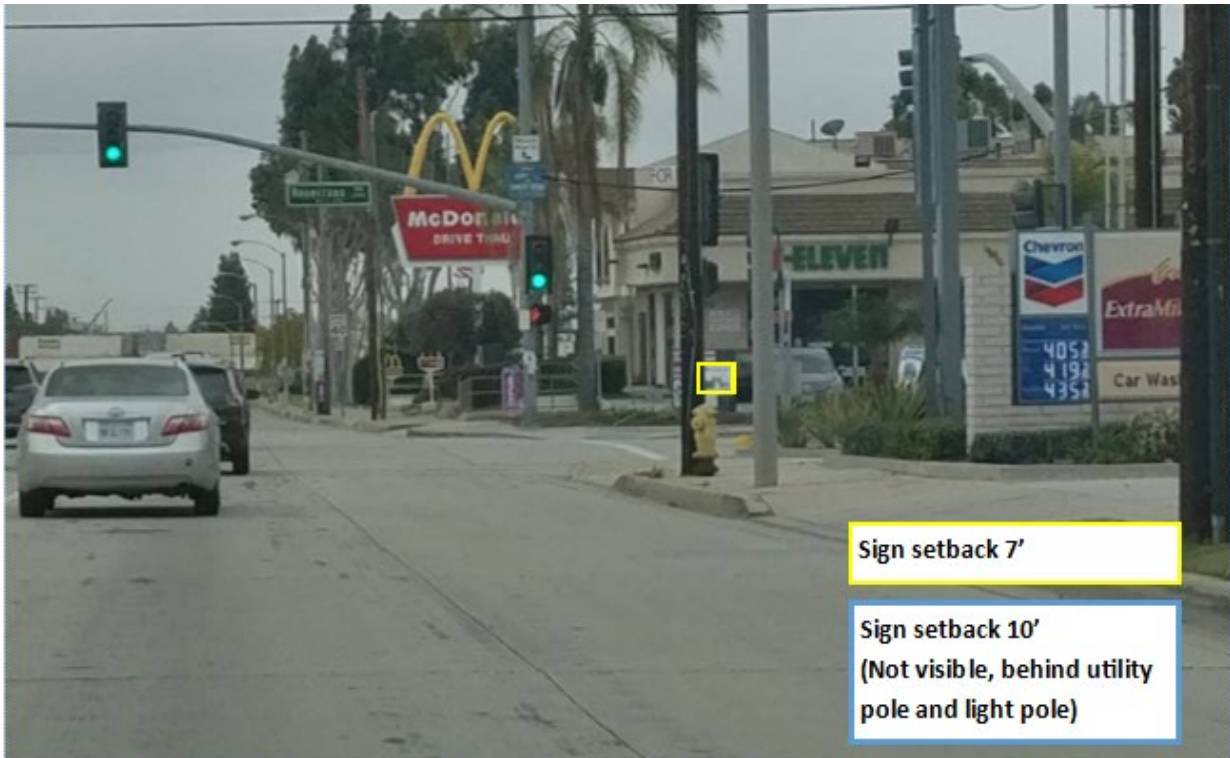
So Cal
LIGHTING SERVICES
10545 Painter Avenue Santa Fe Springs, CA. 90670

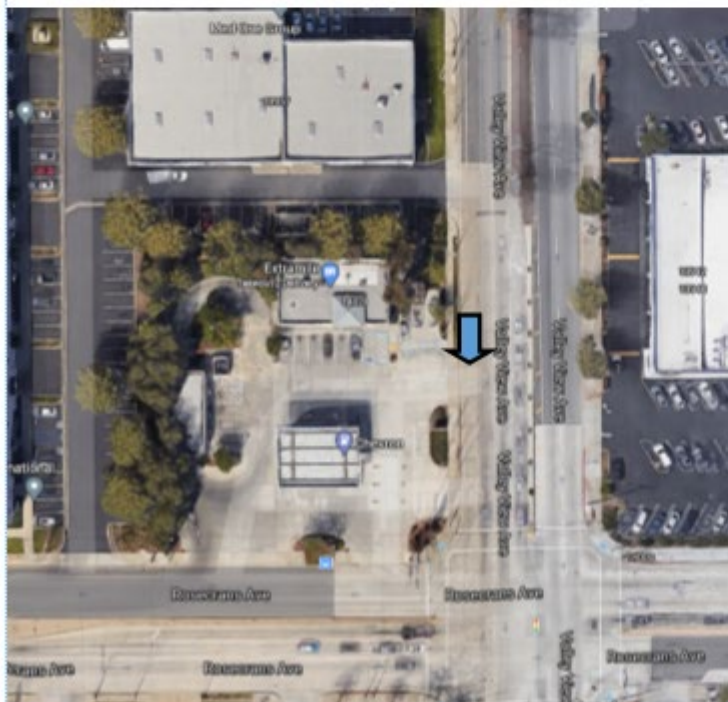
This drawing is not to be reproduced, copied or recreated or used in any way without the express written approval of So Cal Lighting. Should end user decide to utilize this artwork, a fair and equitable cost may be negotiated by both parties. All rights reserved and trademark and copyrights apply to this design concept.

