



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

December 13, 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 November 8, 2021 Planning Commission Meeting

7. PUBLIC HEARING (Continued from November 8, 2021 PC Meeting)

CEQA – Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)

Development Plan Approval (DPA) Case No. 985

Conditional Use Permit (CUP) Case No. 822

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property.

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

The subject property is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (4G Development)

8. SPECIAL BUSINESS

Citywide Photo Contest – Planning Commission Selections

9. CONSENT ITEMS

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

A. CONSENT ITEMConditional Use Permit Case No. 759-2

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 E. Telegraph Rd. (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

B. CONSENT ITEMEntertainment Conditional Use Permit Case No. 16

A compliance review report to allow the continued maintenance and operation of an entertainment use involving live musical band performances and amplified music via a disc jockey (DJ) at a family restaurant known as Salt and Pepper located at 13225 Telegraph Road within the Community Commercial-Telegraph Corridor Zone. (Prost Restaurant Management for S&P)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. 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

December 9, 2021

Date



City of Santa Fe Springs

Planning Commission Meeting

December 13, 2021

APPROVAL OF MINUTES

Minutes of the November 8, 2021 Planning Commission Meeting

RECOMMENDATION

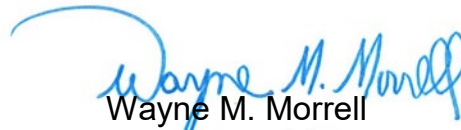
- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

Minutes of the November 8, 2021 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes of the November 8, 2021 Planning Commission Meeting



APPROVED:

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

November 8, 2021

1. CALL TO ORDER

Vice Chair Jimenez called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Arnold – via Zoom
Vice Chairperson Jimenez
Commissioner Carbajal – via Zoom
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Steven Salas, Computer Specialist

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

Via Zoom RD Fierros requested to speak on Item No. 9.

6. MINUTES

Approval of the minutes of the October 18, 2021 Planning Commission Meeting

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

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

PUBLIC HEARING

7. **PUBLIC HEARING** - continued from the September 13, 2021 Planning Commission Meeting
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:

- Continue the 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; and Modification Permit (MOD) Case No. 1340 to the next regularly scheduled Planning Commission meeting on Monday, December 13, 2021.

Vice Chair Jimenez called upon Director of Planning Wayne Morrell to present Item No. 7.

Vice Chair Jimenez reopened the Public Hearing at 6:13 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7.

Representative Chad Brown on behalf of Melia Homes requested that Item No. 7 not be continued and presented his reasons as to why a continuance was not in the best interest of the project.

Vice Chair Jimenez requested if anyone from the audience wished to speak on Item No. 7. The following residents spoke in favor of a continuance:

Irma Huitron
Martha Velasquez
Alejandro Huitron

Having no one further wishing to speak, Vice Chair Jimenez requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Chair Arnold to continue Item No. 7 to the December 13, 2021 Planning Commission meeting, which did not pass by the following roll call vote:

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

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to continue Item No. 7 to the January 10, 2022 Planning Commission Meeting, which passed by the following roll call vote:

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

8. PUBLIC HEARING

CEQA - Negative Declaration

Amendment to Conditional Use Permit (CUP) Case No. 497

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 497, and thereafter, close the Public Hearing; and
- Find and determine that the continued operation and maintenance of a precious metal reclamation and product manufacturing use, including a new rhodium purification line, on the subject site will not 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
- Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Amendment to Conditional Use Permit Case No. 497, subject to the conditions of approval as contained within Resolution No. 199-2021; and
- Adopt Resolution No. 199-2021, 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. 8.

Commissioner Rounds inquired about the existing equipment that is visible. Associate Planner Vince Velasco responded that all new equipment will not be visible.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:56 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8.

Peter Eckert commented that this Heraeus' fourth time before the Planning Commission to extend this CUP with a modification. Heraeus has invested over \$100 million dollars

to improve their operations and has the most sophisticated automated equipment for previous metal refinery.

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 6:58 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve Amendment to Conditional Use Permit (CUP) Case No. 497, 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

9. PUBLIC HEARING

CEQA - Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)
Development Plan Approval (DPA) Case No. 985
Conditional Use Permit (CUP) Case No. 822

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and program of the City's General Plan; and
- Find that the applicant's 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 that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find and determine that pursuant to Section 15302, Class 2 (b) (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, subject to the conditions of approval as contained within Resolution No. 200-2021; and
- Adopt Resolution No. 200-2021, 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 who requested Item No. 9 be continued the December 13, 2021 Planning Commission meeting.

Vice Chair Jimenez opened the Public Hearing at 7:02 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9

Commissioner Hernandez inquired about the location of this project, which Associate

Planner Jimmy Wong confirmed that this project would be replacing the S & P Restaurant.

Via Zoom the following resident spoke against Item No. 9.
RD Fierros

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

It was moved by Commissioner Hernandez, seconded by Commissioner Carbajal to continue Development Plan Approval (DPA) Case No. 985, Conditional Use Permit (CUP) Case No. 822 to the December 13, 2021 Planning Commission meeting, which passed by the following roll call vote:

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

Nays: None

Absent: None

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 671-4

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of an ambulance service use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 671 be subject to a compliance review in five (5) years, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 677-3

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of a recycling/collection facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.

- Require that Conditional Use Permit Case No. 677 be subject to a compliance review in five (5) years, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 762-2

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of a sandblasting facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 762 be subject to a compliance review in five (5) year, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Vice Chair Jimenez requested a motion regarding Consent Item Nos. 10A, 10 B, and 10C.

It was moved by Commissioner Rounds, seconded by Chair Arnold to approve Consent Item Nos. 10A, 10B, and 10C, and the recommendations regarding this matter, which passed by the following roll call vote.

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

Nays: None

Absent: None

11. ANNOUNCEMENTS

Commissioners:

All the Planning Commissioners wished everyone a Happy Thanksgiving.

Everyone sent well wishes to Chair Arnold on his fight against cancer.

Commissioner Carbajal thanked City Staff and General Plan Consultants for how the General Plan information was disseminated and for all their hard work.

Staff:

Associate Planner Vince Velasco provided development updates on the following sites:

9920 Pioneer
13767 Freeway

13215 Cambridge

Asst. Director of Planning Cuong Nguyen provided an update on the City's General Plan and invited everyone to the Community Workshop scheduled for November 17, 2021 at 6:00 p.m. at Town Center Hall.

Mr. Nguyen also announced that the screening on the corner of Norwalk/Telegraph is being replaced due to high wind damage.

12. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 7:14 p.m. to the next regular Planning Commission meeting scheduled for December 13, 2021 at 6:00 p.m.

ATTEST:

Vice Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING (Continued from November 8, 2021 PC Meeting)

CEQA – Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)

Development Plan Approval (DPA) Case No. 985

Conditional Use Permit (CUP) Case No. 822

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property.

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

The subject property is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (4G Development)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and program of the City's General Plan; and
- Find that the applicant's 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 that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find and determine that pursuant to Section 15302, Class 2 (b) (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, subject to the conditions of approval as contained within Resolution No. 200-2021; and
- Adopt Resolution No. 200-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: 4G Development
Ed Hale
2153 Oak Hill Dr.
Escondido, CA 92027
- B. Property Owner(s): Abbas Kazemi,
Trustee of Kazemi Family Trust
1 Arbella,
Newport Coast, CA 92657
- C. Existing Zone: C-4 (Community Commercial)
- E. General Plan: Commercial
- F. CEQA Status: Section 15302, Class 2 (b) Exemption
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

BACKGROUND/LOCATION

The subject property, 13225 Telegraph Road, is located between Telegraph Road and Los Nietos Road, and the east side of Painter Avenue. The subject property is comprised of two parcels (APN: 8011-006-017 & 8011-006-018), measuring approximately 0.83-acre. The property is currently zoned C-4 (Community Commercial) and developed with a single commercial building (approximately 10,897 sq. ft.) that was constructed in 1973. The subject building was previously operating as a restaurant and bar (S & P Restaurant and Bar). The applicant, Ed Hale representing 4G Development, is proposing to clear the site and thereafter develop a new drive-thru restaurant.

