



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
August 9, 2021
6:00 p.m.

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

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the 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.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners 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 July 12, 2021 Planning Commission Meeting

6. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1341

A request for a Modification of Property Development Standard to temporarily not to provide four (4) required parking stalls and instead temporarily use said area for open outdoor storage on property located at 13253 Alondra Blvd. (7005-003-039), within the M-2, Heavy Manufacturing, Zone. (Spectrum Alondra Property LLC)

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

Alcohol Sales Conditional Use Permit Case No. 9

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 51

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

C. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M- 1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

D. CONSENT ITEMConditional Use Permit Case No. 414-3

A compliance review to allow the continued operation and maintenance of a convenience market use, within a 1,681 sq. ft. building, located at 13352 Imperial Highway (APN: 8044-001-007), within or in the M-2, Heavy Manufacturing, Zone. (Sierra Foods, Inc.)

E. CONSENT ITEMConditional Use Permit Case No. 809-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 809 to allow the operation and maintenance of a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

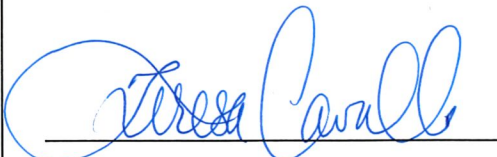
8. ANNOUNCEMENTS

- ♦ 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, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

August 5, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

August 9, 2021

APPROVAL OF MINUTES

Minutes of the July 12, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the July 12, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the July 12, 2021 Planning Commission Meeting



APPROVED:

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

July 12, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:05 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
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Laurel Reimer, Planning Consultant
Michael Delgadillo, Planning Intern
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the June 14, 2021 Planning Commission Meeting

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

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

PUBLIC HEARING

6. PUBLIC HEARING (*Continued from June 14, 2021 PC Meeting*)

Categorical Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 819

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 819 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 Categorically Exempt; and
- Approve Conditional Use Permit Case No. 819, subject to the conditions of approval as contained within Resolution No. 189-2021 and
- Adopt Resolution No. 189-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 6. Present in the audience was applicant's representative Alexander Lew.

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

Commissioner Rounds inquired about the number of monopalms located within the City. Senior Planner Cuong Nguyen replied that there are approximately 15-20 monopalms located within the City.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:17 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6

Applicant's Representative Alexander Lew thanked Senior Planner Cuong Nguyen for a great and thorough presentation. Mr. Lew indicated that the monopalms has been operating for 20 years and has fallen in disrepair and as part of the scope of work the monopalms is being upgraded.

Commissioner Hernandez inquired as to the frequency of maintenance. Mr. Lew responded that monthly inspections are the rule of thumb; however, sites go missed and it falls on the City's Code Enforcement to send notice to get the site repaired.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:22 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Hernandez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 819, and the recommendations regarding this entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

Planning Commission Attorney Kathya M. Firlik 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 32

Amendment to Conditional Use Permit (CUP) Case No. 61

Development Plan Approval (DPA) Case No. 983

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 61 and Development Plan Approval Case No. 983 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 for in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Project) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Amendment to Conditional Use Permit Case No. 61 and Development Plan Approval Case No. 983, subject to the conditions of approval as contained within Resolution No. 191-2021; and
- Adopt Resolution No. 191-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 7. Present in the audience was applicant's representative Steve Masura, Director of Entitlements, and RJ Rieves, Sr. Project Manager.

Senior Planner Cuong Nguyen notified the Planning Commissioners that the City of Santa Fe Springs received comments from the City of Norwalk that stated no comments.

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

Commissioner Hernandez requested clarification if the site was a former landfill. Senior Planner Cuong Nguyen confirmed that the site was a former landfill.

Vice Chair Jimenez requested clarification as to the CEQA Exemption. Senior Planner Cuong Nguyen clarified that Class 32 was the correct CEQA Exemption.

Commissioner Rounds commented that the improvements proposed will improve the site.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:45 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7

Applicant's Representative Steve Masura, Director of Entitlements notified the Planning Commissioners that Rexford Industries recycles landfills and develops the sites with the intent to bring Top "A" tenants. Applicant's Representative RJ Rieves, Sr. Project Manager thanked Senior Planner Cuong Nguyen and the Planning Commissioners and commented that he looks forward to developing this site and working with the City.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:50 p.m. and requested a motion and second for Item No. 7.

It was moved by Commission Rounds, seconded by Commissioner Hernandez to approve Amendment to Conditional Use Permit (CUP) Case No. 61 and Development Plan Approval (DPA) Case No. 983, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 980

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 980 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the

- City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Development Plan Approval Case No. 980, subject to the conditions of approval as contained within Resolution No. 190-2021; and
- Adopt Resolution No. 190-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 8. Present in the audience were Bobby Nasir, Property Owner and Applicant's Representative Ignacio Crispo.

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

Commissioner Rounds commented to the applicant to consider a tenant that can generate tax revenue for the City.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 7:08 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8

Applicant's Representative Ignacio Crispo commented that the applicant will strive to secure a tax generated tenant. Mr. Crispo thanked Director of Planning Wayne Morrell, Senior Planner Cuong Nguyen, but especially Associate Planner Vince Velasco for doing a great job on this project.

Property Owner Bobby Nasir gave kudos to Commissioner Rounds and the Planning Commissioners for expressing a request to secure a tax generating tenant. The request makes a difference and helps the process all the way around.

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 7:11 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Vice Chair Jimenez to approve Development Plan Approval (DPA) Case No. 980, and the recommendations regarding this entitlements, which passed by the following roll call vote:

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

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

9. PUBLIC HEARING

Zoning Text Amendment – Billboards Along Interstate 605

Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.398, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards. (City of Santa Fe Springs)

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Billboards Along Interstate 605 and thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find and determine that pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Adopt Resolution No. 192-2020, which incorporates the Commission's findings and action regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

Chair Arnold called upon Planning Consultant Laurel Reimer to present Item No. 9.

Planning Consultant Laurel Reimer notified the Planning Commissioners that the City of Santa Fe Springs received comments from the City of Norwalk that stated no comments.

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

Commissioner Hernandez requested clarification on the number of sites that this ordinance will affect. Planning Consultant Laurel Reimer replied that due to distancing requirements only three (3) sites will be affected by the ordinance.

Chair Arnold inquired if the City has taken into consideration the 605 freeway expansion. Planning Consultant Laurel Reimer notified the Planning Commissioners that Caltrans has notified the City that they do not have the funding to expand the 605 freeway. Ms. Reimer also commented that developers would rather build now to generate revenue and deal with the expansion at a later time.

Chair Arnold also inquired if the area with the Edison right away was considered for declassification. Planning Consultant Laurel Reimer responded that she was unfamiliar with Caltrans' declassification process but she knows that Caltrans was ok with declassifying the areas located within the City because of their location near the underpass which have no landscaping. Should Caltrans declassify the Edison/Park area then staff will have to return to amend the City code to allow for billboards to be located within the A-1 zone.