JOB#: #35988 - Santa Fe Springs
Date: 07/03/2019
Client: 7-Eleven
Address: 14156 Rosecrans Ave.
Santa Fe Springs, CA. 90670

Scale: Noted
Designer: MB
Sheet #: 11 of 11
Revised: (15) 03/24/21 mb

Attachment 2: Mock Photo







Attachment 3: March 8, 2021 Staff Report



PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 (g) & Section 15305 (a)
Zone Variance Case No. 89

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the 10 feet setback area on property located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone. (Spectrum Lighting Service)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Zone Variance Case No. 89, 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 ZV request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15305 (a) and Section 15301 (g) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Zone Variance Case No. 89, subject to the conditions of approval as contained within Resolution No. 184-2021; and
- Adopt Resolution No. 184-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Spectrum Lighting Service
DBA: So Cal Lighting Services
10545 Painter Avenue
Santa Fe Springs, CA 90670
562-946-5112
- B. Property Owner: Tabello Bros Inc.
P.O. Box 3450
La Habra, CA 90632
- C. Location of Proposal: 14156 Rosecrans Avenue
Santa Fe Springs, CA 90670

- D. Existing Zone: C-4-PD
(Community Commercial Planned Development Overlay)
- E. General Plan: Commercial
- F. CEQA Status: CEQA Exemption – Section 15305 (a) & 15301 (g)
- G. Staff Contact: Jimmy Wong, Associate Planner
jimmywong@santafesprings.org

LOCATION

The subject property, located at 14156 Rosecrans Avenue, is comprised of a single parcel (APN: 8069-006-004) measuring 0.38-acre. The property is located on the southwest corner of Rosecrans Avenue and Valley View Avenue and is zoned C-4-PD (Community Commercial - Planned Development Overlay). Properties to the south and west are zoned C-4-PD (Community Commercial Planned Development Overlay). Properties to the north and east are located within the City of La Mirada and are zoned and developed with various commercial uses. The property is occupied by a 5,295 sq. ft. three-unit retail building constructed in 1990. Current occupants are a 7-Eleven convenience store, a Japanese restaurant and a pawn shop.

BACKGROUND

The following entitlements were approved previously by the Planning Commission:

Entitlements	Approval Date	Request
CUP 462	3/26/1990	To allow the construction of a 5,050 sq. ft. retail center
CUP 723	6/13/2011	To allow the establishment, operation and maintenance of a pawn shop
ASCUP 28	4/26/2004	To allow the operation and maintenance of a retail alcoholic beverage sales for off-site consumption.
MOD 1285 & 1286	7/9/2018	To allow a reduction of the amount of required landscaping and to reduce the size of parking stalls in order to create three (3) additional parking stalls

PROJECT DESCRIPTION:
ZONE VARIANCE (ZV 89)

A request for approval to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five feet in height within the 10 feet setback area on property, located at 14156 Rosecrans Avenue (APN: 8069-006-004), within the C-4-PD (Community Commercial, Planned Development Overlay), Zone.

Request:

Pursuant to Section 155.536 of the Zoning Ordinances, sign guidelines established by the Director of Planning and Development shall be considered part of the sign provisions of this chapter as contained herein. Per the existing City sign guideline; "Monument Signs – Monument signs under five (5) feet. Such signs shall be located a minimum distance of ten (10) feet from the front property line and five (5) feet from the on-site driveway of the property. The maximum sign area is 40 sq. ft."

Based on the sign plan provided by the applicant, the proposed five (5) feet high monument sign will be located five (5) feet away from the property line along Rosecrans Avenue, which is less than the ten (10) feet setback required for a five (5) feet high monument sign. Therefore, the applicant is requesting a zone variance to deviate from the setback restriction to allow for the proposed five (5) feet high monument sign to be located within the ten (10) feet setback area.

The subject property currently has a five (5) feet high monument sign located along Valley View Avenue which the applicant is proposing to remove as part of the subject request. The existing monument sign is angled to face Valley View Avenue traveling south bound, and Rosecrans Avenue traveling west bound. According to the operator/manager of the 7-11 store, customers have difficulty locating said business due to low visibility of the existing monument sign. The purpose of the proposed zone variance is to allow a new monument sign that will be more visible to potential customers. The proposed five (5) feet high monument sign will be more visible to potential customers traveling east and west bound on Rosecrans Avenue and south bound on Valley View Avenue. Technically, the applicant can construct a shorter monument sign at the proposed location; however, it is the opinion of both the applicant and staff, that doing so will defeat the purpose of constructing a more visible monument sign.

Proposed Sign Plan:

The proposed monument sign will be an illuminated, V-shaped, sign. The sign will be located five (5) feet away from the street facing property line along Rosecrans Avenue and 20 feet from the driveway along Valley View Avenue. The sign face on each side will be five (5) feet tall and eight (8) feet wide (40 square feet per sign face). Although, the subject Variance is being requested by 7-11, the proposed sign will provide identification to all three tenants in the subject shopping center. Additionally, the proposed monument sign will be constructed with stone veneer siding to provide an

aesthetically pleasing design that match other attractive monument signs within the City. Nevertheless, as a condition of approval, the applicant shall be required to provide new landscaping surrounding the base of the proposed monument sign. The new landscaping will be used as a buffer to cover the base and rear of the V-shape monument sign.

STREETS AND HIGHWAYS

The subject site is located at the southwest corner of Rosecrans Avenue and Valley View Avenue. Both streets are designated as “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 Development with a General Plan Land Use designation of “Commercial.”

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	City of La Mirada	Commercial	<u>14021 Valley View Ave, La Mirada, CA 90638</u> Chevron Gas Station
South	C-4-PD, Community Commercial Planned Development Overlay	Commercial	<u>14311 Valley View Avenue</u> Commercial
East	City of La Mirada	Commercial	<u>14204 Rosecrans Ave, La Mirada, CA 90638</u> Shell Gas Station
West	C-4-PD, Community Commercial Planned Development Overlay	Commercial	<u>14150 Rosecrans Avenue</u> Vacant

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 February 25, 2021. The legal notice was also posted at City Hall and the City’s Town Center kiosk on February 25, 2021. Said notice was also published in a newspaper of general circulation (Whittier Daily News) February 25, 2021 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

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 Section 15305 (a): *Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel* & Section 15301 (g): *New copy on existing on and off-premise signs*. The proposed zone variance involves a minor setback variance that result in the construction of a new monument sign that will replace an existing on-premise sign.

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

The Commission may grant, conditionally grant or deny a variance based on the evidence submitted and its own study and knowledge of the circumstances.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (184-2021), Staff finds that the applicant's request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance, subject to the conditions of approval as provided within Exhibit A of Resolution 184-2021.