At the November 8, 2021 Planning Commission meeting, Staff recommended that the subject Development Plan Approval and Conditional Use Permit matter be continued to allow the property owner additional time to review the proposed conditions of approval. The Planning Commission opened the public hearing and provided the public with an opportunity to comment on the proposed project and thereafter took action to continue the matter to the December 13, 2021 Planning Commission meeting. Prior to the Commission action, a member of the public, via Zoom, made comments related to not receiving a link from City staff about the project; what was the number of the CEQA exemption for the project and why not a Negative Declaration or MND; and finally, that the City should not allow any new buildings to connect to the sewer system unless it allows neighboring properties to connect to the existing sewer line.

BUSINESS DESCRIPTION**Chick-fil-A**

Chick-fil-A is one of the largest American fast food restaurant chains and the largest fast-food chains that specialize in chicken sandwiches. The company operates more than 2,600 restaurants, primarily in the United States, with locations in 47 states and the District of Columbia. Chick-fil-A currently serves breakfast before 10:30 AM and transitions to lunch and dinner for the rest of their operating hours. In addition, Chick-fil-A also offers customers catered selection from its menu for special events.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements on the subject property; and

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation, and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C4, Community Commercial, Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 985**Site Plan**

The approximately 0.83-acre property is currently developed with an existing building measuring 10,897 sq. ft. The applicant, 4G Development, is proposing to demolish the existing structure and thereafter construct a new 4,723 drive-thru restaurant and appurtenant improvement on the subject property. Additionally, the proposed development will consist of two (2) canopies, measuring 1,386 sq. ft. and 1,781 sq. ft., along the drive-thru aisle.

As required by the City's Zoning Ordinance, the proposed building will have a minimum 20 ft. setback along the two street-facing property lines (Telegraph Road and Los Nietos Road). The overhang of the proposed drive-thru canopy cover along Los Nietos Road will only be set back a minimum of 17 ft., per City's Zoning Ordinance, Section 155.455 (6), canopy covers are permitted to encroach 4 ft. into the required setback area. The proposed canopy, therefore, meets the City's setback requirements. It should also be noted that a proposed trash enclosure of 378 sq. ft. is located on the west side of the property and a transformer is proposed within the northeast corner of the parking area.

Floor Plan

The proposed restaurant will consist of 1,620 sq. ft. of public area and 3,103 sq. ft. of non-public area. The proposed public area will include 28 tables, 86 seats, an order area, and two (2) restrooms. The non-public area will include an office, kitchen, dishwashing area, walk-in freezer/cooler, electrical room, and drive-thru serving area. The proposed development will also include a patio area along the west side of the proposed building. The proposed patio area will include four (4) tables with umbrellas and 16 seats.

Elevations

The proposed building architecture is contemporary in style with simple lines, height variation, pop-out, and the use of modern building materials such as steel, wood, and glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering.

The proposed building will have a maximum height of 22 ft. and the proposed drive-thru canopies will have a maximum height of 9 ft.-8 in.

Parking Requirements

A total of 56 parking stalls will be provided for the proposed development: three (3) accessible parking stalls, one (1) electric vehicle parking stall, 14 compact parking stalls, and 38 standard parking stalls. As proposed, the project is required to provide a total of 56 parking stalls.

- 1 parking stall per 35 sq. ft. of public area, plus 1 per 2 employees of the highest shift
- $1,620 \text{ sq. ft.} / 35 \text{ sq. ft.} + 20 \text{ employees} / 2 \text{ employees} = 56.28$

The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Driveway/Access

From Los Nietos Road, access is via a new 24-foot wide driveway. From Telegraph Road, access is via a new 26-foot wide driveway. A proposed 2-lane drive-thru will be located along the north side of the restaurant. The proposed drive-thru can accommodate a total of 28 vehicles. Access to the drive-thru will be available from both driveways. It should be noted that conditions were included as part of the attached resolution to ensure the drive-thru queuing is continually managed to ensure that it does not spill onto the street.

Landscaping

Most of the landscaping will be distributed along Telegraph Road and Los Nietos Road street frontages. Additional landscaping will also be distributed throughout the site. A minimum 15-foot wide landscaping strip will be provided along both Telegraph Road and Los Nietos Road. The total landscape area required per code is 10,518.8 sq. ft. The total landscape area provided is 13,143 sq. ft., therefore, the proposed project exceeds the minimum landscape area requirements set forth by the City's Zoning Ordinance.

CONDITIONAL USE PERMIT CASE NO. 822

As mentioned previously, the applicant is requesting approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C4, Community Commercial, Zone.

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

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

Drive-Thru Lanes

The proposed Chick-fil-A restaurant will incorporate a 2-lane drive-thru design that starts from the entrance of the drive-thru, which begins along the rear portion of the site and continues to the pickup window along the north side of the proposed building. The 2-lane drive-thru design will have the queuing space up to 28 vehicles, which will give the operator the flexibility to use the second drive-thru lane as they see fit, especially during peak demand. It should be noted that customers at the outer drive-thru lane will not receive their order through the drive-thru pick-up window. Instead, a staff member from Chick-fil-A will hand-deliver their orders to them.

During peak hours of operation, Chick-fil-A provides a drive-thru management program where team members utilize iPads to take customers' orders in the drive-thru. This ordering system allows team members to converse directly with guests, process payment, and manage circulation within the drive-thru. Based on past data, this system increases the speed of service by 30% when compared with the standard speaker box.

Menu Board

The proposed menu boards with speaker boxes in the drive-thru lanes will be installed with Automatic Volume Control (AVC), which automatically adjusts the volume level with the outdoor noise-ambient levels. The AVC will monitor the ambient sound level and adjust the speaker's volume level accordingly.

Deliveries

Nighttime deliveries are proposed as this minimizes the impact of on-site circulation

and disruption during business hours. According to the applicant's business plan, deliveries to the restaurant occur 2-3 times per week and typically take 30-45 minutes per delivery. It should be noted that the operator shall not allow commercial vehicles, trucks to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area or back up onto the street from the subject property.

Hours of Operation

The proposed Chick-fil-A is anticipated to be open Monday through Saturday from 6:00 AM to 11:00 PM and close on Sunday.

STREETS AND HIGHWAYS

The subject site is located on the north side of Telegraph Road and the south side of Los Nietos Road. Telegraph Road is designated as a "Major Arterial", within the Circulation Element of the City's General Plan. This portion of the Los Nietos Road is designated as a "Local Street", within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	School (Unincorporated Area)	School	<u>Lake Marie Elementary School</u> (10001 Carmenita Rd, Whittier)
South	C-4, Community Commercial, Zone	Commercial	<u>Aldi Supermarket</u> (13210 Telegraph Road)
East	C-4, Community Commercial, Zone	Commercial	<u>M & R Good Year Service</u> (13245 Telegraph Road)
West	C-4, Community Commercial, Zone	Commercial	<u>7-Eleven Convenience Store</u> (13203 Telegraph Road)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 27, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the

City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on October 27, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

COMMENTS/QUESTIONS RECEIVED FROM THE PUBLIC

On November 9, 2021, staff received one comments letter via email from a resident who express his concerns related to the subject development. A response to comment letter was provide to the resident on November 16, 2021 via email. (Attachment 6)

Comment 1: The proposed queuing area may not be enough for this restaurant. What is the contingency or condition that will address the overflow of vehicles they start lining up on the street?

