



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE SPECIAL MEETING OF THE PLANNING COMMISSION

October 18, 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

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

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

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.

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.

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.

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. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. 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.

6. MINUTES

Approval of the minutes of the September 13, 2021 Planning Commission Meeting

7. NEW BUSINESS

General Plan Update Presentation

8. CONSENT ITEMS

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

A. CONSENT ITEM**Conditional Use Permit Case No. 810**

A request for a time extension of Condition Use Permit (CUP) Case No. 810 to allow the operation and maintenance of a parcel delivery service use, primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811-11831 East Florence Avenue (APN: 8009-025-038).

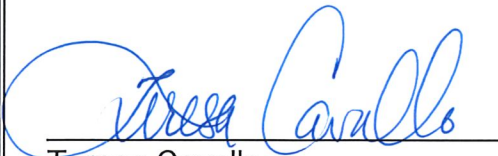
9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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

October 14, 2021
Date



City of Santa Fe Springs
Special Planning Commission Meeting

October 18, 2021

APPROVAL OF MINUTES

Minutes of the September 13, 2021 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the September 13, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the September 13, 2021 Planning Commission Meeting



APPROVED:

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

September 13, 2021

1. CALL TO ORDER

Director of Planning Wayne Morrell explained that Vice Chair Jimenez would be conducting the Planning Commission Meeting as Chair Arnold attended the meeting via Zoom. Vice Chair Jimenez called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jimenez called upon Commissioner Carbajal to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Arnold – attended via Zoom
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
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Teresa Cavallo, Planning Secretary
Alex Tong, Director of Technology Services
Jeff Bailey, Computer Specialist III

Council: None

Members absent: None

4. EX PARTE COMMUNICATIONS

Commissioner Rounds notified the Planning Commissioners that he invited Mr. & Mrs. Huitron to the Planning Commission meeting to voice their concerns; however, he did not

discuss the project with Mr. & Mrs. Huitron.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the August 9, 2021 Planning Commission Meeting

It was moved by Commissioner Carbajal, 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

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1
Alcohol Sales Conditional Use Permit Case No. 79

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 79, and thereafter close the Public Hearing; and
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 79 subject to the conditions of approval contained within Resolution No. 193-2021 (attached).

Vice Chair Jimenez called upon Code Enforcement Officer Luis Collazo to present Item No. 7.

Commissioner Rounds inquired if the ASCUP allowed for the sale of to-go alcoholic beverages.

A discussion ensued regarding the pros and cons of alcoholic beverages being delivered.

Commissioner Hernandez requested confirmation if Hiro Nori was located within the old sandwich establishment. Code Enforcement Officer Luis Collazo confirmed that it was.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:18 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez closed the Public Hearing at 6:19 p.m.

and requested a motion and second for Item No. 7.

It was moved by Commissioner Rounds, seconded by Commissioner Carbajal to approve Alcohol Sales Conditional Use Permit Case No. 79, 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 and via Zoom.

8. PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1
Amendment to Conditional Use Permit (CUP) Case No. 753

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 753, and thereafter, close the Public Hearing; and
- Find and determine that amending the Waste Management conditions of approval for the existing metal recycling facility, 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 the CUP amendment 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 Amendment to Conditional Use Permit Case No. 753, subject to the conditions of approval as contained within Resolution No. 195-2021; and
- Adopt Resolution No. 195-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Assistant Planner Claudia Jimenez to present Item No. 8. The applicant and their representatives were present via Zoom.

Chair Arnold inquired about the CUP and the business being out of compliance due to fire damage. Assistant Planner Claudia Jimenez responded that although a portion of the building caught fire, the applicant was still conducting business in the portion of the building that was still operable.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:28 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez closed the Public Hearing at 6:30 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to approve Amendment to Conditional Use Permit (CUP) Case No. 753, 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 and via Zoom.

9. PUBLIC HEARING

CEQA - Exemption: Section 15332, Class 32 (In-fill Development Projects)

Lot Line Adjustment (LLA) Case No. 01-2021

Development Plan Approval (DPA) Case No. 984

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 01-2021 and Development Plan Approval Case No. 984, 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 subject Lot Line Adjustment is consistent with the City's General Plan, Zoning Ordinance, and Building Code, and will not create a greater number of parcels than originally existed; and
- Find that the applicant's request meets the criteria set forth in Section 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 Projects), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Lot Line Adjustment Case No. 01-2021 and Development Plan Approval Case No. 984, subject to the conditions of approval as contained within Resolution No. 197-2021; and
- Adopt Resolution No. 197-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 9.

There being no questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:40 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9

There being no one in the audience wishing to speak and the Planning Commissioners having no questions, Vice Chair Jimenez closed the Public Hearing at 6:41 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Lot Line Adjustment (LLA) Case No. 01-2021 and Development Plan Approval (DPA) Case No. 984, 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 and via Zoom.

10. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 31, Zone Change Case No. 140, Tentative Tract Map No 83383, Development Plan Approval Case No. 982 and Modification Permit Case No. 1340, 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 and determine that the proposed General Plan Amendment meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law as set forth in the procedures for amending the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.829 of the City's Zoning Ordinance, for the granting of a Zone Change; and
- Find that Tentative Tract Map No. 83383 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and

- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones; and
- Recommend to the City Council, approval and adoption of the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects, with mitigation, on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as proposed, may have a significant effect on the environment; and
- Recommend to the City Council, approval of the proposed Mitigation Monitoring and Reporting Program (MMRa) of Tentative Tract Map 83383, General Plan Amendment Case No. 31, Zone Change Case No. 140, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340; and
- Adopt Resolution No. 196-2021, which incorporates the Planning Commission's findings, recommendations and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 10.

Director of Planning Wayne Morrell addressed the Planning Commissioners and the audience that Staff is recommending that this matter be continued to the November 8, 2021 Planning Commission Meeting to allow Staff an opportunity to address any and all concerns regarding traffic raised by the residents of Santa Fe Springs.

Vice Chair Jimenez opened the Public Hearing Notice at 6:45 p.m. and called upon the audience to address the Planning Commission:

The following members of the public spoke against the project:

Irma Huitron
Monica Ayala
Marla Velasquez
Dulce Cisneros
Ingrid Varela
Karam Ayad
Norma Hernandez
Alejandro Huitron
Sergio Ramirez – via Zoom
Lucia Najera
Loudres Cisneros
Kathy Reed
Maras Siquieros Bucanas

Vice Chair thanked everyone in attendance to express their concerns. Vice Chair Jimenez stated that Planning Commissioners are also Santa Fe Springs residents and the Planning Commissioners do take everyone's concerns into consideration when making a decision on entitlements.

Commissioner Rounds also thanked everyone for coming out to express their concerns. Commissioner Rounds commented that he has lived in the City for 70 years and he has seen the City develop around him. Commissioner Rounds was glad to see that the residents are in attendance for our City expressing their concerns that are being heard.