CONDITIONS OF APPROVAL

Conditions of approval for Zone Variance Case No.89 is attached to Resolution 184-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Resolution 184-2021
 - a. Exhibit A – Conditions of Approval
4. Project Plans

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



ATTACHMENT NO. 2 Public Hearing Notice



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

NOT POSTED
FILE COPY FIRST CLASS MAIL
02/25/2021
US POSTAGE \$000.00⁹



ZIP 90670
041L11257783

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING ZONE VARIANCE CASE NO. 89

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

ZONE VARIANCE CASE NO. 89 – A request for approval to deviate from the City's Zoning Ordinance to allow for a monument sign to be five feet in height within the setback area at 14156 Rosecrans Ave, within C-4, Community Commercial, Zone with PD, Planned Development, Overlay.

PROJECT SITE: 14156 Rosecrans Ave, is comprised of a single parcel (APN: 8069-006-004) within the C-4-PD (Community Commercial with Planned Development Overlay), Zone.

APPLICANT: Spectrum Lighting Service

THE HEARING will be held on **Monday, March 8, 2021 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/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15305 (a) (minor setback variance not

ATTACHMENT 3

**Resolution 184-2021
Exhibit A – Conditions of Approval**

ATTACHMENT 4

Project Plans

Attachment 4: Resolution 184-2021

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 184-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ZONE VARIANCE CASE NO. 89**

WHEREAS, a request was filed for Zone Variance Case No. 89 to allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five (5) feet in height within the 10 feet setback area on property located within the C-4-PD, Community Commercial – Planned Development Overlay, Zone; and

WHEREAS, the subject property is located at 14156 Rosecrans Avenue, with Accessor's Parcel Numbers of 8069-006-004, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Tabetto Bros Inc., P.O. Box 3450, La Habra, CA 90632; and

WHEREAS, the proposed Zone Variance Case No. 89 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15305 (a) & Section 15301 (g); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 25, 2021 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 February 25, 2021 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has continued the subject item from the Planning Commission Meeting on March 8, 2021 to the Planning Commission Meeting on April 12, 2021, and directed staff and the applicant to provide the additional materials for their review and consideration; 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 public testimony, written comments, or other materials presented at the Planning Commission Meeting on April 12, 2021 concerning the environmental findings and determination surrounding Zone Variance Case No. 89.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to California Environmental Quality Act (CEQA) Section 15305 (a), minor setback variance not resulting in the creation of any new parcel; and Section 15301 (g), new copy on existing on-premise signs, the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed project involves minor setback variance that result in the construction of a new on-premise monument sign that will replace an existing sign and, therefore, has determined that additional environmental analysis is not necessary to meet the requirements 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 has made the following findings:

- (A) *That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.*

The exceptional or extraordinary circumstances or conditions applicable to the subject property is that the subject commercial property is located at the corner of two 6-lane major arterials. The high traffic speed and wide streets create a visibility challenge for potential customers to identify businesses within the subject property. The property owner can technically meet the current Zoning Ordinance by constructing a shorter monument sign or otherwise changing the design and orientation of the proposed monument sign to meet the setback requirements; however, doing so will limit the visibility of the proposed monument sign. In addition, the subject property is developed with a narrow landscape setback area which makes it more challenging to locate a monument sign that is sufficiently setback in accordance with the City's Zoning Ordinance. Moreover, the subject property has dedicated two (2) feet of the existing landscape setback for parking overhang, which further limit the area where a monument sign can be constructed.

- (B) *That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.*

There are two (2) different commercial properties (13435 Telegraph Road and 11452 Telegraph Road) that have a five (5) feet high monument sign located within the setback area. It should be noted that both properties were approved with a

comprehensive sign program that allows for said monument sign to be located within the setback area. According to the City's Zoning Ordinance, only industrial and commercial property over five (5) acres is permitted to apply for a comprehensive sign program, therefore a zone variance is necessary for the subject property to enjoy the same property right possessed by other properties within the same zone district. In addition, the property to the south, 14317 Valley View (0.62-acre), is developed with a freestanding sign over three and one-half feet in height within the required setback area. It should be noted that said freestanding sign was constructed in 1988, and per current City's Zoning Ordinance, freestanding sign is only permitted for commercial and industrial property over five (5) acres. Therefore, the subject property is only permitted to construct a monument sign and cannot enjoy the same benefit of constructing an identification structure over three and one-half feet within the setback area. This variance is necessary for the subject property to construct a standalone identification structure over three and one-half feet within the 10 feet setback area.

(C) *That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.*

As mentioned previously this variance will allow the construction of a monument sign closer to the property line and thus provides a more visible identification for businesses within the subject property. The increased visibility will allow potential customers to better locate businesses within the property from one of the two adjacent 6-lane streets. In addition, the proposed monument sign will have a stone veneer and attractive ground cover that is consistent with properties in the vicinity. Lastly, the proposed monument sign will be set a minimum of five (5) feet from the sidewalk and 20 feet from the nearest driveway. The proposed location of the monument sign will not interfere with driver visibility. Granting this variance will not be detrimental to the public welfare or injurious to the property of others in the vicinity.