Response to comment 1: The proposed double drive-thru lane can accommodate a maximum of 28 vehicles. The planning staff had surveyed other recently approved Chick-fil-A developments in the area. Staff found that the proposed 28 vehicles queuing capacity are is either comparable or more than other recently approved Chick-fil-A in the surrounding area (see below). It should also be noted that the proposed double-lane drive-thru will also provide a faster rate of service to customers using the drive-thru, which in terms will effectively decrease the queuing time.

Location	Number of Queuing	Year Approved
202 Main St., Orange	20	February-21
820 Huntington Dr., Monrovia	26	June-21
8818 Imperial Hwy., Downey	17	May-19

Additionally, conditions #75, #92 and #100 placed on the CUP to help ensure the drive thru operations continue to operate in a safe and efficient manner or otherwise risk the possibility of revocation.

Comment 2: I am concerned that the Electrical transformer is too close to my property. Why can't it be placed closer to the "electrical main distribution panel" near the main building if there is plenty of area there not visible from the street?

Response to comment 2: Staff will relate your concern of the transformer location to the applicant and will work with them to explore other locations that provides further separation from your property. It should be noted that transformers locations are reviewed and approved by SCE, and as required by the SCE handout, will be screen by landscaping.

Comment 3: Condition 10 and 11 Sanitary sewers: can this condition include, all main

sewer lines shall be given access to the public sewer line to any property requiring a lateral connection. Or a lateral line shall be provided to the edge of the property where surrounding properties have no sewer connection. This is a public sewer that trunks out to various neighboring properties with the exception of my property. It is not right that others have been given authorization to connect from this main line and I am not given the same option. I don't think the sewer line should not allow any new connections if not all surrounding property owners have the same ability to connect. It is not right to block access to a public facility. An easement should not be required if the City would establish a lateral line similar to what has been established to Boo Boos restaurant; they have no easement but use the public sewer line in question. I know that the City can take a position with the developer if you want a new connection you have to allow the City to extend a lateral to the edge of the property.

Response to comment 3: Please contact our Public Works Department to discuss where is the most appropriate ~~way~~ and location to connect to the main sewer line. Redford Bayan from Public Works Department will be able to provide you with additional information related to the sewer connection. His extension is x7548.

Staff will also relate your request for an easement to the applicant, however, it is important to note that the applicant for the proposed drive-thru restaurant does not own the property. Ultimately, it is up to the property owner to grant you the easement.

Comment 4: There should be a condition that address graffiti, homeless, and unwanted people at the rear parking lot. This area is known to have graffiti, people hanging out after a restaurant/bar closes and becomes a trash dumping site. Since it is hidden from public streets it is a spot for people to drink and use drugs to name a few things after hours. This has been an issue for many years with the previous restaurant operator. This area does not have any issues as long as the restaurant is open, but once it is closed it becomes an issue. If this becomes an issue can the City require a gate at the rear driveway so that the area is not used after business hours? Can the City add a condition for a remedy if this becomes an issue with the new operator?

Response to comment 4: Condition # 87 is in place to control graffiti and other forms of vandalism and thus minimize the occurrences of dangerous conditions or visual blight.

If dangerous conditions or visual blight occurs, we will work with the applicant and property owner to ensure it is resolved in a timely manner. Please note, however, that the City's Zoning Ordinance does not allow for a fence/gate or wall to be over 3.5 ft. within the setback area. A 3.5' high gate would effectively keep out unwanted visitors. To minimize potential noise impacts, Staff will however consider adding a condition to prohibit any loitering outside of the eating area and eating.

Comment 5: I see that a new block wall will be placed at the rear of the property, it is not clear from the plans will there be landscaping in front of the wall to prevent graffiti?

Response to comment 5: The current City's municipal code Chapter 132 requires the property owner to remove all graffiti within 72 hours of the date of service of the Notice to Abate Graffiti. Nevertheless, as noted previously, condition 87 requires that such graffiti be removed within 24 hours so as long as weather permits.

Comment 6: As to CEQA I think your use of this section does not apply to this project. Section 15302, Class2 (b) Replacement and reconstruction with a new structure of substantially the same size, purpose and capacity. If the proposed restaurant was only a restaurant with no drive-through I would agree with your use of this code section; however with the drive-through component it is no longer the same type of project because drive-throughs can have major traffic impact. The requirement of a separate CUP just for the drive through that does not currently exist on the property tells you it is not the same type of project. At a very least there needs to be an initial study that will look at traffic impact.

Response to comment 6: The applicant did provide a traffic impact analysis to our City's Public Works Department for review. The impact from traffic does not trigger any type of CEQA report. Additionally, our environmental consultant memorandum indicated that the proposed project meets the criteria set forth in Section 15302, Class 2(b) for CEQA exemption. If you want to obtain a copy of the traffic impact analysis, please submit a public record request to our City Clerk. Lastly, it should be noted that although the existing building does not have a drive-thru component, the proposed building footprint has a much smaller public area than the existing restaurant building. The existing building consists of approximately 3,760 sq. ft. of public area and the proposed drive-thru restaurant will only have a public area of 1,620 sq. ft.

ENVIRONMENTAL DETERMINATION

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15302, Class 2 (b) (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA). The proposed development involves the demolition of an existing approximately 10,750 sq. ft. sit down restaurant and thereafter construct a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvement on the subject property.

Additionally, staff reviewed the Los Angeles County's California Office of Historic Preservation, Landmarks Listed and found that the project is not identified on a local, State, or Federally significant cultural resource.

Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

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

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

COMMISSION'S CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the 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.
- (B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

STAFF REMARKS

Based on the findings set forth in the attached Resolution 200-2021, staff finds that Development Plan Approval Case No. 985 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements. Staff also finds that Conditional Use Permit Case No. 822 meets and satisfies the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit to allow for the establishment, operation and maintenance of a drive-thru restaurant.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval:

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

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 approval of a proposed conditional use based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised plan.

CONDITIONS OF APPROVAL

Conditions of approval for the proposed project is attached to Resolution 200-2021 as Exhibit A.