Commissioner Rounds commented that in a meeting with Caltrans regarding the 605 freeway expansion, Caltrans commented that it would be 20+ years before the 605 freeway expansion begins.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 7:35 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9.

Dollar Self Storage owner Jack Thomson thanked staff for their work and commented that this will benefit everyone driving along the 605 freeway.

Director of Planning Wayne Morrell thanked Planning Consultant Laurel Reimer and Senior Planner Cuong Nguyen for working on this project. Having them working on this project has made a difference.

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 7:37 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

10. ANNOUNCEMENTS

Commissioners:

Commissioner Rounds announced that he is glad to see everyone in the Chambers again and thanked Planning Staff for doing such a good job. Commissioner Rounds also indicated he can't wait for the parking lot improvements to be completed.

Commissioner Jimenez welcomed everyone back.

Commissioner Carbajal commented that under Director of Planning Wayne Morrell his staff is top notch.

Both Commissioners Hernandez and Chair Arnold expressed the same sentiments.

Staff:
None.

11. ADJOURNMENT

Chair Arnold adjourned the meeting at 7:45 p.m. to the next regular Planning Commission meeting scheduled for August 9, 2021 at 6:00 p.m.

ATTEST:

Acting Chair

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

August 9, 2021

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1341

A request for a Modification of Property Development Standard to temporarily not provide four (4) required parking stalls and instead temporarily use said area for open outdoor storage on property located at 13253 Alondra Blvd. (7005-003-039), within the M-2, Heavy Manufacturing, Zone. (Spectrum Alondra Property LLC)

RECOMMENDATION

- Receive any comments from the public regarding Modification Permit Case No. 1341, and thereafter continue the case to the next regularly scheduled Planning Commission meeting on September 13, 2021.

In accordance with similar Modification Permit requests, staff mailed a meeting notice to all adjacent property owners of the subject property to advise them of the Modification Permit request. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of four notices were mailed out to said adjacent property owners on July 30, 2021. To date, staff has not received correspondence from the adjacent property owners that received the notice.

Staff is recommending a continuance of Modification Permit Case No. 1341 to the next regularly scheduled Planning Commission meeting on September 13, 2021, to allow Staff to obtain additional information from the applicant. Since the subject entitlement was publicly noticed, it is recommended that if any members of the public participate in the meeting and wish to comment, the Planning Commission should receive the public comments, and thereafter take action to continue the project to the next meeting date.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Planning Commission Meeting

August 9, 2021

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 9

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before August 9, 2026, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Holiday has operated at 10915 Norwalk Boulevard since October 1964. The business initially operated as a restaurant/tavern providing food, beer, and wine for on-site customer consumption and provided risqué entertainment in the form of female dancing performances. Eventually, the tavern's management decided to eliminate the food service, but to continue the entertainment activities and the sale of alcoholic beverages for on-site customer consumption. Over time, the business has evolved to a gentleman's club and is generally known for its live entertainment in the form of female topless performers; alcoholic beverages are also still being served for on-site consumption. The establishment maintains an Adult Business and Operating Regulatory Permit as required under Chapter 125 of the City's Municipal Code.

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 9 has been granted several time extensions with favorable compliance reviews since it was initially approved by the Planning Commission and the City Council at their respective meetings of November 20 and November 21, 2000.

In May 2018, the establishment's ownership was transferred to Jack Maaloff (DBA Mike Topanga, Inc.). A few months after the ownership transfer, the new owner fully closed the establishment for a major and much needed interior remodel. During this time, the establishment experienced some construction delays which were later complicated by the COVID-19 pandemic. Consequently, a full compliance review by

Staff could not be provided as required on the last approval. Accordingly, at their regular meeting of July 13, 2020, the Planning Commission extended the deadline for a full compliance review to December 2020. However, the California Department of Public Health did not clear bars and saloons to open until May 2021. This matter is now before the Planning Commission because the establishment is now in full operation which allowed Staff to perform a walk-through of the premises and provide the attached compliance review report.

CALLS FOR SERVICE

Over the past year, Whittier Police records indicate that The Holiday has had a total of 11 calls for service. None of the calls was related to the sale of alcoholic beverages. Two calls for service did reflect noise complaints. To address the noise matter management installed signs in the parking lot prohibiting guests from playing loud music from their personal vehicles and requesting them to keep the noise down to a minimum. Staff will continue to monitor all ambient noise generated from the establishment and/or from its guests. It should be noted that the Alcohol Beverage Control (ABC) under the license has also placed restrictions on audible noise generated by the establishment.

COMPLIANCE REVIEW REPORT

As part of the permit review process, Staff conducted a walk through of the subject site to ensure compliance with regulatory ordinances, conditions and codes. During the walk-through Staff found the property and business operation in full compliance with all local codes, the conditions of approval and their regulatory permit which allows adult entertainment.

Management employs unarmed uniformed security personnel that patrol the parking lots and the general premises to discourage unauthorized alcoholic beverage drinking or congregating within the exterior areas, and as mentioned before, to silence any rudely noise that can lead to complaints. Staff also reviewed the establishment's video surveillance system and found the system to be of the highest level in security systems employing internet access via electronic computers, smart phones and/or touchscreen tablets.

Staff has not received any complaints stemming from the sale of alcoholic beverages. Staff further contacted the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations and there has not been any incident to require further ABC investigation.

Considering staff's findings, and the fact that the applicant has complied with all of the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review and status report in five years, by August 9, 2026. It should be noted that this matter, just as all other land use entitlements, may come back to the Planning Commission should violations occur and if they are not resolved by the business owners, or if any

modification to the approved conditions of approval is warranted.

CONDITIONS OF APPROVAL

Staff did not add any additional Conditions of Approval, but made a time change to Item No. 13.

1. That the sales, service, and consumption of alcoholic beverages shall only be permitted between the hours of 12:00 p.m. and 2:00 a.m. each day of the week as indicated by the Department of Alcoholic Beverage Control.
2. That the Type 48 (On-Sale General Public Premises) Alcoholic Beverage Control License, allowing the onsite consumption of beer and wine, shall be restricted to the sale and consumption of alcoholic beverages on the premises only. The applicant shall not sell alcoholic beverages for transport or consumption off the subject premises.
3. That the applicant shall continue to be responsible for maintaining control of litter on the subject property generated by or originating from the subject site.
4. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages from customers. Refer to Section 303 of the California Penal Code and Section 25647 of the Business and Professions Code.
5. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours, who will be responsible for the alcohol sales activity.
6. That the maximum number of occupants shall be established by the City Fire Marshall according to an approved floor plan. A maximum occupancy placard shall continue to be posted in a conspicuous place on the premises. This occupancy limitation shall not be violated.
9. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
10. It shall be unlawful for any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than 60 (sixty) days prior to signing of the agreement to sell,

lease or sublease.

12. That a copy of these conditions of approval be posted and maintained with a copy of the City Business License and Fire Department permits, in a place conspicuous to all employees of the location.
13. ***That this Permit shall be subject to a compliance review in five years, no later than August 9, 2026, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
14. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
15. That violation of any condition of this permit, or a violation of any law, statute or ordinance by ownership, management or employee in the performance of their duties, or violations resulting from the lack of management due diligence shall constitute grounds for revocation of this permit, subject to all procedural and substantive safeguards conferred by City's Municipal Code and other applicable laws.