(D) *That the granting of such variance will not adversely affect the master plan of the City.*

While the Zone Variance would allow the applicant to not adhere to certain development standards within the City's Zoning Ordinance, there is no evidence to suggest that granting the Zone Variance will substantially affect the master plan (General Plan) of the City. The land use designation of the subject property will not change nor will the zoning of the property should the Zone Variance be granted. Additionally, as of the date of this report, staff has not received any input or objections from adjacent property owners nor has anyone provided comments to indicate that the proposed zone variance request is contrary to public interest.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 184-2021 to approve Zone Variance Case No. 89 and allow a deviation from Section 155.536 of the City's Zoning Ordinance by allowing a monument sign to be five feet in height within the 10 feet setback area on property located at 14156 Rosecrans Avenue, within the C-4-PD,

Community Commercial – Planned Development Overlay, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of April, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITION OF APPROVAL
ZONE VARIANCE CASE NO. 89

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

1. 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.
2. 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.
3. 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: Jimmy Wong 562.868-0511 x7451)

4. Applicant shall install new landscaping around the premise of the monument sign. The applicant shall submit a landscaping plan subject to the approval from the Planning Department.
5. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
6. The proposed monument sign shall be maintained in a neat, clean, orderly and healthful condition.
7. Any damaged asphalt and landscaping shall be repaired prior to the issuance of the Building Permit
8. The parking lot area shall be slurry-sealed and re-stripped within thirty (30) days from the issuance of the Building Permit Final.

9. 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.*
10. 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.
11. The proposed monument sign shall otherwise be substantially in accordance with the sign plan submitted by the owner and on file with the case.
12. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
13. 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.
14. The final sign plan for the proposed monument sign and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
15. 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.
16. Zone Variance Case No. 89 shall only allow for one 5 foot high monument sign to be setback a minimum of 5 feet from the property line along Rosecrans Avenue and Valley View Avenue.

17. 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.



City of Santa Fe Springs

Planning Commission Meeting

April 12, 2021

CONSENT ITEM

Tentative Parcel Map No. 82031

Development Plan Approval Case No. 936-2

Conditional Use Permit Case No. 787-2

TPM No. 82031: A request for a time extension of Tentative Parcel Map No. 82031 to allow for the consolidation of seven (7) parcels into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Boulevard.

DPA Case No. 936-2: A request for a time extension of Development Plan Approval (DPA) Case No. 936 to allow for the construction of a new 128,869 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Boulevard.

CUP Case No. 787-2: A request for a time extension to allow for the establishment, operation, and maintenance of a mini-warehouse facility on the subject property at 11212 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone.
(Geminis Property Development, LLC)

RECOMMENDATIONS

- Find and determine that granting a one (1) year time extension of Tentative Parcel Map Case No. 82031, Development Plan Approval No. 936-2, and Conditional Use Permit Case No. 787-2 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Approve a one (1) year time extension for Development Use Permit Case No. 936-2 (until March 11, 2022), subject to the original conditions of approval for Development Plan Approval 936; and
- Approve a one (1) year time extension for Tentative Parcel Map No. 82031 (until April 12, 2022), subject to the original conditions of approval for Tentative Parcel Map No. 82031; and
- Require that Conditional Use Permit Case No. 787-2 be subject to a compliance review in one (1) year, on or before, April 12, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On May 14, 2018, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 787 to allow the applicant, JSF Management, LLC, to establish, operate and maintain a mini-warehouse. Along with the approval of CUP

787, the Planning Commission concurrently approved Development Plan Approval Case No. 936 to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; and Tentative Parcel Map No. 82031 to allow for the consolidation of seven (7) parcels into a single parcel, measuring 67,260 sq. ft.

On March 11, 2020 the Planning Commission took action to allow a time extension for the aforementioned entitlements, subject to review on or before March 11, 2021. The extension was granted in order to allow the applicant, JSF Management, LLC time to negotiate the sale agreement with the owner.

This is the second time extension request to date for the subject property and associated entitlements, Tentative Parcel Map Case No. 82031, Development Plan Approval No. 936-1, and Conditional Use Permit Case No. 787-1. A second time extension is being requested due to a change of applicant and purchasing developer. The current property owner, Geminis Property Development, LLC is requesting to extend the aforementioned entitlements in order to negotiate a sale agreement with one of two interested and reputable self-storage developers who they are currently working with.

ZONING REQUIREMENTS - TIME EXTENSIONS

Tentative Parcel Map

In accordance with California Government Code Section 66452.6, a tentative parcel map, which has not been utilized within 24 months, shall be null and void. The Code, however, provides that an extension of 12 months be granted by a local agency up to 24 months of total extension time.

Development Plan Approval

In accordance with Section 155.745 of the City's Zoning Regulation (see Code Section below), a development plan approval, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations

Section 155.745 – Expiration

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

Conditional Use Permit

In accordance with the approved Conditions of Approval, Conditional Use Permit Case No. 787-2 shall be subject to a compliance review on or before April 12, 2022. Since the approved mini-warehouse has not been constructed, the applicant is requesting for a one (1) year extension for the compliance review.

ORIGINAL ENTITLEMENT REQUESTS**TENTATIVE PARCEL MAP (TPM 82031)**

Request for approval to consolidate seven (7) existing lots into one parcel measuring +/- 67,260 sq. ft. (1.54 acres) on property located at 11212 Norwalk Blvd., within M-2, Heavy Manufacturing, and C-4, Community Commercial, Zones. As mentioned previously, the seven (7) existing lots were previously consolidated through a lot tie, which is not recognized by the Subdivision Map Act, therefore, the applicant is seeking for approval to consolidate all seven (7) existing lots via Tentative Parcel Map 82031.

DEVELOPMENT PLAN APPROVAL (DPA 936)

Request for approval of Development Approval (DPA) Case No. 936: to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility and a new 1,200 sq. ft. office building on the subject property.

Site Plan

The proposed development will consist of a four (4) story mini-warehouse facility and a detached single-story office building. The proposed office building will be setback a minimum of 24' from the street facing property lines along Norwalk Blvd. It should be noted that the proposed office building is located within C-4, Community Commercial, Zone while the proposed mini-warehouse facility is located within the M-2, Heavy Manufacturing, Zone. As a result, the proposed office building meets the minimum setback requirements for properties within the C-4. The proposed mini-warehouse facility will be setback a minimum of 140' from the street facing the property line along Norwalk Blvd. As a result, the proposed mini-warehouse facility meets the minimum setback requirements for properties within the M-2. The proposed development will provide two driveways along Norwalk Blvd. for ingress and egress. It should be noted that the southerly driveway is a shared driveway with the property to the south.