Commissioner Carbajal also thanked everyone in attendance and commented that she was raised on the Northside of Santa Fe Springs by the train tracks and understands the residents' concerns. Commissioner Carbajal also invited the residents in attendance to the General Plan Advisory Committee meetings since the City is undergoing updating the General Plan.

Commissioner Hernandez also expressed that for he has lived and worked in City for years. Commissioner Hernandez commented that Santa Fe Springs is generational city with grandparents, parents, kids, and grandkids all living within the City. Commissioner Hernandez also thanked everyone for coming out and expressing their concerns.

Chair Arnold also invited members of the audience to the General Plan Advisory Committee meetings to voice their opinions to shape the future of Santa Fe Springs. Chair Arnold thanked everyone for their attendance, expressing their concern, and their cooperation as the Planning Commission considers this project.

There being no further questions from the Planning Commissioners or audience, Vice Chair Jimenez requested the public hearing be kept opened and requested a motion and a second to continue Item No. 10 to the Planning Commission meeting of November 8, 2021.

It was moved by Commissioner Hernandez and seconded by Chair Arnold to continue Item No. 10 to the November 9, 2021 Planning Commission Meeting. The recommendation regarding this item passed by the following roll call vote:

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

11. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5
Modification Permit Case No. 1341

Recommendations: That the Planning Commission:

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.697 of

the City's Zoning Ordinance, for the granting of a temporary modification of property development standards; and

- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Modification Permit Case No. 1341, subject to the conditions of approval as contained within Resolution No. 194-2021; and
- Adopt Resolution No. 194-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Vince Velasco to present Item No. 11. The applicant, Scott Murray was present in the audience.

Commissioner Round inquired about the minimum parking size requirements since present day vehicles are larger than they were back in 1955.

Chair Arnold responded that car spaces were 9' x 20' back in the 50's.

Associate Planner Vince Velasco commented that current code calls for parking size requirements to be 8 1/5' x 19'.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez called upon the applicant or anyone from the audience who would like to speak on Item No. 11. The applicant Scott Murray approached the podium to address any questions and/or concerns that the Planning Commissioners may have.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez requested a motion and second for Item No. 9.

It was moved by Commissioner Rounds, seconded by Chair Arnold to approve Modification Permit Case No. 1341, 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 and via Zoom.

12. NEW BUSINESS

CEQA Categorical Exempt, Section 15305, Class 5
Modification Permit Case No. 1345

Recommendations: That the Planning Commission:

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in

conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and

- Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1345, subject to the conditions of approval as contained within Resolution No. 198-2021; and
- Adopt Resolution No. 198-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Planning Intern Michael Delgadillo to present Item No. 12. Representatives for McMaster-Carr were present in the audience.

Chair Arnold commented that the location of the fence is unclear and requested further clarification.

A discussion ensued regarding the fence height, setbacks, and location.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez called upon the applicant or anyone from the audience who would like to speak on Item No. 12.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez requested a motion and second for Item No. 12.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Modification Permit Case No. 1345, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: Arnold

Absent: None

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

13. ANNOUNCEMENTS

Commissioners and Staff:

Planning Commissioners and Staff expressed their well wishes and prayers for Chair Arnold as he battles cancers.

Chair Arnold thanked everyone for their well wishes and prayers and indicated that his cancer is aggressive but that he feels 50% better.

14. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 7:56 p.m. to the next regular Planning Commission meeting scheduled for October 11, 2021 at 6:00 p.m.

ATTEST:

Vice Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Special Planning Commission Meeting

October 18, 2021

NEW BUSINESS

General Plan Update Presentation

RECOMMENDATION

- That the Planning Commission receive the presentation from the City's General Plan consultant, MIG, and provide feedback as desired.

BACKGROUND

The Santa Fe Springs General Plan establishes a long-range vision for how the community will grow and a legal foundation for all land-use decisions in the community. The General Plan is the City's "constitution" or blueprint because it establishes goals and policies to guide growth, land development, traffic, circulation, housing, conservation, fiscal sustainability, economic development, environmental justice, and other important topics over the next 20 years.

On February 13, 2020, the City Council awarded a contract to the consultant firm, MIG, to embark on the City's first comprehensive General Plan update since 1993. The almost two-year-long General Plan update process is nearing completion. Therefore, city staff and the consultant's team are conducting a series of study sessions with the Planning Commission, the Traffic Commission, and the City Council before circulating the draft documents (General Plan and Environmental Impact Report) for public review. Once both draft documents are circulated, Staff and the consulting team will hold a Community Workshop to provide an opportunity for the community to ask questions and provide feedback and input on the Draft General Plan and EIR. Both documents, along with the public's comments, will later be presented to the Planning Commission and the City Council for their review and consideration during the formal adoption hearings in early 2022.

This Study Session with the Planning Commission will include a thorough review of the General Plan update, including the process timeline and previous engagement efforts. Part of the Study Session will also focus on the Draft 2021-2029 Housing Element. At the conclusion of the presentation by the City's General Plan consultant, the Commission will have an opportunity to discuss the contents or otherwise provide initial feedback as desired.

A blue ink signature of Wayne Morrell, written in a cursive style.

Wayne Morrell
Director of Planning

Attachments:

None



CONSENT ITEM

Conditional Use Permit Case No. 810

A request for a time extension of Condition Use Permit (CUP) Case No. 810 to allow the operation and maintenance of a parcel delivery service use, primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811-11831 Florence Avenue (APN: 8009-025-038), within the M-2, Heavy Manufacturing, Zone.

RECOMMENDATIONS

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 810, 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 of Conditional Use Permit Case No. 810 (until October 11, 2022), subject to the conditions of approval as contained within Resolution No. 173-2020.

LOCATION AND BACKGROUND

The subject property, located at 11811–11831 Florence Avenue, is comprised of a single parcel (APN: 8009-025-038) measuring approximately 287,199 square feet (13.5-acres). The property is located on the northeast corner of Florence Avenue and Pioneer Boulevard and is zoned M-2 (Heavy Manufacturing). Properties to the north and east are also zoned M-2, while properties to the south are zoned R-3-PD (Multi-Family Residential – Planned Development) and properties to the west are zoned PF (Public Facilities) and R-3-PD.

The proposed tenant and applicant for the subject CUP, which is the logistics division of a larger e-commerce company (Amazon), specializes in delivery of customer orders from delivery stations at which parcels would be sorted and loaded for delivery by vans operated by "Delivery Service Partners, (DSP)", as well as by a small number of personal passenger vehicles operated through the "Flex" program. The delivery station operates 24 hours per day on a multi-shift schedule, which will be designed to stagger the arrival and departure of employees and delivery vehicles throughout the day. The project site is also designed to avoid conflicting vehicle movements and to prevent-off street queuing.