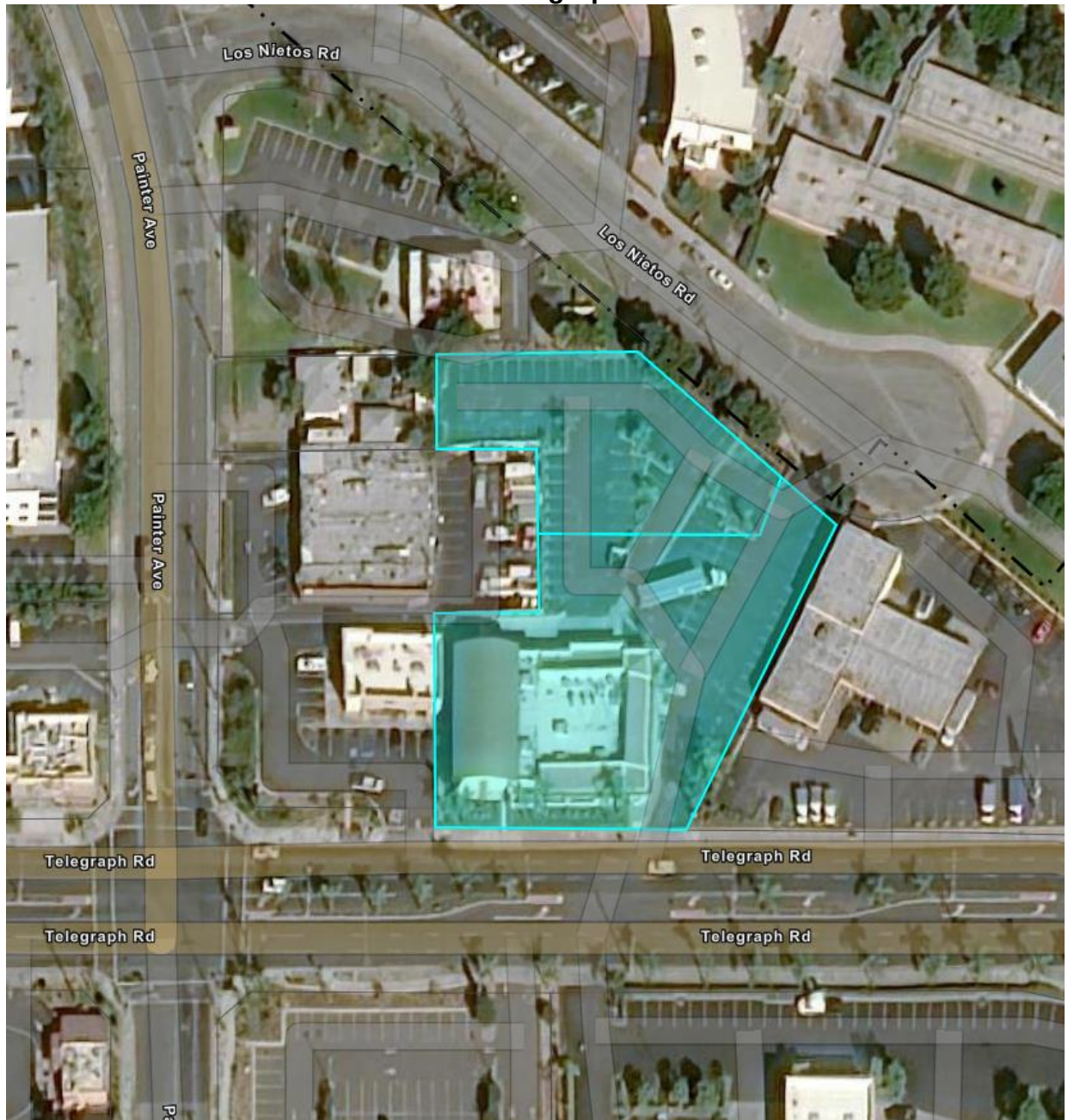


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Full Set of Plan
3. Business Plan
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Response to Comments
7. November 8, 2021 Planning Commission Staff Report
8. Resolution 200-2021
 - a. Exhibit A – Conditions of Approval

**Attachment 1
Aerial Photograph**



**13225 Telegraph Road
(APNs: 8011-006-017 & 8011-006-018)**

**Attachment 2
Full Set of Plan**

CODE INFORMATION

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE
GAS CODE:	2019 CALIFORNIA PLUMBING CODE

BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	56,797 s.f.
BUILDING AREA:	4,723 s.f.
OMD/OP CANOPY AREA:	1,386 + 1,781 = 3,167 S.F.
BUILDING FOOTPRINT COVERAGE:	.083 (8.3%)
LANDSCAPE AREA:	11,635 s.f.
LANDS. SITE COVERAGE:	.205 (20.5%)
ZONING:	C-4 (COMMERCIAL)
PARCEL ID:	8011-006-017 & 8011-006-018

PARKING

PARKING REQUIREMENT:	1 SPACE PER 35 PUBLIC AREA, PLUS 1 PER 2 EMPLOYEES SHIFT 1620/35 + 20/2 = 56
	TOTAL 56 PARKING STALLS REQUIRED
SPACES PROVIDED:	56 SPACES PROVIDED
AREA OF TRASH ENCLOSURE:	384 S.F.
BIKE RACKS PROVIDED:	4 (8 SPACES)

Architect:

CRHO ARCHITECTS
1833 17TH STREET; SUITE 301
SANTA ANA, CA. 92705
PHONE: (714) 832-1834
FAX: (714) 832-1910
CONTACT: russell hatfield
E-MAIL: russell@CRHO.COM

Landscape Architect:

HOURIAN ASSOCIATES, INC.
107 AVENIDA MIRAMAR, SUITE "D"
SAN CLEMENTE, CA 92672
PHONE: (949) 489-5623
FAX: (949) 489-5632
CONTACT: JOHN HOURIAN
E-MAIL: team@hourianassociates.com

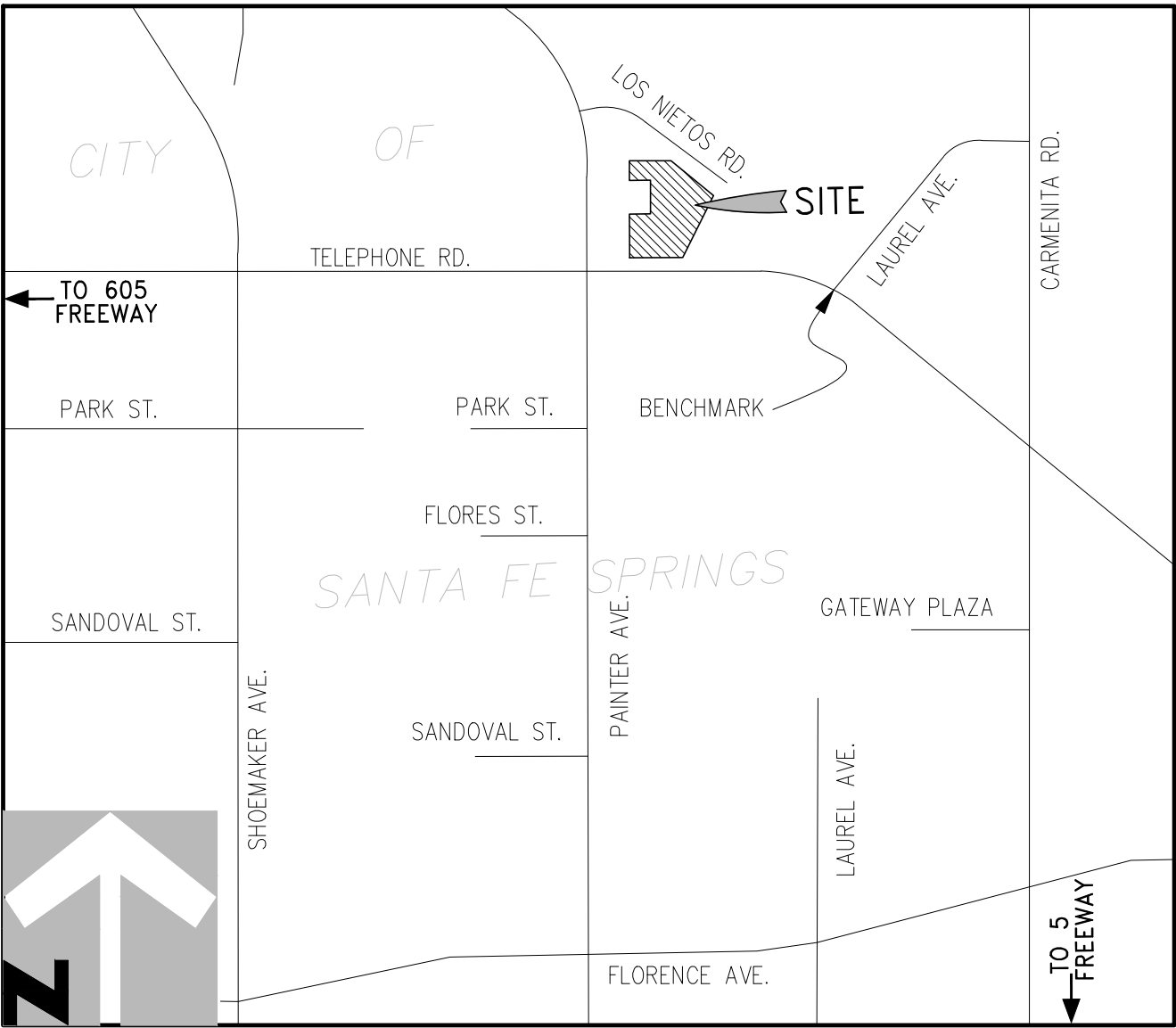
Civil Engineer:

TRUXAW AND ASSOCIATES
1915 W. ORANGEWOOD AVENUE
SUITE 101
ORANGE, CA. 92868
PHONE: (714) 935-0265
CONTACT: STEVE HAGER
E-MAIL: stevehager@truxaw.com



5200 Buffington Road
Atlanta, Georgia 30349-2998
Phone: (404) 765-8000
Fax: (404) 684-8550

13225 TELEGRAPH RD.
SANTA FE SPRINGS, CA 90670



1 VICINITY MAP
NOT TO SCALE

DRAWING INDEX

G-000	TITLE SHEET
SP-1	SITE PLAN
1 OF 6	CIVIL TITLE SHEET
2 OF 6	CIVIL CONCEPTUAL DEMOLITION PLAN
3 OF 6	CIVIL CONCEPTUAL GRADING PLAN
4 OF 6	CIVIL CONCEPTUAL GRADING PLAN
5 OF 6	CIVIL CONSTRUCTION NOTES
6 OF 6	CIVIL CONCEPTUAL UTILITY PLAN
1 OF 3	ALTA TITLE SHEET
2 OF 3	ALTA (BOUNDARY)
3 OF 3	ALTA (TOPO)
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	PRELIMINARY IRRIGATION PLAN
L1.2	PRELIMINARY WATER CONSERVATION PLAN & NOTES
A-110	FLOOR PLAN
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
PH-1	PHOTOMETRIC SITE PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
TELEGRAPH & PAINTER
13225 TELEGRAPH RD.,
SANTA FE SPRINGS, CA

FSR# 04897

REVISION SCHEDULE	
NO.	DATE
06-24-21	DESCRIPTION
09-16-21	CUP SUBMITTAL
	CUP RESUBMITTAL

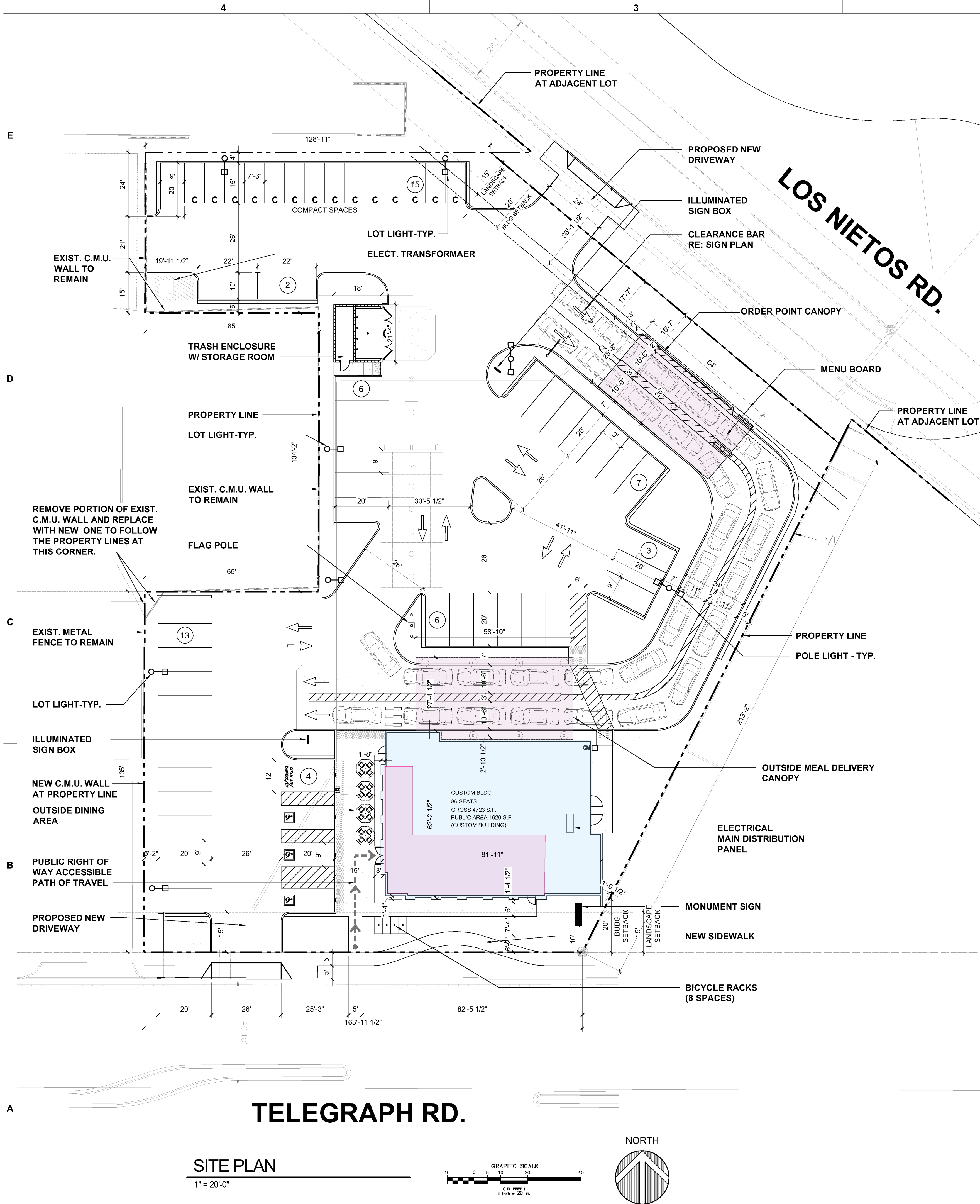
ARCHITECT'S PROJECT #	20-143
PRINTED FOR	CUP RESUBMITTAL
DATE	09-16-21
DRAWN BY	SL

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SHEET
TITLE SHEET

SHEET NUMBER

G-000



BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLER:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	56,797 S.F.
BUILDING AREA:	4,723 SF
PERCENT OF LOT	
COVERAGE:	8%
ZONING:	C-4 (COMMERCIAL)
APN:	8011-066-017 & 8011-006-018

LEGEND

NEW CONC. SIDEWALK:	
PROPERTY LINE:	
EXIST. LOW WALL:	
PROPOSED CANOPY AREA:	
NEW CONC. CURB:	
NUMBER OF PARKING SPACES	
PROPOSED BUILDING AREA:	
PROPOSED PUBLIC AREA:	

SITE STATISTICS

56 SPACES TOTAL
PROPOSED PARCEL AREA: 56,797 S.F.
28 CAR STACK
ORDER POINT: 11TH CAR AT INNER LANE

PARKING

PARKING REQUIREMENT:	1 PER 35 SF OF PUBLIC AREA, PLUS 1 PER 2 EMPLOYEES SHIFT
BUILDING AREA:	4,723 S.F.
PUBLIC AREA:	1620 S.F.
SPACES REQUIRED:	1620/ 35 + 20/2 = 56 SPACES REQUIRED
SPACES PROVIDED:	56 SPACES PROVIDED
AREA OF LANDSCAPE:	11,635 S.F.
AREA OF TRASH	
ENCLOSURE:	384 S.F.
BIKE RACKS PROVIDED:	4 (8 SPACES)