Floor Plan

The floor plan indicates that the proposed single-story office building will have 1,200 sq. ft. of building area with the main entrance located along the north side of the building. The proposed mini-warehouse facility will have four (4) stories of storage area totaling 128,896 sq. ft. with one (1) entrances located along the west portion of the building. All four (4) floors will have one (1) elevator, a lobby and a mini-storage area totaling 32,224 sq. ft. each.

Elevations

The elevations for the proposed office building reflects a contemporary design. The entry to the office building (north elevation) is provided with extensive glazing, canopy, and decorative roofing. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building. The height of the proposed office building will be 30 ft.

Landscaping Requirements

The minimum landscape requirements for the proposed development, based on the overall street frontage of approximately 228', is 5,700 sq. ft. According to the submitted plan, the applicant will be providing a total of 8,800 sq. ft. of landscaping throughout the subject property, with a minimum 827 sq. ft. of landscaping within the parking area. The project, therefore, exceeds the minimum landscaping requirement set forth in the City's Zoning Regulation. As required by the City Code, the applicant will landscape at least 6% of the parking area.

Parking Requirements

Per the City's Zoning Regulation, the subject property is required to provide a total of 13 parking stalls.

- Proposed Development - 130,096 sq. ft. of mini-warehouse: 1 stall per 10,000 sq. ft. = 13 stalls.
-

A total of 14 parking stalls will be provided for the entire site: 11 standard stalls, 2 accessible stalls, and 1 electric vehicle stall. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Regulations.

Loading Doors

The proposed building will have 12 loading doors, along the west elevation. It should be noted that the loading doors are placed strategically away from public view with screen wall and gate.

Trash Enclosures

According to the site plan, one (1) 18'-8" x 8'-8" (161.79 sq. ft.) trash enclosure will be constructed along the northern portion of the property. The size of the trash enclosure might change should the Building Department find it to be deficient.

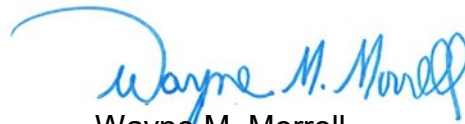
CONDITIONAL USE PERMIT (CUP 787)

Request for approval of a Conditional Use Permit (CUP) to allow for the establishment, operation, and maintenance of mini-warehouse facility use within the M-2, Heavy Manufacturing, Zone. It should be noted that the proposed mini-warehouse facility is located within the M-2 Zone portion of the site.

In accordance with Section 155.637(A) of the City's Zoning Regulations, a mini-warehouse facility shall be permitted in the M-1 and M-2 Zones only after a valid CUP has first been issued.

STAFF CONSIDERATIONS

The property owner, Geminis Property Development, LLC, is currently working with two interested and reputable self-storage developers regarding the purchase of the subject property. The property owner, therefore, is requesting a one (1) year time extension of Tentative Parcel Map No. 82031; Development Plan Approval Case No. 936-2; and Conditional Use Permit Case No. 787-2. Providing the applicant with a time extension to their TPM, DPA, and CUP will keep the entitlements valid and allow the owner to continue their process to negotiate the purchasing agreement of the subject property with one of the two interested parties.



Wayne M. Morrell
Director of Planning

Attachments:

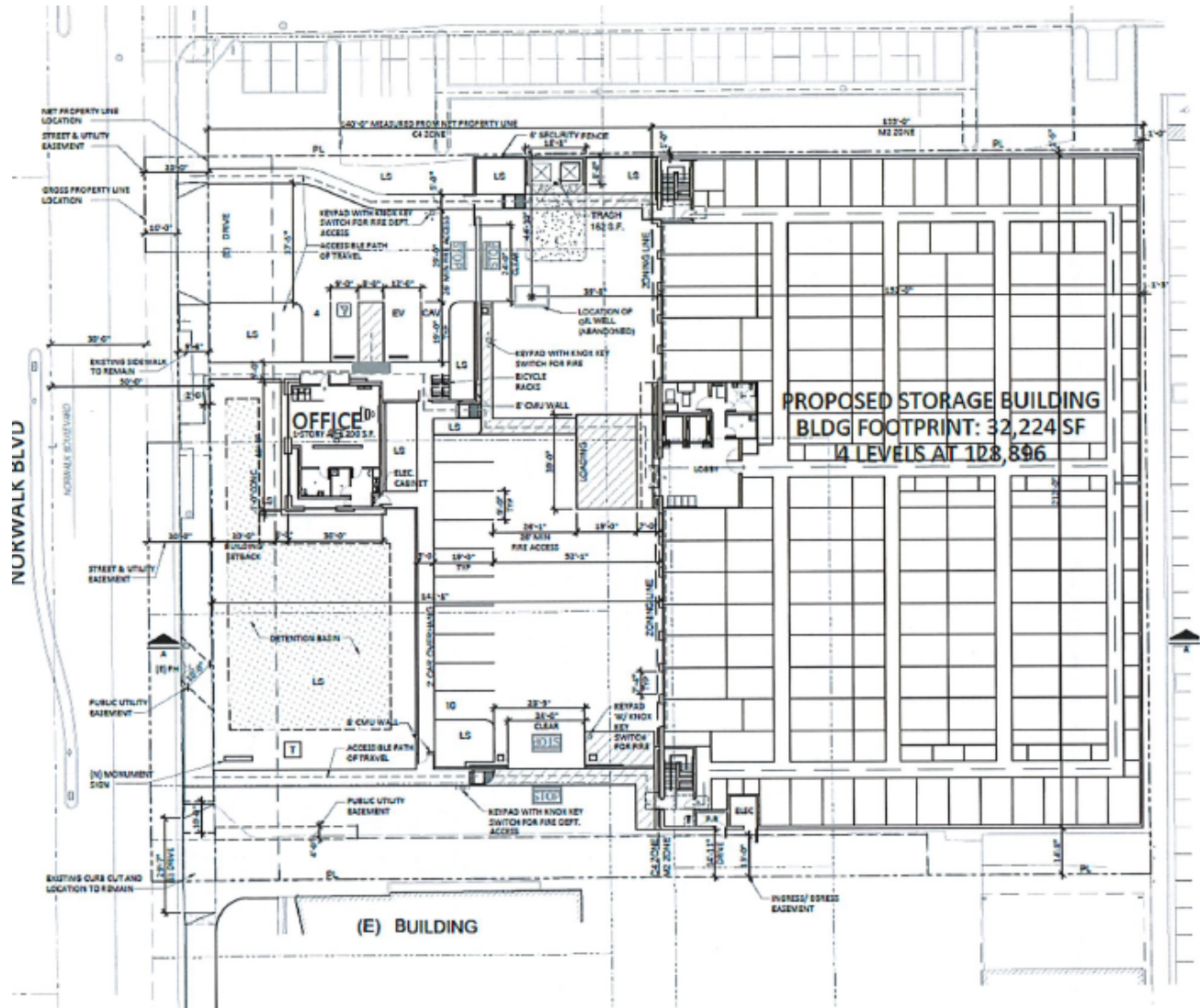
1. Aerial Photograph
2. Site Photos
3. Request for Time Extension
4. Letter of Intent
5. Condition of Approval – DPA 936 & CUP 787
6. Condition of Approval – TPM 82031