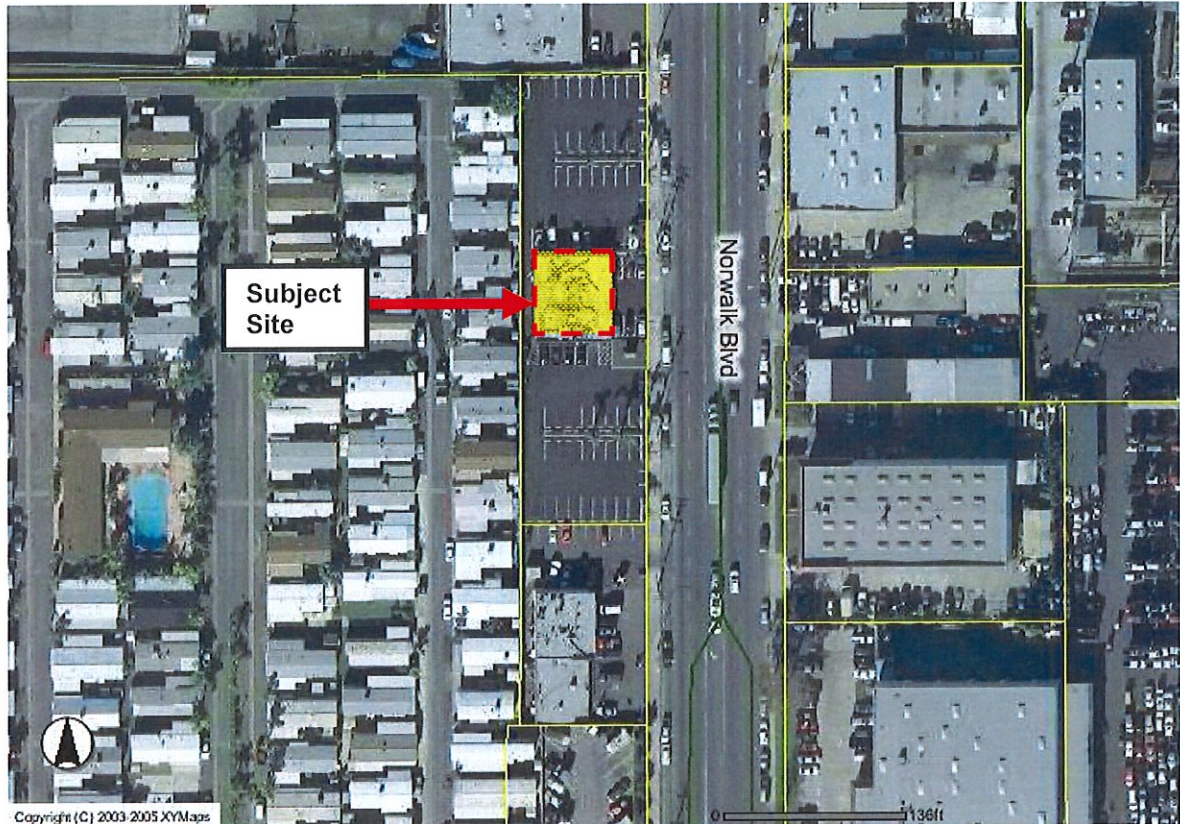


Dino Torres
Director of Police Services

Attachment(s)

1. Vicinity Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 9
Located at
The Holiday Tavern
10915 Norwalk Blvd
Santa Fe Springs



City of Santa Fe Springs

Planning Commission Meeting

August 9, 2021

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 51

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before August 9, 2026, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Applicant, Hong Chang Corporation, which has been operating in the City since 2005, is an importer and distributor of authentic Asian foods. Hong Chang Corporation distributes the merchandise to independent retail stores throughout the region.

In 2011, Hong Chang Corporation's executives decided to import cooking related wines and specialty beers from Asia. Accordingly, they applied for and were granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 51 by the Planning Commission and the City Council at their respective meetings of April 11 and April 14, 2011.

ASCUP Case No. 51 is before the Planning Commission for a compliance review to determine if the facility is operating in compliance with the conditions of approval and the City's Code Regulations.

CALLS FOR SERVICE

Whittier Police crime records indicated that no calls for service have been received as a result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the compliance review process, staff conducted an inspection of the applicant's operation to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, Staff determined that the applicant is operating the facility in full compliance with the City's Municipal Codes and the conditions of approval. It should be noted that the demand for Asian alcoholic beverages is very low making the applicant's supply of cooking wines very minimal; almost two boxes at its highest count. Nevertheless, the applicant prefers to continue to maintain the permit and ABC License.

Based on Staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval and the minimal storage of alcoholic beverages, Staff believes that changes to the conditions are not warranted at this time.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 11 which references the new compliance review due date.

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall continue to store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
4. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
6. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by personal passenger-type vehicles.
7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the owner, corporate officers and managers shall cooperate fully with all City officials and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
9. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
11. ***That this Permit shall be subject to a compliance review in five years, no later than August 9, 2026, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
12. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
13. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