SITE INFORMATION

SIR:	YES	DATE: 02-08-21
SURVEY:	YES/ NO	DATE: XX-XX-XX
BUILDING SETBACK:	N: 20' LOS NIETOS S: 20' TELEGRAPH E: 0' N/A W: 0' N/A	
LANDSCAPE SETBACK:	N: 15' LOS NIETOS S: 15' TELEGRAPH E: 0' N/A W: 0' N/A	
#OF PARKING STALLS REQUIRED:	1/35 SF PUBLIC AREA, PLUS 1 PER 2 EMPLOYEES MAX SHIFT (1,611/ 35) + (17/ 2) = 56 SPACES REQUIRED	
DO PATIO SEATS COUNT TOWARD PARKING?	NO	
D/T STACKING:	NOT CODIFIED - SUBJECTIVE SITE PLAN APPROVAL	
STANDARD 90° STALL SIZE:	9' W X 20' L	
COMPACT STALL SIZE:	7.5' W X 15' L	
DRIVE AISLE WIDTH:	26' - 90°	
OVERHANG ALLOWED?	NO	
BIKE REQUIREMENT:	1 BICYCLE/ 50,000 SF	
NEW CURB CUT?	IF NEEDED	
LOADING ZONING:	YES, 250 SF LOADING ZONE REQUIRED	
TE FRONT OR SIDE	NOT CODIFIED, PER WASTE HAULER ANY ORIENTATION SUITABLE	
LOADING:	1 TREE PER 40' O.C. ALONG ALL PARKING BANKS, MIN. 3' PLANTER WIDTH, 3' HEDGE/ BERM SHIELDING PARKING FROM ROW	
LANDSCAPE ISLAND:	MIN LANDSCAPE AREA = 25 SF/ LINEAL STREET FRONTAGE PLUS 6% OF PARKING AND DRIVE AISLE AREA. 20 SF MUST BE ON PRIVATE PROPERTY, 15' MIN WIDTH, BEHIND ROW LINE.	
OTHER:		

EASEMENT NOTES

- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 17, 1938 AS BOOK 15451, PAGE 370 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSE IN THE DOCUMENT RECORDED DECEMBER 15, 1955 AS BOOK 49781, PAGE 406 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 27, 1955 AS BOOK 49888, PAGE 443 OF OFFICIAL RECORDS
- AN EASEMENT FOR POLE LINES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 27, 1956 AS BOOK 50429, PAGE 266 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSE IN THE DOCUMENT RECORDED JUNE 28, 1967 AS BOOK D-3686, PAGE 766, INSTRUMENT NO. 3189 OF OFFICIAL RECORDS.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

crho
architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834



CHICK-FIL-A
TELEGRAPH & PAINTER
TELEGRAPH RD.,
SANTA FE SPRINGS, CA

FSR# 04897

REVISION SCHEDULE	
NO.	DATE
06-24-21	CUP SUBMITTAL
09-16-21	CUP RESUBMITTAL

ARCHITECT'S PROJECT #	20-143
PRINTED FOR	CUP RESUBMITTAL
DATE	09-16-21
DRAWN BY	SL

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SHEET
PRELIMINARY SITE PLAN

SHEET NUMBER

SP-1

\\CFA21010\CA21010-0501-154807-2\1010020P.dwg Sheet No. C-1 Saved by: czang, Thursday, September 16, 2021 2:11 PM Printed by: Steven Cruz, September 17, 2021 8:23 AM

**** TITLE REPORT**

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(858) 410-2151
COMMITMENT NUMBER: NCS-1047786-SD
COMMITMENT DATE: JANUARY 04, 2021
TITLE OFFICER: TRIXY BROWN / JANICE TREANOR

**** LEGAL DESCRIPTION**

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

PARCEL A:

PARCELS 1 AND 2 OF PARCEL MAP NO. 1841, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 29 PAGE 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

AN EASEMENT AND RIGHT OF WAY OVER THE SOUTHERLY 10 FEET OF THE WESTERLY 205.00 FEET OF THAT PORTION OF LOT 6 OF BANNISTER'S ADDITION TO SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 23, PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE SOUTHERLY LINE AND ITS PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO SEVILLE MONTENEGRO AND WIFE, RECORDED ON APRIL 26, 1948 AS INSTRUMENT NO. 157 IN BOOK 27023 PAGE 208, OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE AND BOUNDED SOUTHERLY BY THE SOUTHERLY LINE OF THE NORTHERLY 10.00 FEET, AND ITS EASTERLY AND WESTERLY PROLONGATION, OF THE LAND DESCRIBED IN THE DEED OF TRUST, EXECUTED BY HERMAN R. TRIPLETT RECORDED ON SEPTEMBER 22, 1955 AS INSTRUMENT NO. 9, IN BOOK 49020 PAGE 315, OFFICIAL RECORDS.

EXCEPT THAT PORTION OF SAID LAND WITHIN THE LINES OF PAINTER AVENUE.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE NORTHERLY 10 FEET OF THOSE PORTIONS OF LOTS 6 AND 8 OF BANNISTER'S ADDITION TO SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 23 PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THE UNNAMED STREET (VACATED) SHOWN ON SAID MAP AS LYING BETWEEN SAID LOTS 6 AND 8 WHICH ARE INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF TELEGRAPH ROAD 60 FEET WIDE, WITH THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF PAINTER AVENUE, FORMERLY CARLTON ROAD, 60 FEET WIDE, AS SAID ROADS ARE SHOWN ON MAP OF BELL AND CARLTON'S SANTA CARTRIDES ACRES, RECORDED IN BOOK 10 PAGE 73 OF MAPS, RECORDS OF SAID COUNTY, THENCE ALONG SAID CENTER LINE, SOUTH 89°41' EAST 200 FEET, THENCE PARALLEL WITH SAID PROLONGATION NORTH 00°24' EAST 185 FEET, THENCE PARALLEL WITH SAID CENTER LINE NORTH 89°41' WEST 200 FEET TO SAID PROLONGATION, THENCE ALONG SAID PROLONGATION, SOUTH 00°24' WEST 185 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND WITHIN PUBLIC ROADS.

FOR CONVEYANCE PURPOSES ONLY: APN 8011-006-017 (AFFECTS PARCEL 1 OF PARCEL A) AND 8011-006-018 (AFFECTS PARCEL 2 OF PARCEL A)

**** EASEMENT NOTES :**

13 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 17, 1938 AS BOOK 15451, PAGE 370 OF OFFICIAL RECORDS.

AFFECTS PARCELS A & C

14 AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 15, 1955 AS BOOK 49781, PAGE 406 OF OFFICIAL RECORDS.

NOTE: SEWER RUNS THROUGH THE SITE AND APPEARS TO SERVICE THE WESTERLY ADJOINING PROPERTY.

AFFECTS PARCELS A & C

15 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 27, 1955 AS BOOK 49888, PAGE 443 OF OFFICIAL RECORDS.

AFFECTS PARCELS A & C

16 AN EASEMENT FOR POLE LINES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 27, 1956 AS BOOK 50429, PAGE 266 OF OFFICIAL RECORDS.

AFFECTS PARCEL A

18 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 28, 1967 AS BOOK D-3686, PAGE 766, INSTRUMENT NO. 3189 OF OFFICIAL RECORDS.