In an effort to ensure that adequate parking is provided and maintained during peak state, the applicant had proposed satellite parking at 10513 Hathaway Drive, which is comprised of a single parcel with two buildings (APN: 8009-025-059) measuring approximately 3.36-acres. According to the plans provided for the satellite parking

site, the applicant will be providing 62 outdoor stalls and an additional 35 indoor stalls for a total of 97 satellite parking stalls. The northerly building at 10513 Hathaway Drive will be exclusively used by Amazon to park their step vans and employee parking during peak state. The southerly building at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution, Inc. and a total of 47 parking stalls will remain designated and available for said tenant. Based on the combined sq. ft. of both buildings, 117 parking stall are required by the Code and 144 parking stalls will be provided and maintained. It should be noted that the proposed satellite parking will be used primarily for van parking and for seasonal employee parking.

On October 12, 2020, the Planning Commission originally approved CUP 810 which provided the applicant with an initial one (1) year approval to operate and maintain a parcel delivery service use on the subject site. Following said approval, the applicant has obtained approvals from various city agencies, along with a request to update the equipment which manages the storage and movement of products for the site, to better support the future operations, which resulted in a further delay. Nevertheless, all approvals were obtained and permits were received June 1, 2021. According to the applicant, construction activities is expected to last 20 weeks and they have forecasted that the commencement of operations will occur mid-October 2021.

ZONING REQUIREMENTS

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

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – 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 CONSIDERATION

Staff believes the applicant has diligently worked with the City to remedy the unanticipated issues related to the mechanical permits. The site preparation work has also taken longer than originally anticipated, but staff finds that the project has continued to move forward at a reasonable pace and the applicant should start operating in the coming weeks. Providing the applicant with an extension to their CUP will keep the CUP valid and allow the applicant to complete construction and thereafter begin operating. Staff, therefore, is recommending that the subject CUP be

extended for one (1) year, until October 18, 2022, subject to the conditions of approval as contained within Resolution No. 173-2020.

CONDITIONS OF APPROVAL

All conditions of approval for CUP 810, as contained within Resolution No. 173-2020, shall remain applicable.



Wayne M. Morrell
Director of Planning

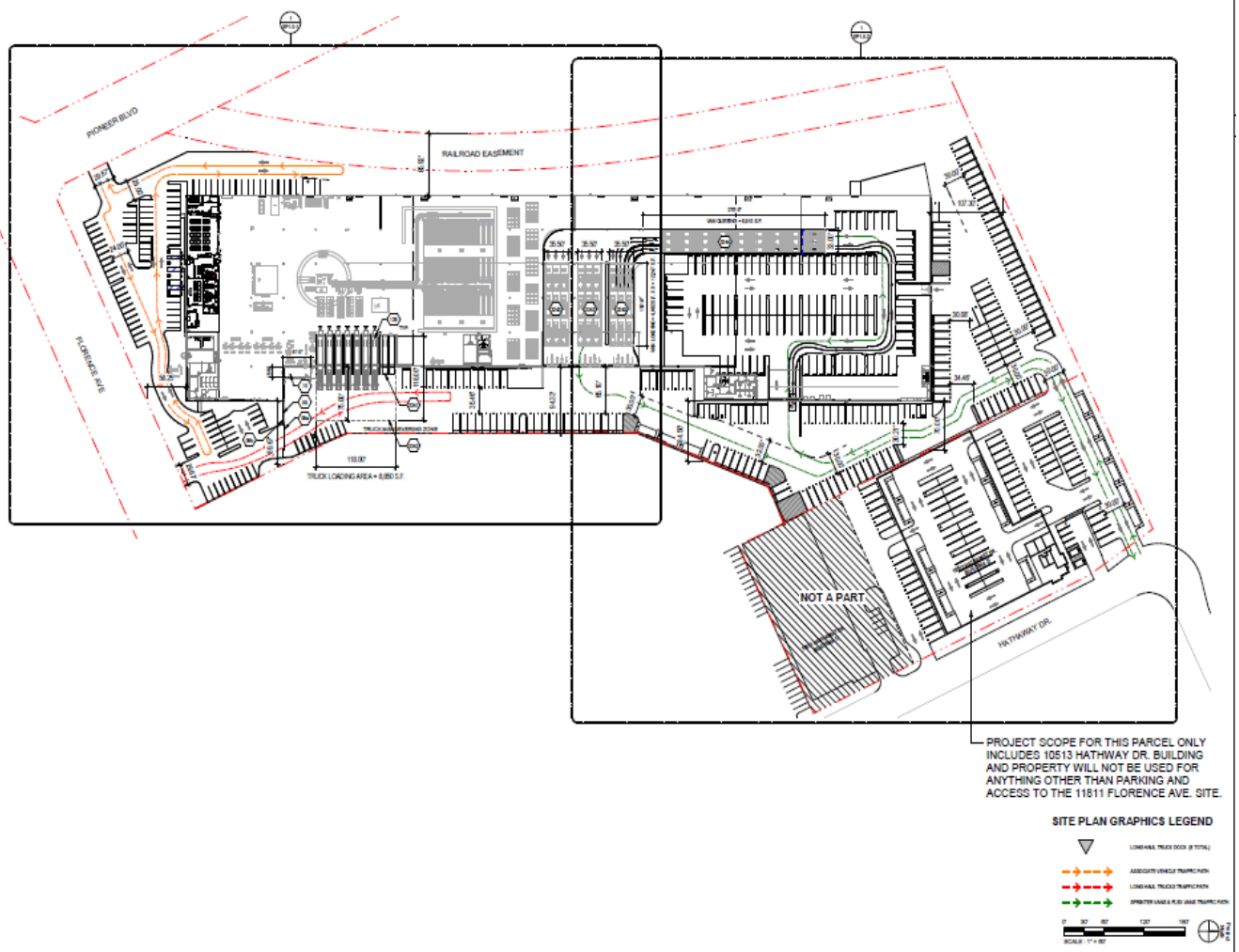
Attachments:

1. Aerial Photographs
2. Site Plan
3. Time Extension Request
4. Time Extension Receipt
5. CUP 810 - Staff report and Resolution #173-2020

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 810
11811-11831 East Florence Avenue
APN 8009-025-038
Amazon.com Services LLC

**Attachment 2:
Site Plan**

Attachment 3:
Time Extension Letter



August 30, 2021

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

Attn: Mr. Wayne Morrell
Ms. Claudia Jimenez

Re: City of Santa Fe Springs Conditional Use Permit 810 and Resolution No. 173-2020

Dear Mr. Morrell & Ms. Jimenez,

On October 12, 2020 the Planning Commission of the City of Santa Fe Springs adopted and approved Conditional Use Permit No. 810 via Planning Commission of the City of Santa Fe Springs regarding a request to establish, operate, and maintain a Parcel Delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811-11831 East Florence Avenue (APN: 8009-025-038), in the M-2, Heavy Manufacturing, Zone and to provide additional adjacent satellite parking at 10513 Hathaway Drive (APN: 8009-025-059) in favor of applicant Amazon.com Services LLC; and, property owner PS Business Parks, L.P., with primary address of 701 Western Avenue Glendale, CA 91201.