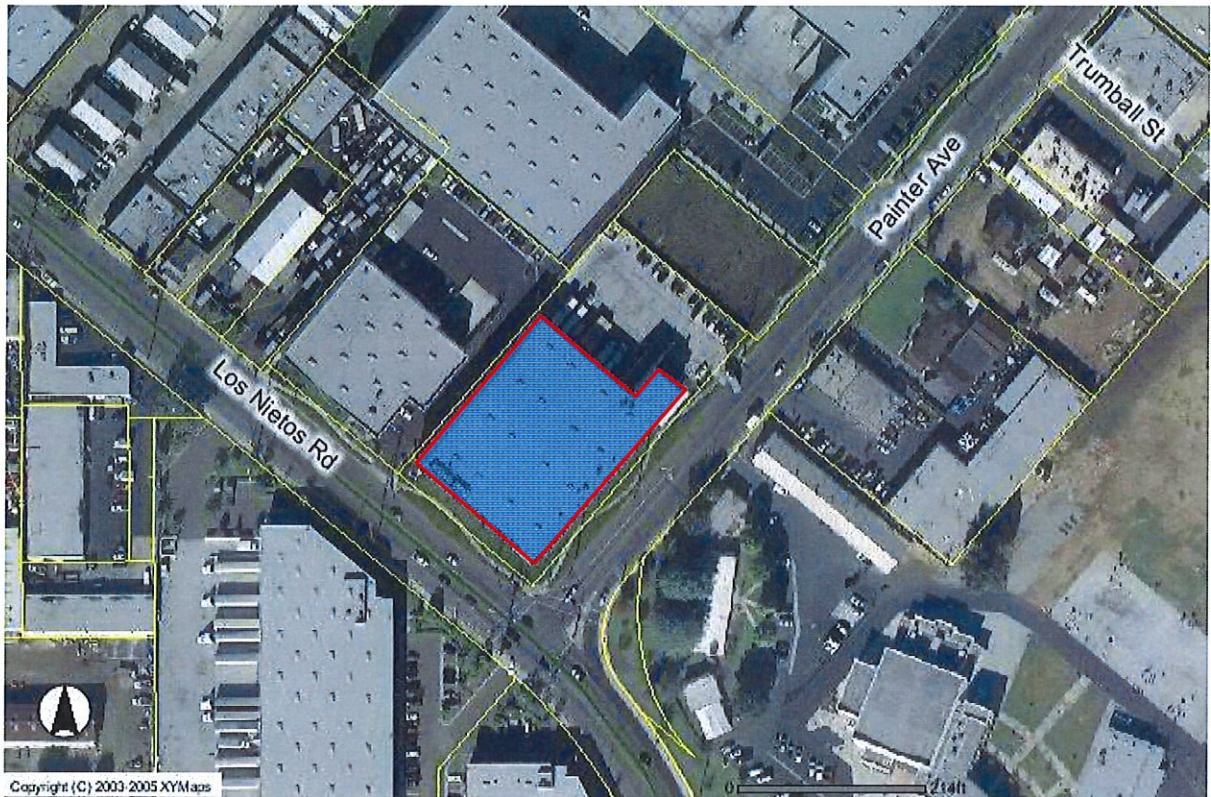


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 51
Hong Chang Corporation
10155 Painter Avenue



City of Santa Fe Springs

Planning Commission Meeting

August 9, 2021

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before August 9, 2026, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Applicant, Vinifera Imports, is a top-tier importer of premium Italian wines in the United States. Founded in 1979 as a one-office operation in Chicago, Vinifera now imports and distributes fine wines to 30 states nationwide.

As part of their business expansion efforts, in 2013, Vinifera Imports signed a lease agreement to occupy the 10,284 sq. ft. concrete tilt-up building located at 13273 Barton Circle. Accordingly, Vinifera Imports applied for and was granted Alcohol Sales Conditional Use Permit Case No. 63 by the Planning Commission and the City Council at their respective meetings of December 9 and December 19, 2013.

The applicant continues to maintain a license with the Department of Alcoholic Beverage Control (ABC) for the import and wholesale of alcoholic beverages. The license has been maintained without incidents or cause for an investigation by ABC.

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

CALLS FOR SERVICE

Whittier Police crime records indicated that within the last year no calls for service were conducted as a result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As part of the alcohol sales conditional use permit process, staff conducted an inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to other risk considerations such as schools, religious facilities, recreation or other public facilities attended or utilized by minors.

After conducting the said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval, and has had no negative impact to any establishment attended or utilized by minors. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations.

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

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 14 which references the new compliance review due date.

1. That the approval of this Permit shall be granted for the warehouse and distribution of alcoholic beverages only and that any other type of use or change of the existing use related to, but not limited to, the alcohol sales, storage, distribution shall require City Council approval.
2. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC) in good standing at all times. Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
3. That the applicant shall continue to store all alcoholic beverages in a secured manner at all times.
4. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.

5. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.
6. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
7. That the alcoholic beverages shall not be directly sold to the general public from the subject site at any time. Internet and mail orders are exempt from this condition.
8. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
9. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
10. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
11. That the owner, corporate officers and managers shall cooperate fully with all City officials and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
13. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention to transfer the business not less than (60) days prior to signing of the agreement to sell or sublease.
14. ***That this Permit shall be subject to a compliance review in five years, no later than August 9, 2026, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the***

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

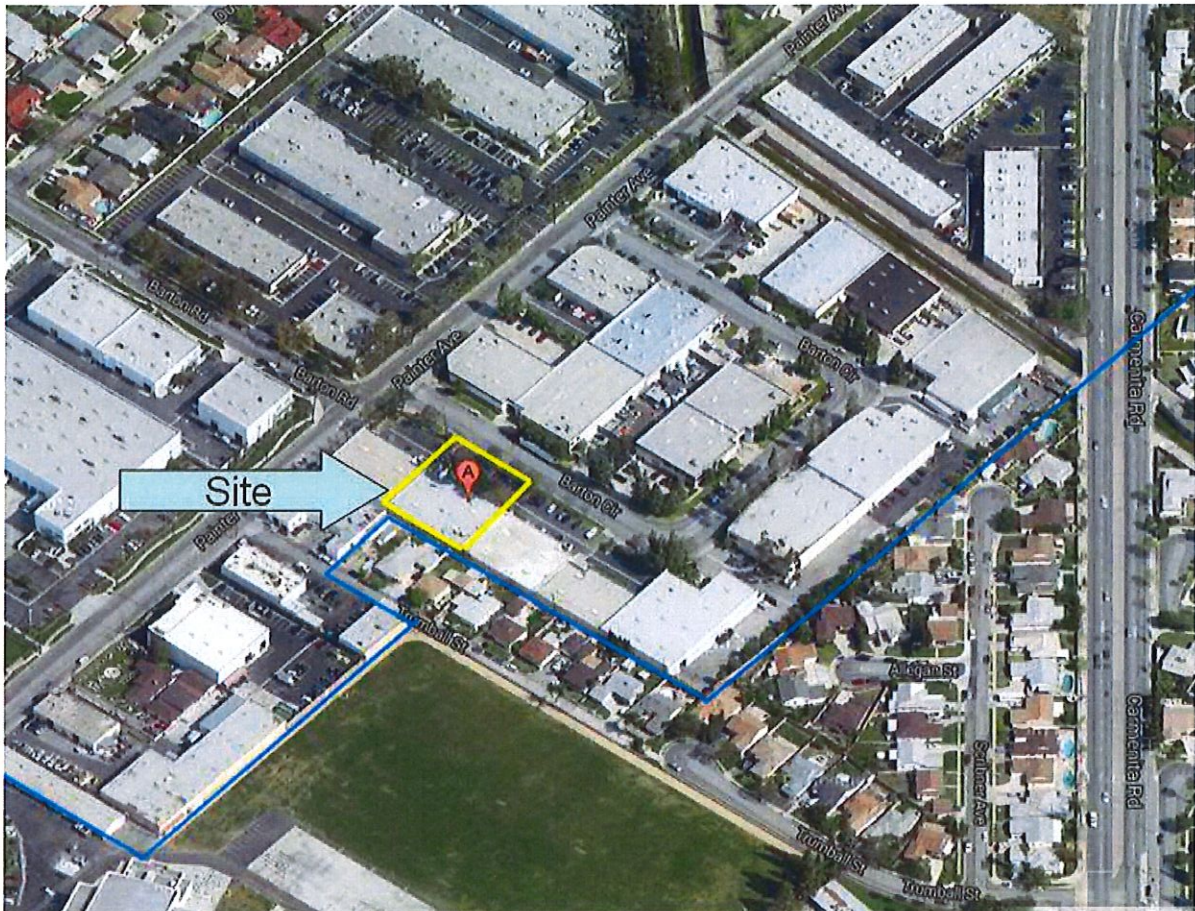
15. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process at which time the privileges granted hereunder shall be terminated.