TRAFFIC.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548

NOTE: AN IRON FENCE, BLOCK WALLS, TRANSFORMER AND TRESS PROHIBIT RECIPROCAL ACCESS FROM THE SUBJECT SITE AND THE WESTERLY ADJOINING PROPERTY.

AFFECTS PARCELS A & C

CONCEPTUAL GRADING AND UTILITY PLANS
FOR
CHICK-FIL-A RESTAURANT NO. 4897
13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA

**** BASIS OF BEARINGS**

THE BEARING NORTH 89°41'30" EAST FOR THE CENTERLINE OF TELEGRAPH ROAD AS SHOWN ON PARCEL MAP NO. 1841, FILED IN BOOK 29, PAGE 14 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**** RECORD DATA**

(R) = RECORD DATA PER PARCEL MAP NO. 1841, BOOK 29, PAGE 14
(R1) = RECORD OF SURVEY, BOOK 84, PAGE 68
(R2) = RECORD DATA PER PARCEL MAP NO. 26522, BOOK 346, PAGE 51-53
(R3) = RECORD DATA PER PARCEL MAP NO. 73846, BOOK 389, PAGE 68-70

**** BENCHMARK**

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 0Y11862
ELEVATION = 161.060 FEET (2013 QUAD YEAR)
L&DPW TAG IN N CB 1FT W/O ECR @ NW COR.
TELEGRAPH RD. & LAUREL AVE.

**** FLOOD_ZONE**

COMMUNITY NUMBER: 060158, PANEL NUMBER 1835F, EFFECTIVE DATE: 9/26/2008
ZONE X (UNSHADED); PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 3/5/2021

**** SITE AREA**

THE SUBJECT SITE, PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY:
PARCEL A = 54,686 SQ. FT. OR 1.255 ACRES

SITE PLANNING DATA

DISCLAIMER: INFORMATION PROVIDED BY 4G DEVELOPMENT AND CONSULTING, INC IN THE SITE INVESTIGATION REPORT DATED 2/8/2021.

**INFORMATION FROM THE SITE INVESTIGATION REPORT INDICATES A FRONT (SOUTH) BUILDING SETBACK OF 30 FEET; FROM THE CITY OF SANTA FE SPRINGS CODE, A FRONT (SOUTH) BUILDING SETBACK OF 20 FEET IS INDICATED.

ZONING: C-4 (COMMERCIAL)

MAXIMUM BUILDING HEIGHT: 75 FEET

**** SETBACKS (BUILDING AND LANDSCAPE)**

NORTH = LOS NIETOS / 20 FEET
WEST = N/A / 0 FEET
EAST = N/A / 0 FEET
SOUTH = TELEGRAPH / 20 FEET

UTILITY PROVIDERS

SEWER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, MIKE NASRAT (562)868-0511 X7366
WATER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
ELECTRIC.....SO CAL EDISON, 9901 GEARY AVE., SANTA FE SPRINGS, CA, RAY MORENO (562) 903-3175
GAS.....SO CAL GAS, SOUTHEAST REGION, LELA PAZ (949) 562-8941, Lpaz@socalgas.com
TELEPHONE.....AT&T, CATHY HURTADO, MA2797@att.com
CABLE.....AT&T, CATHY HURTADO, MA2797@att.com
STORM DRAIN.....CITY SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548

AGENCY RECORD INFORMATION NOT AVAILABLE AT THE TIME OF THIS SURVEY.

SOURCE OF BOUNDARY, TOPOGRAPHIC & EASEMENT INFORMATION.**

THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE PLAN REFERENCED BELOW.

DATE OF SURVEY: MARCH 13TH, 2021
ALTA SURVEY BY: TRUXAW AND ASSOCIATES, INC.
1915 W. ORANGEWOOD AVE., SUITE 101
ORANGE, CA 92868
(714) 935-0265
JOB # CFA21010

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, BUILDING SETBACKS, CONCRETE COLORS AND FINISHES, STRUCTURAL DETAILS, WALKWAYS, EXPANSION JOINT LOCATIONS, UTILITIES, ETC.
- ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH CURRENT CITY OF SANTA FE SPRINGS AND SPWC STANDARDS. WORK SHALL ALSO CONFORM TO APPLICABLE BUILDING CODES (CA BUILDING CODE, CA PLUMBING CODE, ETC.) AS INTERPRETED BY THE CITY OF SANTA FE SPRINGS.
- ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
- EXISTING UNDERGROUND UTILITY LINE LOCATIONS WERE TAKEN FROM AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT ARE NOT PLOTTED HEREON.
- EXISTING UNDERGROUND UTILITIES ARE TO BE RELOCATED AS REQUIRED TO AVOID CONFLICT WITH PROPOSED STRUCTURES.
- EXISTING PUBLIC UTILITY EASEMENTS IN CONFLICT WITH PROPOSED STRUCTURES ARE TO BE QUITCLAIMED WITH THE APPROVAL OF THE UTILITY COMPANY. NEW EASEMENTS ARE TO BE GRANTED AT PROPOSED UTILITY LOCATIONS.
- CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND LOCATIONS 48 HOURS BEFORE YOU DIG. 811
- THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED.
- THE CONTRACTOR SHALL COMPLY WITH THE SOILS REPORT (AND ADDENDA) FOR THIS PROJECT AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEER.
- ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ALTA/ACSM TITLE SURVEY DATED MARCH 13, 2021 BY TRUXAW AND ASSOCIATES, INC.
- ALL STORM DRAIN AND SEWER PIPE SHALL BE PLACED BEGINNING AT THE DOWNSTREAM POINT OF CONNECTION AND CONTINUING TO THE UPSTREAM TERMINUS. PIPE PLACEMENT SHALL BE CONTINUOUS. DEVIATIONS FROM THIS SEQUENCE WILL NOT BE PERMITTED. POTHOLING INFORMATION, WHERE REQUIRED, SHALL BE OBTAINED AND PROVIDED TO TRUXAW AND ASSOCIATES PRIOR TO CONSTRUCTION.
- ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- THESE PLANS ARE BASED ON THE SITE PLAN PROVIDED TO TRUXAW AND ASSOCIATES, DATED MAY 25, 2021. THE SITE PLAN PROVIDED WAS NOT AN AGENCY APPROVED SITE PLAN.