Amazon has been diligently working on the project and is closer than ever to being able to serve the residents of Santa Fe Springs. Initially the sites forecasted approval date for permits was mid-November 2020 based on initial submittal date to City. However, due to unforeseen circumstances, a delay in plan review pushed out the projected completion date. Amazon also made the decision to update mechanical handling for this site to better support the future operations, which resulted in further delay. Permit plans were updated and resubmitted mid-February with a forecasted approval date of April. However, permits were not approved during the anticipated timeframe and Amazon was instructed by the city not to proceed with any construction work until all submitted permits were approved.

Approved permits were received June 1 and the 20-week construction period started with a forecast of Operation-to-Start date of October 20, 2021. This schedule is subject to change based on current negotiations with the City between the development owner and the City.

In light of the foregoing, Amazon respectfully requests a one-year (October 12, 2021 to October 12, 2022) extension of the entitlements granted in the City of Santa Fe Springs Conditional Use Permit 810 and Resolution No. 173-2020.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amita Poole".

Amita Poole
Director, AMZL Entitlements

Attachment: 4
Time Extension Receipt

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

003799-0036 09/15/2021 01:10PM

MISCELLANEOUS

Description:

CONDITIONAL USE PERMIT
(PL0201)

Reference 1: 11811

Reference 2: FLORENCE

CONDITIONAL USE PERMIT
(PL0201)

2022 Item: PL0201

1 @ 563.00

CONDITIONAL USE
PERMIT (PL0201)

563.00

563.00

Subtotal

563.00

Total

563.00

CREDIT CARD

563.00

Change due

0.00

Paid by: AMAZON



Comments: LV

Signature: _____

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

Attachment: 5
CUP 810- Staff report and Resolution # 173-2020



PUBLIC HEARING

Conditional Use Permit Case No. 810

CUP Case No. 810: A request to establish, operate, and maintain a Parcel Delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811-11831 East Florence Avenue (APN: 8009-025-038), in the M-2, Heavy Manufacturing, Zone and to provide additional adjacent satellite parking at 10513 Hathaway Drive (APN: 8009-025-059).

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 810; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning 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. 810, subject to the conditions of approval as contained with Resolution No. 173-2020; and
- Adopt Resolution No. 173-2020, which incorporates the Planning Commissions' findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Francis Park and Velayos LLP on behalf of
Amazon.com Services LLC
Attn: Francis Y. Park
801 S. Figueroa Street. Suite # 450
Los Angeles, CA 90017
(213) 570-8000
FPark@parkvelayos.com
- B. Property Owner: PSB Hathaway I and II LLC,
Attn: Mark Antrobis

- 701 Western Avenue
Glendale, CA 91201
mantrobious@psbusinessparks.com
- C. Subject Property: 11811-11831 E. Florence Avenue
Santa Fe Springs, CA 90670
APN: 8009-025-038
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. CEQA Recommendation: Categorically Exempt
- G. Hearing Date: October 12, 2020
- H. Staff Contact: Claudia Jimenez
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The subject property, located at 11801 – 11831 East Florence Avenue, is comprised of a single parcel (APN: 8009-025-038) measuring approximately 287,199 square feet (13.5-acres). The property is located on the North-East corner of Florence Avenue and Pioneer Boulevard and is zoned M-2 (Heavy Manufacturing). Properties to the North and East are also zoned M-2, while properties to the South are zoned R-3-PD (Multi-Family Residential – Planned Developed and properties to the West are zoned PF (Public Facilities) and R-3-PD.

The proposed tenant, which is the logistics division of a larger e-commerce company (Amazon), specializes in delivery of customer orders from delivery stations at which parcels would be sorted and loaded for delivery by vans operated by “Delivery Service Partners, (DSP)”, as well as by a small number of personal passenger vehicles operated through the “Flex” program. The delivery station operates 24 hours per day on a multi-shift schedule, which will be designed to stagger the arrival and departure of employees and delivery vehicles throughout the day. The project site would be designed to avoid conflicting vehicle movements and to prevent off street queuing.

Details of New Satellite Parking Site

The applicant has proposed satellite parking at 10513 Hathaway Drive, it is comprised of a single parcel with two buildings (APN: 8009-025-059) measuring approximately 3.36-acres. Based on the plans provided for the satellite parking site, the applicant will be providing 62 outdoor stalls and an additional 35 indoor stalls for a

total of 97 satellite parking stalls at 10513 Hathaway Avenue. The northerly building at 10513 Hathaway Drive will be exclusively used by Amazon to park their step vans and employee parking during peak state. The southerly building at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution, Inc. and a total of 47 parking stall will remain designated and available for said tenant. Based on the combined sq. ft. of both buildings, 117 parking stall are required and 144 parking stalls will be provided. The proposed satellite parking will be used primarily for van parking and for seasonal employees parking.

STREETS AND HIGHWAYS

The subject site has frontage on East Florence Avenue, with additional frontage on Pioneer Boulevard. Florence Avenue is designated as a "Major Arterial", within the Circulation Element of the City's General Plan. The satellite parking area has frontage on Hathaway Drive and is a local industrial street.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north and east are zoned M-2 Heavy Manufacturing. The property to the south is zoned R-3-PD Multi-Family Residential, and the property to the west is zoned PF Public Facilities with a General Plan land use designation of Industrial.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners, and residents whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on September 30, 2020. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on September 30, 2020, and published in a newspaper of general circulation (Whittier Daily News) on September 30, 2020, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

In accordance with Section 155.243(J)(20) of the City's Zoning Ordinance, a Conditional Use Permit (CUP) is required for the establishment of a parcel delivery service use when such use is conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles.

Code Section:	Conditional Uses
----------------------	-------------------------

155.243 (J)(20)	<u>Section 155.243 (J)(20)</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (J) (20) Parcel delivery service uses conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles.
-----------------	---

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The proposed project involves a parcel delivery use. Although there will be interior and exterior improvements, the project will not create additional building square footage. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

Conditional Use Permit

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

STAFF REMARKS

Based on the findings set forth within Resolution 173-2020 (see attachment 173-2020), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 810 subject to the conditions of approval as provided within Exhibit A of Resolution 173-2020.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Project Plans
 - a. Subject - Overall Site Plan
 - b. Subject - Floor Plan
 - c. Subject - Parking Plan
 - d. Satellite - Site Plan
3. Radius Map for Public Hearing Notice
4. Public Hearing Notice
5. Conditional Use Permit Application
 - a. Justification Statement
 - b. Property Owners Statement
 - c. Notarized Acknowledgment
 - d. Legal Description
6. Resolution 173-2020
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 810
11811-11831 East Florence Avenue
APN 8009-025-038
Amazon.com Services LLC