A handwritten signature in black ink, appearing to read 'Dino Torres', with a stylized, cursive script.

Dino Torres
Director of Police Services

Attachment(s)

1. Location Map



City of Santa Fe Springs

LOCATION MAP

Vinifera Imports
13273 Barton Circle
Alcohol Sales Conditional Use Permit Case No. 63



CONSENT ITEM

Conditional Use Permit Case No. 414-3

A compliance review to allow the continued operation and maintenance of a convenience market use, within a 1,681 sq. ft. building, located at 13352 Imperial Highway (APN: 8044-001-007), within or in the M-2, Heavy Manufacturing, Zone. (Sierra Foods, Inc.)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a convenience market, 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. 414-3 be subject to a compliance review in one (1) year, on or before August 9, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND:

In accordance with Section 155.213 (H) of City's Zoning Ordinance, a Conditional Use Permit is required for the establishment, operation, and maintenance of a convenience market within the M-2, Heavy Manufacturing, Zone. The property measures approximately 1.17 acres and is currently developed with a gas station, service area, and convenience market. The primary building used for the service and convenience market activities measures approximately 1,681 sq. ft. The subject property is concurrently occupied by Speedway Express for standard and diesel fueling services.

At their meeting in April 1986, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 414, a request made by Thrifty Oil Company to establish, operate, and maintain a convenience market on property located at 13352 Imperial Highway.

In November 2013, Thrifty Oil Company proposed to expand the existing convenience market to convert the exiting service area into retail and storage area, thereby, utilizing the entire retail/service building for the convenience market activities. Since then, a total of (2) compliance reviews have been conducted to date. On July 13, 2021, Jackson Energy acquired the property, while Sierra Foods, Inc. acquired the convenience market and assumed the responsibility of ensuring compliance with the conditions of approval for CUP 414. It should be noted that the existing convenience market is a 24- hour operation and the applicant intends to

keep the hours the same. The business will continue to operate and remain as a convenience market.

STAFF CONSIDERATIONS:

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Staff conducted the initial walk-through inspection on July 6, 2021 and found the convenience market use was operating in full compliance with the existing conditions of approval.

Staff finds that if the convenience market continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. However, since the applicant, Sierra Foods, Inc., just recently acquired the market and therefore does not yet have an established track record. Staff is therefore recommending that CUP 414-3 be subject to a compliance review in one (1) year, on or before, August 9, 2022, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL- CUP 414:

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

1. That the alcohol sales activity shall continue to comply with the conditions of approval set forth within ASCUP Case No. 61.
2. That within 30 days of the approval of this permit, the applicant shall submit a new camera plan to the Director of Police Services for his review and approval. All new proposed cameras and related camera equipment shall be installed within 30 days of the approval date of the said camera plan.
3. That the proposed glass treatment (exterior of the proposed storage room) and all existing glass shall be treated and maintained with a glass film to prevent etching and other graffiti.
4. That the new proposed reach-in-coolers shall be equipped with a key lock or similar mechanism to prevent access to alcoholic beverages during the hours that alcoholic beverages are not to be sold per the bureau of Alcoholic Beverage Control.

WASTE MANAGEMENT :**(Contact : Maribel Garcia 562.409 x7569)**

5. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. Inspection and maintenance per California Title 19 and NFPA 25. **(Satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Claudia L. Jimenez 562.868.0511 x7356)**

6. That a minimum of 7 parking spaces ($1,681\text{sf} / 250 = 6.7$ spaces) shall be provided and maintained on-site to serve the convenience market use.
7. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit mechanical plans that include a roof plan that shows the location of all proposed roof mounted equipment and related duct work. All new roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet 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 and Development 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 line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.
(Satisfied)

8. That all landscaped areas shall continue to be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
9. That the owner/applicant shall be responsible for maintaining the site and immediate adjacent properties free from litter, debris, etc., that may be generated by the convenience market use.

10. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
11. That prior to the installation of any new signs, the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
12. That 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 **(Satisfied)**
13. 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. **(Satisfied)**
14. 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.
15. That Conditional Use Permit Case No. 414-~~23~~ shall be subject to a compliance review after one (1) year, on or before **August 9, 2022**. Approximately three (3) months before **August 9, 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 the conditions of approval as stated within the staff report. **(Revised)**
16. That the owner, ~~Thrifty Oil Company~~ **Jackson Energy**, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from

or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised)**

17. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP.
18. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

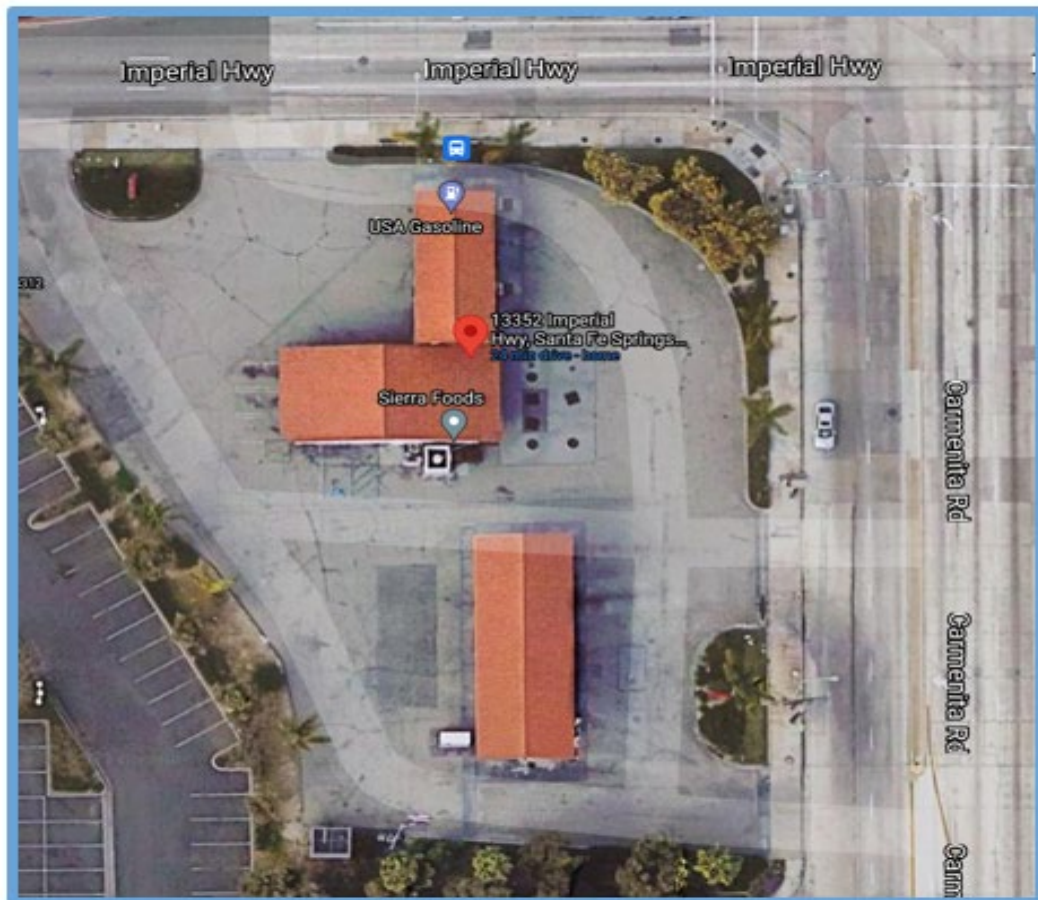
Attachments:

1. Aerial Photograph
2. Site Photos: Inspection
3. Compliance Request Letter
4. Acceptance of Conditions

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



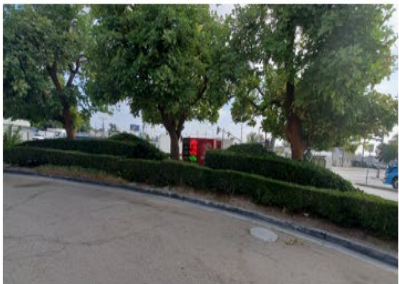
CONDITIONAL USE PERMIT CASE No. 414-3

Location: 13352 Imperial Highway (APN: 8044-001-007)

Zone: M-2 Heavy Manufacturing, Zone

Applicant: Sierra Foods, Inc.

Attachment 2: Site Photos



Attachment 3: Compliance Request Letter

Sierra Foods, Inc

June 30, 2021

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Spring Ca 90670

Re: Conditional use permit case No. 414-2
13352 E. Imperial Hwy
Santa Fe Springs Ca 90670

We Sierra Foods, Inc accept all terms and conditions to the original CUP. And operations are running the same, with no changes.

Hereby requesting to move forward with the compliance review for case # 414-3

Should you have any questions, please feel free to contact me at 805-338-5011

Sincerely,



Jack Khangura

23300 Cinema Dr # 220 Valencia Ca 91355

Attachment 4: Acceptance of Conditions-Affidavit

DEPARTMENT OF PLANNING AND DEVELOPMENT
11710 Telegraph Road, Santa Fe Springs, CA 90670

ACCEPTANCE OF CONDITIONS
AFFIDAVIT

I, Jagdish S. Khargura, HEREBY STATE THAT I am the owner, or the authorized agent of the owner, of property involved in Reconsideration of Conditional Use Permit Case No. 414-3

I FURTHER STATE THAT I have read, understand and accept, and will comply with all of the conditions of approval established by the Planning Commission and Community Development Commission at its meeting of _____.

I AM ALSO AWARE THAT if any of the provisions of this approval are violated or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Signature J. Khargura

Title (if any) CEO

Company Name (if any) Sierra Foods, Inc

Mailing Address 23300 Cinema Dr #220

City, State, Zip Valencia Ca 91355

Phone 661 254 1025

See Attachment
for Notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1180

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

State of California

County of Los AngelesOn June 30, 2021 before me,

Date

J. Vargas, Notary Public
Here Insert Name and Title of the Officer

personally appeared Jagdish S. Khargura
Name(s) of Signer(s)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature J. Vargas
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Affidavit

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____



City of Santa Fe Springs

Planning Commission Meeting

August 9, 2021

CONSENT ITEM

Conditional Use Permit Case No. 809-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 809 to allow the operation and maintenance of a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

RECOMMENDATIONS

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 809 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
- Approve a one (1) year time extension for Conditional Use Permit Case No. 809 (until July 13, 2022), subject to the original conditions of approval as stated within Resolution No. 168-2020.

LOCATION/BACKGROUND

The subject property is located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone and is currently developed with a 57,864 sq. ft. concrete tilt-up industrial building. Properties to the north and west are also zoned M-2 and consist of various industrial uses; properties to the east have multiple zoning designations, including M-1 (Light Manufacturing), M-2 (Heavy Manufacturing), and BP (Buffer Parking), and consist of an electrical substation owned and operated by Southern California Edison; properties to the south are zoned M-1-BP and consist of various wholesale and retail uses.

On July 13, 2020, the Planning Commission approved Conditional Use Permit (CUP) Case No. 809 to allow the establishment, operation, and maintenance of a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons. Since their entitlement approval, the applicant has submitted plans for the review, approval, and issuance of building permits; however, the applicant has mentioned that they have faced project delays caused by the Covid-19 pandemic. Nevertheless, the applicant intends to have the project finalized in the next few months.

Pursuant to Section 155.721 of the City's Zoning Ordinance, a Conditional Use Permit shall become null and void if the permit is not utilized within 12 months. Therefore, the applicant has submitted a request for one (1) year time extension to allow sufficient time to secure all necessary permits, complete their intended construction, and thereafter, begin the approved operation.

Since the necessary improvements are not yet completed, the applicant has not begun operating. Without the business in full operation, staff was not able to conduct the required review of compliance inspection. Staff believes that the issuance of a one (1) year time extension will allow the applicant to finalize their improvements and begin operating. Approximately three (3) months prior to the extension deadline of July 13, 2022, the applicant shall submit a letter of request to initiate the compliance review process.

ZONING REQUIREMENTS

In accordance with Section 155.721 of the City's Zoning Ordinance (see Code Section below), a Conditional Use Permit which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Ordinance Section 155.721 – Expiration
Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also, the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

STAFF CONSIDERATIONS

The applicant, SC Fuels, is currently in the process of obtaining necessary building permits. To keep the CUP entitlement valid and allow SC Fuels to eventually operate as proposed, staff is recommending that the Planning Commission grant a one (1) year time extension, until July 13, 2022, subject to the original conditions of approval. If for some reason the applicant requires additional time, they will need submit a subsequent time extension request along with an updated justification statement.