Aerial Photograph



Development Plan Approval Case No. 936
Conditional Use Permit Case No. 787
11212 Norwalk Boulevard
Johnson Development Associate, Inc.

Site Plan



Request for Time Extension

GEMINIS PROPERTY DEVELOPMENT, LLC
P.O. BOX 2767
SANTA FE SPRINGS, CA 90670

Received

MAR 09 2021

Planning Department

March 9, 2021

Dear Santa Fe Springs Planning Commission,

As you may recall, you granted Development Plan Approval ("DPA 936") and a Conditional Use Permit ("CUP 787") for Johnson Development Company to construct an approximate 130,000 SF Four Story Self-Storage Building on the approximate 1.54 Acre Parcel located at 11212 Norwalk Blvd., Santa Fe Springs. Unfortunately, after years of trying to satisfy the demands of the Department of Oil & Gas, Johnson and their **Investors** grew impatient and has cancelled the escrow to purchase and develop the Property as planned.

Fortunately, we have interest from at least two reputable Self-Storage Developers to purchase and develop the Property as planned. Therefore, we wish to extend "DPA 936" and "CUP 787", and we will provide payment of \$1,140 for each Permit as required.

We look forward to your favorable response as we have all agreed that this proposed Development would be a significant improvement to the City of Santa Fe Springs.

Thank You,



Scott Summerfield
Geminis Property Development, LLC

Letter of Intent



InSite Property Group, LLC
811 N Catalina Blvd, Suite 1306
Redondo Beach, CA 90277

March 23, 2021

Richard McGeagh
Senior Vice President
CBRE
2221 Rosecrans Avenue, Suite 100
El Segundo, CA 90245

Re: Letter of Intent to Purchase ~1.54 acres at 11212 Norwalk Bl, Santa Fe Springs, CA 90670 (the "Property")

Dear Mr McGeagh:

This letter serves as a letter of intent ("Letter of Intent") between InSite Property Group and/or its assigns ("Buyer"), and the undersigned owner(s) ("Seller," whether one or more) of the Property, outlining the terms and conditions on which Buyer may be willing to purchase the Property from Seller.

InSite Property Group is a joint venture formed between key founders of iStorage and Global Logistics Properties ("GLP"). GLP is the leading global provider of modern logistics facilities and currently manages over \$89 billion of assets and over 665 million square feet. Based in Redondo Beach, CA, we currently have over 40 projects representing over 5 million square feet across the US. We are managing or developing 20 properties in California including 13 in the Los Angeles metro. We believe our proposal, which is outlined below, provides certainty of close for the Seller.

1. Purchase Price. Buyer will pay Seller for the Property a total purchase price (the "Purchase Price") equal to **Four Million Six Hundred Fifty Thousand Dollars (\$4,650,000)**, payable in cash at Closing.
2. Deposit. Within five (5) business days after the mutual execution of the Contract, Buyer shall deposit in escrow with an agent ("Escrow Agent") a deposit of **One Hundred Fifty Thousand Dollars (\$150,000)**, (the "Deposit"), which shall be refundable and applicable to the Purchase Price at Closing.
3. Sellers Information. Within three (3) business days after Seller's execution of this Letter of Intent, Seller will deliver to Buyer all of the information related to the Property described on EXHIBIT A attached hereto (collectively, "Seller's Information").
4. Contract. Immediately after the parties execute this Letter of Intent, Buyer will prepare a definitive Purchase and Sale Contract (the "Contract"), which shall be consistent with the terms of this Letter of Intent, and shall contain customary Seller's indemnity and

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representations and warranties concerning the Property, including the integrity of the due diligence materials delivered to Buyer, the environmental condition of the Property and other customary representations. Buyer and Seller agree to negotiate and fully execute the contract as expeditiously as possible.