Attachment 2: Project Plans
A. Subject Overall Site Plan

Attachment: 2
B. Subject Floor Plan

Attachment: 2
C. Subject Parking Plan

Attachment: 2
D. Satellite Site Plan

Attachment: 3
Radius Map

Attachment 4:
Public Hearing Notice

**Attachment 5:
Conditional Use Permit Application
A. Justification Statement (1 of 2)**

CONDITIONAL USE PERMIT APPLICATION – EXHIBIT D

11811 - 11831 E. Florence Ave.
Santa Fe Springs, CA 90670

JUSTIFICATION STATEMENT

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

The Project will support the tenant's ongoing efforts to improve the delivery of goods within the Southern California region. In light of the ongoing COVID-19 pandemic, which has dramatically increased the need for household delivery services, the tenant is seeking to rapidly expand its capacity to serve the region. The Project Site contains an existing warehouse where the current tenant is imminently departing, and the existing warehouse can be quickly and easily adapted for the Project with only minimal interior alterations. Accordingly, the Project Site is ideal for the Project, which will provide essential delivery services.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

As previously noted in the proposed findings for the Project's Conditional Use Permit and as further detailed in the Operational Narrative attached as Exhibit B, the Project would reduce the number of heavy-duty trucks passing through the Project Site on a daily basis, and the Project's operations would be designed to stagger the arrival and departure of employees and delivery vehicles throughout the day. Accordingly, the Project would likely improve current conditions pertaining to noise and air quality, and would not cause detrimental impacts pertaining to traffic to persons and properties in the vicinity. Furthermore, the Project would provide between 100 and 235 on-site jobs with competitive wages and benefits, depending on seasonal variations in activity, as well as opportunities for Delivery Service Partners and Flex delivery drivers, and would therefore be beneficial to the welfare of the community.

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

In keeping with the requirements of SFSMC § 155.243(J)(20) for parcel delivery service uses, the Project would conduct all operations, including parcel sorting and loading, within the existing enclosed warehouse structure with only minor interior modifications, permitting parcel delivery operations to occur without undesirable features. Outside of limited quantities of typical household goods, no hazardous materials would be used or handled on the Project Site. Moreover, as previously noted, the Project would reduce the number of heavy-duty trucks passing through the Project Site compared to the existing use, and would accordingly reduce the associated noise and air quality impacts.

Justification Statement (2 of 2)**4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.**

As previously stated, the Project would likely improve current conditions relating to noise, air quality, and traffic due to a reduction in the number of heavy-duty trucks passing through the Project Site and reuse of an existing building. Additionally, as the Project has been designed to stagger arriving and departing employees and delivery vehicles throughout the day and to focus vehicle movements at non-peak hours, it would limit any potential impacts from traffic congestion on the surrounding neighborhood and local businesses. Accordingly, the Project would not hinder quality development of the surrounding properties.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

As previously noted and as further detailed in the Operational Narrative and Project plans attached as Exhibits B and C, the Project would operate 24 hours per day on a multi-shift schedule, which has been designed to stagger the arrival and departure of employees and delivery vehicles throughout the day, and circulation within the Project Site would be designed to avoid conflicting vehicle movements and prevent off-site queuing. Therefore, the Project would not impose substantial traffic burdens or cause traffic hazards on adjoining streets.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

The operator of the Project Site will be a tenant of PS Business Parks, Inc, which is headquartered at 701 Western Avenue, Glendale, California 91201.

Property Owners Statement



Property Owners Statement

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

Name (please print): PS Hathaway I and II LLC, c/o Mark Antrobus
 Mailing Address: 701 Western Ave., Glendale, CA 91201
 Phone No: (562) 421-6100 Fax No: (818) 242-0566
 E-mail: mantrobis@psbusinessparks.com
 Signature: 

Name (please print): _____
 Mailing Address: _____
 Phone No: _____ Fax No: _____
 E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

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

WITNESS my hand and official seal

 Notary Public

Notarized Acknowledgment

California All-Purpose Acknowledgement

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 Angeles

On May 8th, 2020 before me, Elva J. Chavez, Notary Public

Name of Notary Public, Title

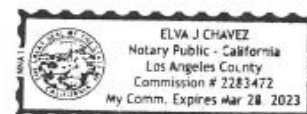
personally appeared Mark Antrobis, Regional Vice President

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be 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.

Elva J. Chavez
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement on unauthorized document and may prove useful to persons relying on the document.

Description of Attached Document

The preceding Certificate of Acknowledgement is attached to a Document titled/for the purpose of

CUP Application

Item or description of Document

containing _____ pages, and dated _____

By: _____

Copyright © Develop Po.n: Education 2015

Legal Description

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF [PARCEL MAP NO. 14989](#), IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 164, PAGES 15 AND 16 OF PARCEL MAPS](#).

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND OR PRODUCES AND SAVES THEREFROM WITHOUT ANY RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE AREAS OF SAID LAND, TO A DEPTH OF 500 FEET FROM ANY PURPOSE TO PRODUCE, PROSPECT FOR AND DEVELOPMENT OF ANY SUCH SUBSTANCES, AS RESERVED BY JESSE E. HATHAWAY, IN DEED RECORDED MAY 21, 1958 AS [INSTRUMENT NO. 3167 OFFICIAL RECORDS](#).

APN: 8009-025-038

**Attachment: 6:
Resolution 173-2020 &
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO.173-2020

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO.810**

WHEREAS, a request was filed for Conditional Use Permit Case No. 810 to allow the establishment, operation, and maintenance of a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles located at 11811-11831 E. Florence Avenue, and additional satellite parking located at 10513 Hathaway Drive, both are within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property where the parcel delivery service use will be conducted is located on the north east corner of Florence Avenue and Pioneer Boulevard, with Accessor's Parcel Number of 8009-025-038, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the satellite parking is located along the west side of Hathaway Drive, with Accessor's Parcel Number of 8009-025-059, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is PSB Hathaway I and II LLC, 701 Western Avenue, Glendale, CA 91201; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 810, 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 15301-Class 1. Existing Facilities; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department, on September 30, 2020, published a legal notice in the Whittier Daily News, a local paper of general circulation, indicating the date and time of the public hearing in accordance with state law; and

WHEREAS, similar to other Conditional Use Permit, the City of Santa Fe Springs Planning and Development Department, on September 30, 2020, also mailed out the public notice to the adjacent property owners (and tenants) within a 500 foot radius of the project site, to advise them of the Conditions Use Permit request and of the date and time when this matter would be considered by the Planning Commission; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on October 12, 2020 concerning Conditional Use Permit Case No. 810.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves a proposed parcel delivery service use. Although there will be interior and exterior improvements related to the proposed use, the project will not result in additional building square footage. In fact, the operations will effectively reduce the overall building area currently designated for warehouse and instead use said area for parking and circulation. Additionally, potential parking, traffic and noise related impacts have been thoroughly reviewed and made part of the conditions of approval that will be required of the proposed use. 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 site is located within the M-2, Heavy Manufacturing, Zone and also has a General Plan land use designation of Industrial. A parcel delivery service use, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The applicant, Amazon.com Services, LLC is requesting approval for Conditional Use Permit Case No. 810 to establish, operate, and maintain a parcel delivery use conducted within a completely enclosed building and primarily of step vans, parcel trucks or similar non-trailer vehicles on property located at 11811-11831 E. Florence Avenue and additional satellite parking located at 10513 Hathaway Drive.