Wayne M. Morrell
Director of Planning

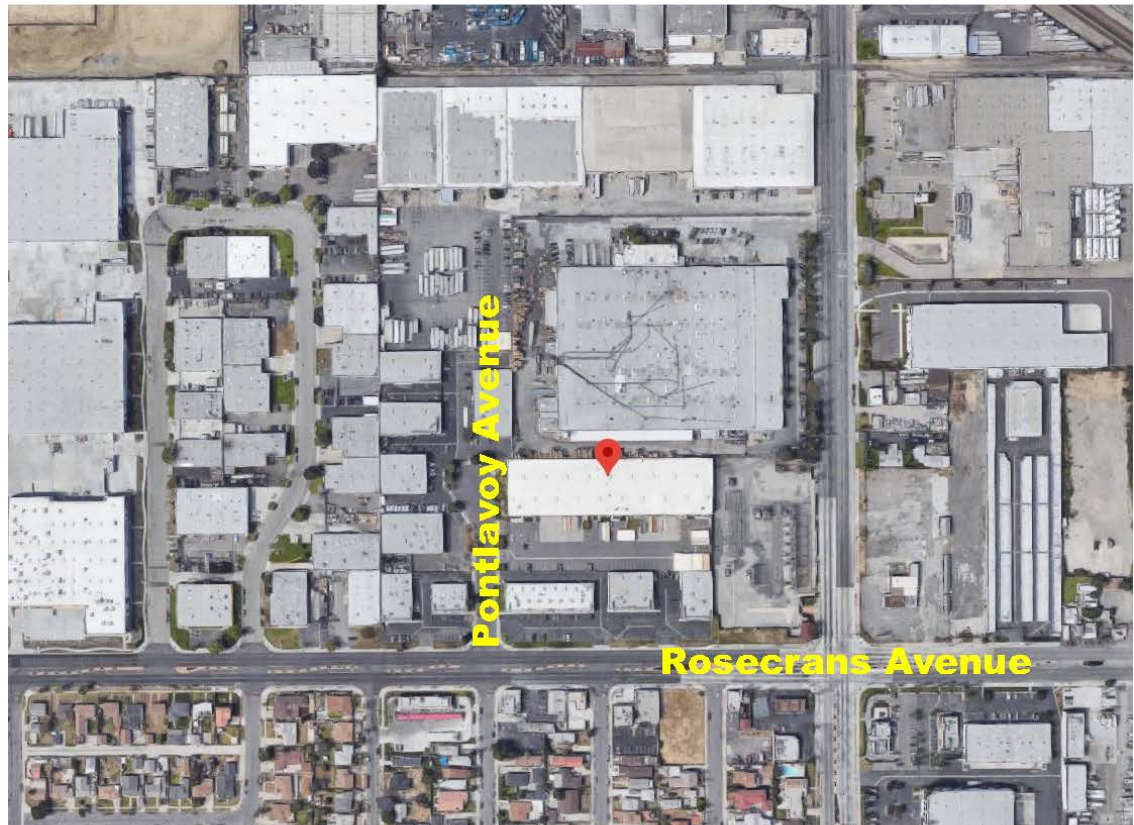
Attachments:

1. Aerial Photograph
2. Request for Time Extension
3. Site Plan
4. Floor Plan
5. Approval Letter – July 13, 2020 – Original Conditions of Approval

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 809



14112 Pontlavoy Avenue
(SC Fuels)

Attachment 2: Request for Time Extension



1800 West Katella Ave. Suite 400
P.O. Box 4159
Orange, CA 92863-4159
(714)744-7140

June 30, 2021

City of Santa Fe Springs
Planning Department
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

Attn: Planning Dept.
(562) 868-0511

**Subject: SC Fuels
14112 Pontlavoy Ave.
Santa Fe Springs, CA 90670**

**Re: Time Extension Request
Conditional Use Permit No. 809**

Dear Planning:

Regarding the subject Conditional Use Permit No. 809 issued on July 30th, 2020 for the subject project, we request a time extension.

The project has been held up due to Covid circumstances beyond our control. We are still actively working towards the Building permit approvals issuance, and expect finalization shortly.

We appreciated your understanding of this matter. Please contact me at (714) 516-7273, if you have any questions. Thanks for your time.

Best regards,

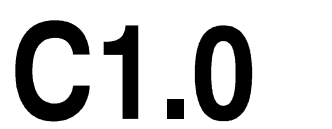
A handwritten signature in blue ink, appearing to read "De Len B. Holbrook".

De Len B. Holbrook
Vice President, EHS&S & Facilities

Attachment 3: Site Plan

#	NOTE
1	(E) TRASH ENCLOSURE
2	(N) DOCK STRIPING (4' HIGH TO LEVEL DOORS)
3	(N) ACCESSIBLE STALL
4	(N) STANDARD STALL (8.5' X 19')
5	(N) COMPACT STALL (7.5' X 15' MIN.)

	— FIRE HYDRANT	AC	— ASPHALT PAVEMENT	PA	— PLANTER AREA
	— EDGE PAVEMENT	BFD	— BACK FLOW DEVICE	PB	— PULL BOX
	— WATER VALVE	CB-DN	— CURB DRAIN	PIV	— POST INDICATOR VALVE
	— METER, PULL BOX	CO	— CLEAN OUT	PL	— PROPERTY LINE
	— SIGN	FC	— FINISHED CONCRETE	PP	— POWER POLE
	— CONCRETE	FDC	— FIRE DEPARTMENT CONNECTION	R	— RAMP
	— BLOCK WALL	FF	— FINISHED FLOOR	RAD	— RADIAL
	— LIGHT STANDARD	FH	— FIRE HYDRANT	RF-DN	— ROOF DRAIN
	— TRAFFIC SIGNAL	FL	— FLOW LINE	R/W	— RIGHT OF WAY
	— STREET LIGHT	FS	— FINISHED SURFACE	SCO	— SEWER CLEAN OUT
	— HANDICAP STALL	GB	— GRADE BREAK	SDMH	— STORM DRAIN MANHOLE
	— WROUGHT IRON FENCE	GI	— GRATE INLET	SMH	— SEWER MANHOLE
	— WOOD FENCE	GM	— GAS METER	TC	— TOP OF CURB
	— CHAINLINK FENCE	GP	— GUARD POST	TE	— TRASH ENCLOSURE
	— PARKING COUNT	L	— LOT LINE	TG	— TOP OF GRATE
	— BUILDING HEIGHT INDICATOR	NG	— NATURAL GROUND	TRANS	— TRANSFORMER
		COMP, -----	COMPACT	TW	— TOP OF WALL
				WM	— WATER METER



Project	16106	16206	16306	16406	16506	16606	16706	16806	16906	17006	17106	17206	17306	17406	17506	17606	17706	17806	17906	18006	18106	18206	18306	18406	18506	18606	18706	18806	18906	19006	19106	19206	19306	19406	19506	19606	19706	19806	19906	20006	20106	20206	20306	20406	20506	20606	20706	20806	20906	21006	21106	21206	21306	21406	21506	21606	21706	21806	21906	22006	22106	22206	22306	22406	22506	22606	22706	22806	22906	23006	23106	23206	23306	23406	23506	23606	23706	23806	23906	24006	24106	24206	24306	24406	24506	24606	24706	24806	24906	25006	25106	25206	25306	25406	25506	25606	25706	25806	25906	26006	26106	26206	26306	26406	26506	26606	26706	26806	26906	27006	27106	27206	27306	27406	27506	27606	27706	27806	27906	28006	28106	28206	28306	28406	28506	28606	28706	28806	28906	29006	29106	29206	29306	29406	29506	29606	29706	29806	29906	30006
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Attachment 4: Floor Plan



A-101

Attachment 4: Approval Letter – July 13, 2020



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

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

July 17, 2020

SC Fuels
1800 W. Katella Avenue, Ste. 400
Orange, CA 92867

Attn.: Mr. De Len B. Holbrook
Vice President, HSE & Facilities

Re: Conditional Use Permit (CUP) Case No. 809
14112 Pontlavoy Avenue, Santa Fe Springs, CA 90670

Dear Mr. Holbrook:

The Planning Commission, at their meeting on July 13, 2020, took action on the your request for approval to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

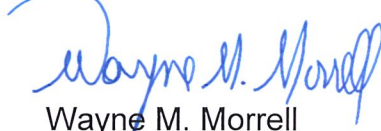
The Planning Commission approved your requested entitlement subject to the findings and conditions of approval as provided within the attached Resolution 170-2020 and Exhibit A.