5. Due Diligence Period. Buyer shall have 60 days after the execution of the Contract and Seller delivers to Buyer all of Seller's Information (the "Due Diligence Period") to inspect the Property and conduct such due diligence as Buyer deems necessary at its sole expense. During Contract Negotiations, the Due Diligence Period and thereafter through Closing, Seller will give Buyer and its designated agents reasonable access to the Property and Seller's Information.
6. Removal of Contingencies. If Buyer elects to proceed with the Closing on or before the expiration of the Due Diligence Period, the Deposit is non-refundable to Buyer under all circumstances other than: (i) Seller's default of its obligations under the Contract, or (ii) the inaccuracy of Seller's representations and warranties under the Contract, or (iii) the failure of any Buyer's Conditions to Closing as set forth herein and in the Contract.
7. Closing. The closing of the sale and purchase transaction contemplated by the Contract (the "Closing") will take place on a date (the "Closing Date") that is 15 days from completion of the Due Diligence Period.
8. Closing Costs. At Closing, Seller will pay: (i) the premium for a standard ALTA Owner's Policy of title insurance in the full amount of the Purchase Price; (ii) all transfer taxes and stamp fees, and (iii) Seller's attorneys' fees. At Closing, Buyer will pay for: (i) the premium for an extended ALTA Owner's Policy of title insurance in the full amount of the Purchase Price; (ii) the cost to record the special warranty deed; (iii) the cost of any appraisal; (iv) all environmental, engineering and other inspection reports commissioned by Buyer; (v) Buyer's attorneys' fees; and (vi) all escrow fees.
9. Title and Escrow; Survey. Title and Escrow shall be through Chicago Title Insurance Company (the "Title Company"), 10 South LaSalle St. Suite 3100, Chicago, IL 60603, attention: Cindy Malone. In the event a current survey of the Property is required for issuance of the title policy free and clear of survey exceptions, Buyer shall order a survey at Buyer's expense.
10. Buyer's Conditions to Closing. The Closing will be conditioned on, but not limited to, the satisfaction of the following conditions precedent: (i) the Title Company's commitment to issue to Buyer at Closing, at Seller's sole expense, a standard ALTA Owner's Policy of title insurance, in the amount of the total Purchase Price, insuring that fee title to the Property is indefeasibly vested in Buyer, subject only to those exceptions approved in writing by Buyer during the Due Diligence Period, (ii) all of Seller's representations and warranties in the Contract will be true and correct as of the Closing Date, (iii) Seller shall have performed all covenants required to be performed by Seller under the Contract on or before the Closing Date, (iv) all leases, licenses and other rights to occupy or use the Property shall have been terminated and all materials, personal property and debris shall have been removed from the Property at Seller's expense.

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11. Broker. Greg Dyer and John Hillman, at CBRE represents the Buyer ("Broker"). Broker commission of 2.5% to be paid by the Seller.
12. Exclusivity. Buyer and Seller have each incurred effort and expense in preparing for the Transaction contemplated by this Letter of Intent. In consideration for the effort and expense to be incurred by Buyer in conducting its diligence work and engaging the services of attorneys and other advisors, Sellers agree to deal exclusively with Buyer with respect to the sale of the Property, and agrees that it will not enter into, negotiate, solicit or knowingly encourage or participate in any negotiations relating to the sale of the Party with any party other than Buyer following execution of this letter of intent.
13. Confidentiality. All information furnished by Buyer or Seller and their respective representatives will be held in strict confidence by the party receiving such information and its representatives and will not be disclosed to any third party except representatives who need access to the information in order to work on the proposed transaction. All information furnished by the parties to the other will be deemed to be proprietary in nature and shall be kept confidential unless: (a) the party providing the information consents to disclosure to third persons; (b) the information is already in the public domain; (c) disclosure of the information is compelled by process of law; (d) the party receiving the information already had such information in its possession or (e) such information is obtained from a third party not subject to confidentiality. Notwithstanding the foregoing, nothing in this provision, shall prevent Buyer from communicating with governmental or quasi-governmental agencies, or environmental consultants, including environmental consultants retained by third parties, in connection with the Property or the Project.

By executing this Letter of Intent, each of the undersigned representatives of Seller and Buyer represent and warrant that he or she is fully authorized to execute and deliver this Letter of Intent on behalf of the entity for which such person signs in the capacity herein stated.

This letter outlines the salient basic terms of Buyer's proposal to buy the Property and is not intended to impose a binding obligation on either party to complete the sale and purchase transaction as anticipated herein. Prior to entry into a definitive Contract, either party may terminate discussions hereunder for any reason or for no reason.

If the terms and conditions outlined in this Letter of Intent are acceptable to Seller, please execute one copy of this Letter of Intent in the space below and return it to Buyer. This letter of intent will automatically expire if the Seller does not return a fully executed counterpart of this Letter of Intent to Buyer on or before 5:00 p.m. P.S.T, on **March 30, 2021**.

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Sincerely,
InSite Property Group, LLC

By: 

Keith Wetzel
Its: Managing Partner

This Letter of Intent is hereby agreed to and accepted by the undersigned Seller, who represents that it/they are the sole and only owner(s) of the Property, on _____, 2021:

Seller: _____

Seller's Address:

By: _____

Name: _____

Title: _____

Attachment No. 5
Conditions of Approval
DPA 936 & CUP 787

DPA 936-2 & CUP 787-2
11212 Norwalk Blvd.
Conditions of Approval

DEVELOPMENT PLAN APPROVAL (DPA 936-2)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

1. That the applicant shall pay a flat fee of \$ 5,381 to reconstruct/resurface the existing street frontage to City limit for Norwalk Boulevard.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Norwalk Boulevard street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. In addition, the applicant shall remove and construct two driveways per City Standard R-6.4C. Furthermore, said meandering sidewalk and Driveways shall be shown on both the civil and landscape plans.
3. That adequate “on-site” parking shall be provided per City requirements, and all streets abutting the development shall be posted “No Stopping Any Time.” The City will install the offsite signs and the applicant shall pay \$ 400 to install (2) new signs.
4. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
5. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Norwalk Boulevard. Storm drain plans shall be approved by the City Engineer.
6. 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 applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
7. 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 (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
8. All buildings shall be connected to the sanitary sewers.
9. 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.

10. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
11. That the applicant shall connect the landscape irrigation system to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
12. The applicant 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.
13. The applicant 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 applicant 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.
14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
15. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

18. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant 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.
19. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
20. 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.
21. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

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

22. That the applicant shall comply with the Alternate Design Proposal provided by Response Fire Protection in lieu of the required fire department access roads.
23. 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.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
25. 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.
26. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer or geologist. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings along with a description of any recommended remedial actions needed to comply with the Division of Oil, Gas, and Geothermal Resources, signed by a registered engineer or geologist, must be provided to the Fire Department

27. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
28. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 1,313 gpm with a residual pressure of 20 psi flowing from the most remote hydrant. This flow is based on a maximum fire-flow calculation area of 129,000 square feet and Type IIA construction. If a larger fire-flow calculation area is used or the construction type is changed, Fire Department approval must be obtained. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
29. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
30. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. 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.
31. 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.
32. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

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

33. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The

environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.

- c. **Soil Management Plan & Report.** A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

- 34. **Permits and approvals.** That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
- 35. 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.
- 36. 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.
- 37. 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 at 562-409-1850 x3320)

- 38. 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 Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

39. 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 Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
40. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
41. 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.
42. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
43. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt 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.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562-868-0511 x7309)**

44. 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.
45. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
46. 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: Andrew Gonzales 562-868-0511 x7519)**

47. That the approval of Development Plan Approval Case No. 936 is contingent upon approval of Tentative Parcel Map Case No. 82031.
48. That the owner/developer shall apply for an Well Review Report (report) through the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). A copy of this report shall be provide to the Planning Department. If historic oil wells are identified on-site, well abandoned to current DOGGR standards may be required before a building permit can be issued.
49. That the owner/developer shall apply for an Oilfield Site Plan Review through the Planning Department prior to building permit can be issued.
50. That if the subject property is deemed to be located within the methane zone by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the methane zone on the first page of the building plan. Said indication shall be clearly painted with a minimum front size of 12 point.
51. That the owner/developer must pay for all required Los Angeles County's sewer connection fee prior to the issuance of a sewer connection permit from the Los Angeles County Sanitation Districts. For more information and a copy of the Connection Fee Information Districts. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee counter at (562) 908-4288, extension 2727.
52. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of

the Mitigated Negative Declaration, shall be made part of the conditions of approval for Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787. The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.

53. That the owner/developer shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
54. That during construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
55. That the owner/developer must provide on-site bicycle racks or other secure bicycle parking that accommodate a minimum six (6) bicycles.
56. That the applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organization; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclist, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
57. That the owner/developer understands and agrees that compliance with condition of approval number 55 and 56 must be obtained prior to issuance of a certificate of occupancy.

58. That the proposed wrought iron gate facing the west elevation shall be minimum 8 feet in height. The owner/developer shall provide a screening for said wrought iron gate, subject to the approval of the Director of Planning or his/her designee.
59. That the owner/developer agrees and understands that all existing overhead utilities within the development shall be placed underground.
60. 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). Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
61. 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 must be a minimum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
62. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
63. Prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
 - 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.
64. Owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and

proposed. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

65. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
66. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
67. That any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-striped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
68. That the owner/developer shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal point. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
69. That 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 foot clearance on sides and back of the equipment, and eight 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 Guideline is available at the Planning Department.)
70. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.

71. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
72. That all 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 shall be determine by the City Building Department.
73. All outdoor trash enclosures shall provide a solid roof cover.
74. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Norwalk Blvd., use street(s) as a staging area, or to backup onto the street from the subject property.
75. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
76. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
77. That all parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on pavement, wheel stop or on a clearly visible sign.
78. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could

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

2. 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.
79. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
80. That the applicant or the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

81. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
82. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
83. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
84. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
85. That the applicant and owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
86. 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 shall become null and void. Also the abandonment or nonuse of a 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.
87. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

88. That the owner/developer understands and agrees 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.
89. That the applicant shall clarify on the construction drawings that all roof drains facing the west elevation shall be install along the interior of the proposed pop-out. Any exposed roof drains should be painted to match the color of the building.
90. That 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.

CONDITIONAL USE PERMIT (CUP 787-2)

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562-868-0511 x7309)

1. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Andrew Gonzales 562.868-0511 x7451)

2. That Conditional Use Permit Case No. 787 allows for a mini-warehouse use within a 128,896 square feet concrete tilt-up building located at 11212 Norwalk Boulevard. Approval of Conditional Use Permit case No. 787 is contingent upon approval of Development Plan Approval Case No. 936 and Tentative Parcel Map Case No. 82031.
3. That the property owner shall ensure the operator of the mini-warehouse facility complies with City of Santa Fe Springs Municipal Section 155.637.
4. That no parking of vehicles shall be allowed in front of the loading door along the south elevation.
5. That all loading and unloading activities shall occur within the designated loading area only.
6. That no portion of the required on-site parking area shall be used for outdoor storage of any type or for special activities.

7. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and clients not to loiter or make loud noises outside of the building.
8. That the applicant shall maintain the area in a clean and orderly manner at all times.
9. That there shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee.
10. That the applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
11. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certification), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, Extension 7527, or through the City's website (www.santafesprings.org).
12. The Conditional Use Permit Case No. 787 shall be subject to a compliance review on or before **April 12, 2022**. Approximately three (3) months before **April 12, 2022**, 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.
13. That the applicant, Johnson Development Associates Inc., agree to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officer or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any action or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or service, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
15. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.

Attachment No. 6
Conditions of Approval
TPM 82031

**TPM 82031
11212 Norwalk Blvd.**

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

1. Final parcel map checking of \$4,970 plus \$295 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.
2. The applicant 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.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Andrew Gonzales- 562.868-0511 x7451)

1. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
2. 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 or their civil 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.
3. That Tentative Parcel Map No. 82031 shall expire on **March 11, 2022**, after Planning Commission approval, 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. 82031 shall not be effective until such time that a final map is recorded.
4. That as a condition for approval for Tentative Parcel Map No. 82031, the "Subdivider," agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, section 66499.37. Should the City, its agents,

officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

5. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
6. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.