Through a collaboration among city staff, along with the applicant and their representatives, concerns related to off-street parking and on-site circulation, security, traffic, noise, staging and queuing have all been analyzed and adequately addressed within the exhaustive list of conditions of approval. It is evident that specific conditions were required to ensure the proposed parcel delivery service use and additional satellite parking will operate in full compliance with all performance standards set forth in the City's Zoning Regulations and not adversely affect the surrounding community.

To address potential concerns related to parking and on-site circulation, the following conditions were required:

- Condition 18: Prohibits off-street parking area to be reduced or encroached upon at any time.
- Condition 20: Requires all parking stalls to remain available at all times.
- Condition 28: Requires traffic calming devices and signs on the property.
- Conditions 32 and 33: Provides a general limit to the number of employees.
- Conditions 34-38: Specifies the general hours and capacity of DSP and Flex drivers.
- Condition 44: Requires all vehicles associate with the use to be within their designated areas and in accordance with the provided site plan.

To address potential concerns related to security, the following conditions were required:

- Conditions 50 and 74: Requires applicant to provide 24-hour on-site security to monitor entire site, including the satellite parking area.

To address potential concerns related to traffic, the following conditions were required:

- Condition 4: Requires the applicant to bond for the cost of the design and installation of a traffic signal and Florence Avenue and Hathaway Drive for a period of 24 month.
- Condition 5: Requires the applicant to contribute the cost of replacing Union Pacific Railroad grade crossing preemption/control equipment and railroad warning signals and gates at Florence Avenue and Pioneer Boulevard.

To address potential concerns related to noise, the following conditions were required:

- Condition 53: Prohibits the use of outdoor speakers, intercom systems, bells, horns, etc.
- Condition 56: Requires continuous compliance with City's noise ordinance.
- Condition 69: Prohibits loitering or congregation of employees.

To address concerns related to queuing and staging on nearby streets, the following conditions were required:

- Condition 17: Prohibits trucks from blocking or otherwise back-in from the street.
- Condition 24: Prohibits truck queuing along Florence Avenue.
- Conditions 34, 35, 37, 38: Provides an understanding of general departure times and frequency to minimize impact on local streets.
- Condition 40: Prohibits queuing and staging along Florence Avenue, Pioneer Boulevard, and Hathaway Drive.

The Planning Commission, therefore, finds that if the applicant operates in strict compliance with the required conditions of approval, the proposed parcel delivery service use would be harmonious with adjoining properties and surrounding land uses.

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

The subject property, located at 11811-11831 Florence Avenue, is currently developed with an existing industrial building totaling 287,199 sq. ft. in area. The applicant is planning to lease the subject site and will be making several interior modifications to accommodate their proposed parcel delivery service use, and also re-stripe the parking area to maximize the on-site parking and circulation of employee vehicles, vans and delivery trucks. The applicant is also planning to lease an adjacent property, at 10513 Hathaway Drive, to provide additional satellite parking to help ensure that they have sufficient parking to accommodate their peak state and also provide some opportunity for growth for their steady state. It should be noted that the applicant is only planning to occupy the northerly building. The southerly building, at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution. Aside from the re-striping of the parking area and new openings to allow vehicles to park or otherwise maneuver inside the existing buildings, no other exterior modifications will be made to either building or parcels at this time. Nevertheless, to ensure the subject properties and buildings are continually maintained, the following conditions were required:

- Condition 17: Requires damage and repairs to be mitigated within 72 hours.
- Condition 51: Requires site to be continually maintained in a proper, safe, and aesthetically pleasing manner.
- Conditions 52 and 75: Requires a neat and orderly operation and immediate removal of trash, junk, debris, etc.
- Condition 55: Requires the applicant to provide sufficient refuse storage areas on-site.

The Planning Commission, therefore, finds that proper consideration has been given towards the anticipated improvements and the ongoing operation and maintenance of the proposed parcel delivery service use, thus the general appearance and welfare of the community will be preserved.

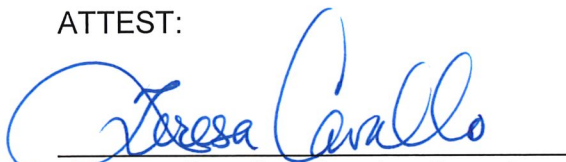
SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 173-2020 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities), and to approve the Conditional Use Permit Case No. 810 to allow the establishment, operation, and maintenance of a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles located at 11811-11831 E. Florence Avenue (APN: 8009-025-038) and additional satellite parking located at 10513 Hathaway Drive (APN: 8009-25-059), both are within the M-2, Heavy Manufacturing, Zone, subject to the conditions of approval attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of October, 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.


Frank Ybarra, Chairperson

ATTEST:


Teresa Cavallo, Planning Secretary

Amazon

Last Mile Distribution Center

Conditional Use Permit (CUP) Case No. 810
11811-11831 E. Florence Avenue (APN: 8008-025-038) and
10513 Hathaway Drive (APN: 8009-025-059) - satellite parking

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562.868.0511 x 7454)**

STREETS

1. That the applicant, Amazon.com Services LLC shall pay a flat fee of **\$51,238.50** to reconstruct/resurface the existing street frontage to centerline for Pioneer Boulevard, East Florence Avenue, and Hathaway Drive.
2. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay **\$2,000.00** to install **(10)** new signs.

UTILITIES

3. All buildings shall be connected to the sanitary sewers.

TRAFFIC

4. Applicant, Amazon.com Services LLC/Developer shall bond for the cost of the design and installation of a traffic signal at East Florence Avenue and Hathaway Drive in the amount of **\$250,000**. Said bond to remain in effect for a period of 24 months after the initial opening of the proposed Amazon facility. If after 24 months of operation, that traffic conditions at the intersection have not changed significantly and a traffic signal warrant study indicates that a traffic signal is not warranted at the intersection, then the bond will be released.
5. Applicant, Amazon.com Services LLC/Developer shall contribute towards the cost of replacing the Union Pacific Railroad (UPRR) grade crossing preemption/control equipment and railroad warning signals & gates at Florence Avenue w/o Pioneer Boulevard and Pioneer Boulevard n/o Florence Avenue to allow for the placement of three lanes on Florence Avenue e/o & w/o Pioneer Boulevard. The total cost to replace the UPRR equipment is **\$500,000**. Applicant shall pay the \$500,000 to the Department of Public Works prior to occupying the building.