The Zoning Ordinance sets forth an appeal period of fourteen (14) days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

William K. Rounds, Mayor • John M. Mora, Mayor Pro Tem
City Council
Annette Rodriguez • Juanita Trujillo • Joe Angel Zamora
City Manager
Raymond R. Cruz

If you have any questions, please contact Vince Velasco, Associate Planner at (562) 868-0511 x7353, or E-Mail vincevelasco@santafesprings.org.

Sincerely,



Wayne M. Morrell
Director of Planning

cc: City Council (Electronically)
Ray Cruz, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Michelle Norwood, Management Assistant II (Electronically)
Noe Negrete, Director of Public Works (Electronically)
Robert Garcia, Associate Civil Engineer (Electronically)
Redford Bayan, Engineering Tech (Electronically)
Brent Hayward, Fire Chief (Electronically)
Tom Hall, Director of Environmental and Fire Prevention (Electronically)
Raul Diaz, Deputy Fire Marshal (Electronically)
Wayne Morrell, Director of Planning (Electronically)
Teresa Cavallo, Planning Program Assistant (Electronically)
File Copy

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 168-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 809**

WHEREAS, a request for a Conditional Use Permit (CUP Case No. 809) to allow the establishment, operation, and maintenance of a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the east side of Pontlavoy Avenue, with Assessor's Parcel Number of 8059-030-035, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Conditional Use Permit (CUP Case No. 809) is SC Fuels, 1800 West. Katella Avenue, Suite 400, Orange, CA 92867; and

WHEREAS, the property owner is Bukewihge Properties LLC, 2222 Donnie Road, Newport Beach, CA 92660; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 809, 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 15332-Class 32; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on July 2, 2020, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on July 1, 2020 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on July 13, 2020 concerning the Conditional Use Permit Case No. 809.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves a warehouse and distribution of oils and lubricants use. Although there will be minor interior and exterior improvements, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

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

The primary concerns would be to ensure that the oils and lubricants are stored in a manner that is considered neat and orderly, is properly secured or otherwise have proper containment, does not cause objectionable odors, and does not impact required parking (if stored outside). First, the applicant is proposing to store all lubricants inside of the existing 57,864 sq. ft. industrial building. Second, the applicant is proposing to store all lubricants in containers approved by the Fire Department. Lastly, all storage racks will be approved by the Fire and Building Departments. The requirements set forth by the City's Planning, Fire, and Building Departments will help ensure the subject use operates in a safe and orderly manner and thus, will not be detrimental to the subject property or neighboring properties.

The Planning Commission therefore finds that, if the applicant operates in strict compliance with the conditions of approval, the proposed warehouse and distribution of oils and lubricants use will be harmonious with adjoining properties and surrounding land uses.

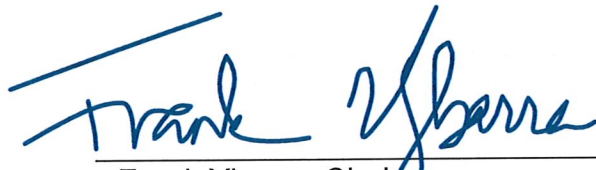
B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

As mentioned previously, the subject property is fully improved with an existing 57,864 sq. ft. industrial building. The applicant is planning to make interior modifications to the building to accommodate their warehouse and distribution activities. In addition, the applicant is proposing to make minor exterior improvements to restripe or otherwise provide 12 additional parking stalls that had been removed by previous tenants throughout the years. The Planning Commission, therefore, finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 168-2020 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development Projects), and to approve the Conditional Use Permit Case No. 809 to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, located at 14112 Pontlavoy Avenue, within the M-2, Heavy Manufacturing, Zone subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of July, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



Frank Ybarra, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Exhibit A – Conditions of Approval

Conditional Use Permit Case No. 809
14112 Pontlavoy Avenue (APN: 8059-030-035)

CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

1. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
2. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
3. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
4. That off-street parking areas shall not be reduced or encroached upon at any time.
5. 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.
6. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.

7. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted when a Building Permit has been issued to the property.
8. That at no time shall any trailer or other vehicle be used to store any chemicals and/or product and/or remain on the premises unattached with chemicals and/or products.
9. That all conditions of approval are binding with the Applicant as provided in Section 155.678. Consequently, any violation of the conditions of approval is a violation of Section 155.678 and is therefore subject to a citation and/or the process for revocation if the violation(s) is not corrected within a timely manner. Citations carry a fine of up to \$500.00 every day that the violation continues to exist.
10. That the parking area shall not be used to store trailers and/or trucks unless proper approval has been granted by the City.

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

11. 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.
12. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
13. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
14. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

15. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
16. 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.
17. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

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

18. 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.
19. 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.
20. That the applicant shall obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) located at <https://smarts.waterboards.ca.gov>.
21. The Applicant shall not load or unload tank cars through pressurizing the car, pumping the liquid under pressure or using the bottom connection unless automatic and manual shut-off valves and secondary containment are provided.
22. The Applicant shall provide high level alarms and automatic shut-off devices on all tanks that exceed 500 gallons. Alarms shall sound at 90 percent capacity and shut-off devices shall initiate at 95 percent tank capacity.
23. The Applicant shall obtain permits for any proposed facility modifications and for the storage and use of new materials that have physical and/or health hazards as defined in the California Fire Code. All storage and use

of hazardous chemicals shall meet the requirements of the current California Fire and Building Codes.

WASTE MANAGEMENT:

(Contact : Teresa Cavallo 562.868-0511 x7309)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

25. This approval shall allow the applicant, SC Fuels, to establish, operate, and maintain a warehouse and distribution of oils and lubricants use, totaling 647,600 gallons, within an existing approximately 57,864 sq. ft. industrial building located at 14112 Pontlavoy Avenue. Any modification to the quantity of oils and/or lubricants shall be subject to prior review and approval by the Director of Planning or his/her designee.
26. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
27. The warehouse and distribution of oils and lubricants use shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee.
28. All activities shall occur inside the building. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
29. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors.
30. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
31. The Department of Planning and Development shall first review and approve all sign proposals for the subject warehouse and distribution of oils and lubricants use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance

with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

32. The subject warehouse and distribution of oils and lubricants use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
33. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Pontlavoy Avenue as a staging area, or to back up onto the street from the subject property.
34. Applicant shall not sublet, lease or rent the proposed development without prior approval from the Director of Planning.
35. Prior to occupancy, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
36. 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.
37. Conditional Use Permit Case No. 809 shall be subject to a compliance review in one year, on or before July 13, 2021, to ensure that the subject warehouse and distribution of oils and lubricants use is still operating in strict compliance with these conditions of approval. Approximately three (3) months before July 13, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
39. 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 subject use, 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.

40. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. Applicant shall be notified prior to any such action.
41. 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.