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION)

(Contact Raul Diaz 562. 868.0511 x 3813)

6. That interior gates or fences are not permitted across required Department of Fire-Rescue access *roadways* unless otherwise granted prior approved by the City Department of Fire-Rescues.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 x 3915)

12. Permits and approvals. That the applicant, Amazon.com Services LLC shall at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
13. That the applicant, Amazon.com Services LLC 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.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 1850)

14. That the applicant, Amazon.com Services LLC shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org
15. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant, Amazon.com Services LLC 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, Amazon.com Services LLC 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.
16. 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 line haul trucks, vans, trailers and other vehicles associated with the delivery process. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
17. That line haul trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
18. That off-street parking areas shall not be reduced or encroached upon at any time.
19. 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.

20. 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, VIP, and/or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, and/or the like is permitted while repairs are being conducted.
21. That prior to storing and/or parking any vans or vehicles related to the distribution activities, the applicant, Amazon.com Services LLC shall repair the fence along the railroad property. The fence shall have a minimum height of 10'-0", include slats or privacy screen, and shall not have barbed wire, razor wire or other similar additions
22. That new landscaping shall be installed on the north portion of the property and include a vine-like species to intertwine into the existing fence for screening purposes.
23. That if the applicant, Amazon.com Services LLC implements drone delivery services, drones shall not be deployed from the subject location in effort to minimize any adverse effects within the neighboring Heritage Park and the adjoining business parks.
24. Delivery trucks entering onto the subject site shall not stop, park, or queue on Florence Avenue at any time.
25. That the applicant, Amazon.com Services LLC shall provide to the Department of Police Services the name and phone number to the plant manager or person in charge of the facility, and shall provide new information when that person's position is re-staffed.
26. That vehicles shall not be washed, repaired or serviced on the property at any time.
27. That delivery vehicles and/or other vehicles associated with the business shall not be stored on the site in an inoperative, wrecked, or abandoned condition at any time. Vehicles in an inoperative, wrecked, or abandoned condition shall not be stored on the property an excess of five days as provided in Section 90.15 of the Santa Fe Springs Municipal Code.
28. That all trucks, vans and personal vehicles associated with the operation shall park on the subject site at all times. Moreover, the applicant, Amazon.com Services LLC shall encourage all personnel association with the operation to park on the subject and not on the street. The City reserves the right to post "No Stopping" signs on the surrounding streets if it believes that street parking

is becoming a public nuisance or creating negative impacts to the surrounding businesses.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x 7309)

29. The applicant, Amazon.com Services LLC 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.
30. 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x 7356)

31. Conditional Use Permit Case No. 810 allows the applicant, Amazon.com Services LLC to establish, operate and maintain a 24-hours/7 days a week, parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles at 11811 – 11831 E. Florence Avenue (APN 8008-025-038), and adjacent satellite parking at 10513 Hathaway Drive (APN: 8009-025-059), herein after referred to as "subject site".

"Regarding the conditions set forth below in the Planning and Development Department section regarding Applicant operations, it is the intent of the City to allow for operational flexibility related to the number of vehicles and employees at Subject Site, for both Steady and Peak State Operations, so long as the increased number of vehicles and employees and any changes in timing can be served by on-site parking spaces and such increases do not cause a negative impact to properties in the immediate vicinity or offsite traffic flow on adjacent streets.

32. The number of sortation associates, station managers, and DSP owners during steady state shall not to exceed 123 employees within a 24-hour period. The associates work will be divided into five (5) shifts per day, ranging between 4 to 10.5 hours per day and up to 35 hours per week. Additionally, employees shall enter and exit the site off East Florence Avenue Pioneer Boulevard, and Hathaway Drive.
33. The number of sortation associates, station managers and DSP owner during peak state shall not to exceed 235 employees within a 24-hour period.
34. The maximum daily DSP step vans shall be 94 during steady state period. The departure and arrival schedule identified below shall be in effect 7 days per week. Additionally, DSP step van loading shall be limited to 30 minutes

and departures shall be limited to van groups of no more than 27 vans, every 20-30 minutes.

35. Steady State DSP drivers shall not begin arriving at the delivery station until 9:30 am with the first wave of drivers departing no earlier than 10:00 am and return to station by 9:00 pm.
36. Peak State DSP vans will operate in two (2) shifts. Peak state is expected to occur during the month of July, November and December. The applicant, Amazon.com Services LLC shall be responsible for informing the Director of Planning of any expected change outside of this Peak State norm.
37. Peak State DSP drivers shall not begin arriving at the delivery station until 6:30 am with the first wave of drivers departing no earlier than 7:00 am and return to station by 10:00 pm.
38. The maximum daily DSP step vans shall be 249 during peak state period. Additionally, DSP step vans loading time shall be limited to 30 minutes and departures shall be limited to van groups of no more than 27 vans in every 20-30 minutes.

Departure Waves

Shift 1: 7:00 am – 8:30 am; 81 vans in waves of 27

Shift 2: 10:00 am – 12:00 pm; 150 vans in waves of 30

Return Hours:

4:30 pm – 10:00 pm; arrivals will occur in waves that corresponds to each group's departure time.

The maximum daily Flex drivers shall be 30 during steady and peak state period. Additionally, Flex drivers loading time shall be limited to 30 minutes with an arrival time of 4:00 pm and departure time of 5:00 pm.

39. Line haul trucks must enter and exit off Florence Avenue only. During steady state, seven (7) line hauls will deliver packages to the station each day. During peak state, nineteen (19) line haul trucks will deliver packages to the station each day.
40. That the applicant, Amazon.com Services LLC shall not allow line haul trucks to queue on East Florence Avenue, Pioneer Boulevard, or Hathaway Drive, or use said streets as a staging area, or to back up onto the street from the subject site. In addition, any vehicles associated with the property shall not obstruct or impeded any traffic.
41. That the applicant, Amazon.com Services LLC understands that all employees and step van parking shall be limited to the subject site at all times. This requirement also applies to the number of employees and step vans that will be required at peak operational periods (i.e. holiday).

42. That the proposed distribution center use shall otherwise remain substantially in accordance with the proposed site plan submitted by the applicant and on file with the case. Any deviations that still meets the intent of this conditional use permit will be in substantially in conformance with this approval, however, any material deviations shall be approved by the Planning Commission.
43. That all new parking stalls shall be striped as shown on the proposed site plan prior to commencement of activities. All line haul trucks and van stalls shall be further identified by having the words "truck stall" and "van stall" or comparable wording legibly written on the pavement, wheel stop, on a clearly visible sign, or on a map that is both provided to on-site security personnel and also distributed to all drivers.
44. That line haul truck, trailer, van, and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case.
45. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type, pop up tents, or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
46. That all vehicles associated with the businesses on the subject site shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted on either East Florence Avenue, Pioneer Boulevard or Hathaway Drive and violations to this rule would result in the reconsideration of privileges granted under this Permit.
47. That the applicant, Amazon.com Services LLC understands the proposed line haul truck, trailer, and van storage areas shall be completely screened from public view. Prior to occupancy, the applicant shall provide plans to the Planning Department to demonstrate that said storage areas will be adequately screened.
48. That the applicant, Amazon.com Services LLC shall submit plans and obtain all necessary approvals prior to installing any washing equipment or otherwise washing any vehicles on-site.
49. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
50. That the applicant, Amazon.com Services LLC shall provide 24-hour on-site security to monitor the subject site. Applicant to have personnel on-site to monitor and ensure proper vehicle movement occurs to help avoid potential accidents and queuing issues.

51. That the applicant, Amazon.com Services LLC shall ensure the subject site is continually maintained in a proper, safe, and aesthetically pleasing manner at all times; any such landscape, equipment, structure, parking area, etc. in need of paint, repair, or replacement as determined by the Planning Director (or designee) shall be resolved in a timely manner.
52. That the applicant, Amazon.com Services LLC shall ensure that the site is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
53. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.
54. That the cars and vans that are in queue waiting to load shall not remain idling and engines turned off.
55. That the applicant, Amazon.com Services LLC shall provide outdoor trash and refuse storage areas sufficient to provide adequate, safe and efficient storage of waste and refuse expected to be produced. A minimum of one such outdoor trash and refuse area not less than four and one-half feet in width and six feet in length shall be provided for each building and/or use on property; however, the Director of Planning and Development may require additional storage areas if determined necessary to adequately serve any building and/or use. All outdoor trash and refuse storage areas shall be screened from view on all sides by a solid fence, wall or structure a minimum of five feet in height and shall be located so as to be readily accessible to users and collection personnel.
56. That the proposed distribution facility use shall comply with Section 155.424 of the City's Zoning Ordinance regarding the permitted noise levels. If there is a violation of this aforementioned Section, the property owner/applicant Amazon.com Services LLC shall take whatever measures necessary to reduce or otherwise eliminate said noise source from the operation immediately.
57. That the applicant, Amazon.com Services LLC shall submit necessary plans, obtain approval, and thereafter make necessary improvements to allow vehicles to be used or otherwise stored inside the building.
58. That all unloading shall be performed within the building, directly from line haul trucks parked at approved loading docks, and that all material and product inventories shall be stored within the building.
59. That the total number of line haul truck loading docks identified on the site plan shall match the total identified on the floor plans in the Building set of plans. In no event shall trucks be parked outside of the truck loading area.

60. That Electric Vehicle Charging Stations shall be installed as shown on site-plan. Any changes shall be reviewed by Planning Director or designee.

SATELLITE PARKING

61. As mentioned previously, this approval allows the applicant, Amazon.com, Services LLC, to establish, operate and maintain a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles. The approval includes the use of satellite parking on property located at: 10513 - 10551 Hathaway Drive (APN # 8009-25-059).
62. Based on the plans provided for the satellite parking site, the applicant will be providing 62 outdoor stalls and an additional 35 indoor stalls for a total of 97 satellite parking stalls at 10513 Hathaway Avenue. The northerly building at 10513 Hathaway Drive will be exclusively used by Amazon to park their step vans and employee parking during peak state. The southerly building at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution, Inc. and a total of 47 parking stall will remain designated and available for said tenant. The required number of parking stalls for APN #8009-02-5059 is 114, and the provided number of stalls is 144.
63. That the applicant, Amazon.com Services LLC understands that all employees and step van parking will be limited to the satellite parking identified in condition #62. This requirement also applies to the number of employees and step vans that will be required at peak operational periods (i.e. holiday). Any changes to the satellite parking site shall require prior approval from the City's Planning Commission.
64. That the satellite parking site shall otherwise be substantially in accordance with the proposed parking plan submitted by the applicant and on file with the case.
65. That all new parking stalls shall be striped as shown on the proposed site plan prior to commencement of activities. All stalls shall be further identified by having the words "van stall" and "employee stall" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
66. That all van, and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case.
67. That no portion of the 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 Planning Director, Director of Police Services, and the Fire Marshall.

68. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building.
69. That no employee shall loiter or otherwise congregate outside the building, unless a designated area is assigned and with prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall.
70. That no stacking of shipping containers, pallets, or similar storage containers shall be permitted.
71. That the operator shall provide rideshare and transit information to its employees.
72. That all designated vehicles associated with the business shall be parked on the satellite site at all times. No on-street parking by employees or patrons is permitted on either Hathaway Drive, East Florence Avenue or Pioneer Blvd and that violations to this rule may result in the reconsideration of privileges granted under this Permit.
73. That the applicant, Amazon.com Services LLC shall not allow step vans, flex drivers, and employee vehicles to queue on Hathaway, or use street as a staging area, or to back up onto the street. In addition, any vehicles associated with the use shall not obstruct or impede any traffic. The applicant understands that violations to this rule may result in the reconsideration of privileges granted under this Permit.
74. That the applicant, Amazon.com Services LLC shall provide 24-hour on-site security to continually monitor the satellite parking area. Applicant to have personnel on-site to monitor and ensure proper vehicle movement occurs to help avoid potential accidents and queuing issues.
75. That the applicant, Amazon.com Services LLC shall ensure that the satellite parking area is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.
76. That the applicant, Amazon.com Services LLC shall submit necessary plans, obtain approval, and thereafter make necessary improvements to allow vehicles to be used or otherwise stored inside the satellite building.
77. That the satellite parking area shall be subject to review, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands. The applicant, Amazon.com Services LLC understands that at any point that the city finds and determines that satellite parking use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible.

GENERAL PLANNING CONDITIONS

78. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 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.
79. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.
80. That all fences, walls, gates and similar improvements for the subject site and satellite parking area shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
81. That the applicant, Amazon.com Services LLC shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
82. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
83. That the applicant, Amazon.com Services LLC shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any construction activities associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Claribel Catalan, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
84. That CUP Case No. 810 shall be subject to review in one (1) year, on or before October 12, 2021, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands. Regardless of the above date, the applicant understands that at any point that the city finds and determines that satellite parking use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but is not limited to, the following potential mitigation measures:

- a) Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
- b) Provide carpool incentives for the employees.
- c) A virtual job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- e) Initiate vanpool program as an alternative means for employees and contractors to commute to work.
- f) Secure other additional satellite parking sites.
- g) Reduction of workforce (employees and/or contractors).

85. That the applicant, Amazon.com Services LLC shall indemnify, protect, defend, and hold harmless, the City of Santa Fe Springs, 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 Procedures Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulations, 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 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.
86. That unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date October 12, 2020 shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void.

However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.

87. That if there is evidence that any of the 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. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.
88. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
89. 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.