DEVELOPER

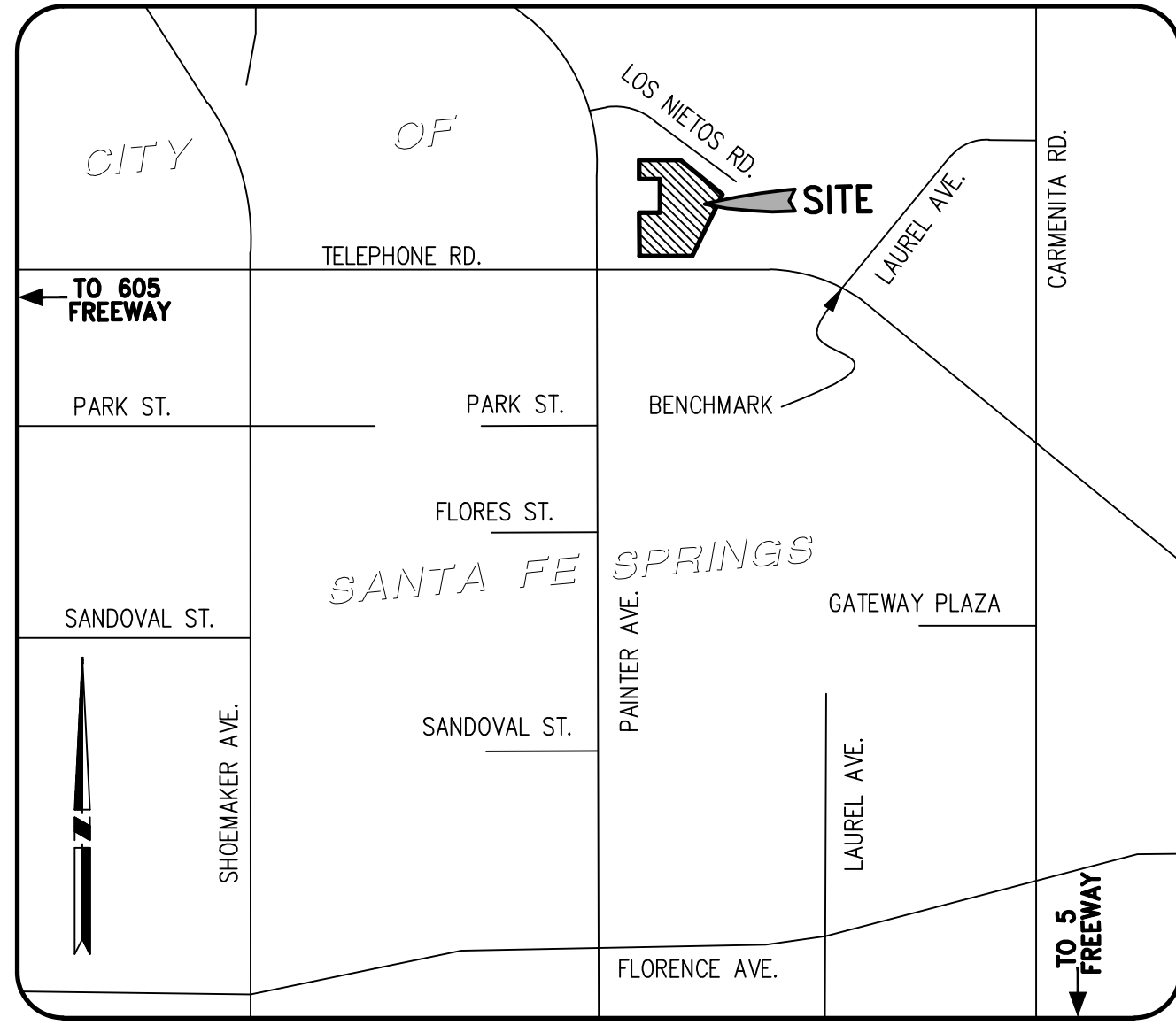
CHICK-FIL-A

5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349

ARCHITECT

CRHO ARCHITECTS

1833 E. 17TH ST.; SUITE 301
SANTA ANA, CA 92705
(714) 832-1834 FAX (714) 832-1910



VICINITY MAP
NOT TO SCALE

SHEET #

C-1
C-2
C-3
C-4
C-5
C-6

TITLE

TITLE SHEET
CONCEPTUAL DEMOLITION PLAN
CONCEPTUAL GRADING PLAN
CONCEPTUAL GRADING PLAN
CONCEPTUAL CONSTRUCTION NOTES
CONCEPTUAL UTILITY PLAN

* 1

* 2

* 3

ALTA SURVEY (TITLE SHEET)

ALTA SURVEY (BOUNDARY)

ALTA SURVEY (TOPO)

*FOR REFERENCE ONLY

LEGEND

AB = AGGREGATE BASE
AC = ASPHALT CONCRETE
BLK = CONCRETE BLOCK
BS = BACK OF SIDEWALK
CB = CATCH BASIN
CF = CURB FACE
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CO = CLEANOUT
DCV = DETECTOR CHECK VALVE
DS = ROOF DOWNSPOUT
EG = EDGE OF CUTTER
EP = EDGE OF PAVEMENT
FD = FOUND
FDC = FIRE DEPT. CONNECTION
FF = FINISHED FLOOR
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
FS = FINISHED SURFACE
GB = GRADE BREAK
GM = GAS METER
GR = TOP OF GRATE
GV = GAS VALVE
HP = HIGH POINT
HT = HEIGHT
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
IP = IRON PIPE
LS = LIGHT STANDARD
L&T = LEAD & TAG
MH = MANHOLE
NG = NATURAL GROUND
N&T = NAIL & TAG
OHW = OVERHEAD WIRE
PB = PULL BOX
PCC = CONCRETE
PIV = POST INDICATOR VALVE
PL = PROPERTY LINE
RD = ROOF DRAIN
RWH = REDWOOD HEADER
SCB = SIGNAL CONTROL BOX
SMH = SEWER MANHOLE
SPK = SPIKE
SW = SIDEWALK
TC = TOP OF CURB
TE = TRASH ENCLOSURE
TP = TELEPHONE POLE
TRAN = TRANSITION
TRANS= TRANSFORMER
TRW = TOP OF RETAINING WALL
TW = TOP OF WALL
UG = UNDERGROUND
UP = UTILITY POLE
VAR = VARIABLE
W = WASHER
WDF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
N. = NORTH
S. = SOUTH
E. = EAST
W. = WEST
N'LY = NORTHERLY
S'LY = SOUTHERLY
E'LY = EASTERLY
W'LY = WESTERLY
N/O = NORTH OF
S/O = SOUTH OF
E/O = EAST OF
W/O = WEST OF
P = PROPERTY LINE
C = CENTERLINE
R/W = RIGHT OF WAY
Δ = DELTA
R = RADIUS
L = LENGTH
T = TANGENT
M = MEASURED DATA
C = CALCULATED DATA
(RAD)= RADIAL BEARING
PRO = PROPORTIONATE MEASUREMENT
(210.00' R) = RECORD DATA
210.00' M. = MEASURED DATA
210.00' PRO. = PRORATED DATA
210.00' C. = CALCULATED DATA
(427.00) TC = EXISTING ELEVATION
427.00 TC = DESIGN ELEVATION
--- CATV --- = CABLE TV LINE
--- E --- = ELECTRICAL LINE
--- FW --- = FIRE WATER LINE
--- G --- = GAS LINE
--- GB --- GB --- = GRADE BREAK LINE
--- R --- R --- = RIDGE LINE
--- S --- = SEWER LINE
--- SD --- = STORM DRAIN LINE
--- T --- = TELEPHONE LINE
--- W --- = WATER LINE

SYMBOLS

FIRE HYDRANT
STREET LIGHT
TRAFFIC SIGNAL
TRAFFIC SIGNAL ARM & POLE
LIGHT STANDARD
UTILITY POLE
GUY WIRE & ANCHOR
WATER METER
GAS METER
WATER VALVE
GAS VALVE
PULL BOX
GRATE INLET
SIGN
VENT
SEWER MANHOLE
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
MANHOLE
SEWER CLEANOUT
MONITORING WELL
HANDICAP PARKING STALL
LANDSCAPED AREA
PROTECT IN PLACE
REMOVE AND DISPOSE OFFSITE
RELOCATE
PLOTABLE EASEMENT ITEM
No. PER TITLE REPORT
--- (427.0) --- EXIST. CONTOUR
--- 427.0 --- DESIGN CONTOUR

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE

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THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Prepared by:



JOSEPH C. TRUXAW & ASSOCIATES, INC.

Civil Engineers and Land Surveyors

1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92868
(714) 935-0265
(714) 935-0106 (FAX)



CHICK-FIL-A
TELEGRAPH & PAINTER FSU
13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

FSR# 04897

REVISION SCHEDULE

NO. DATE DESCRIPTION

ENGINEER'S PROJECT # CFA21010

PRINTED FOR PCR

DATE 09/16/21

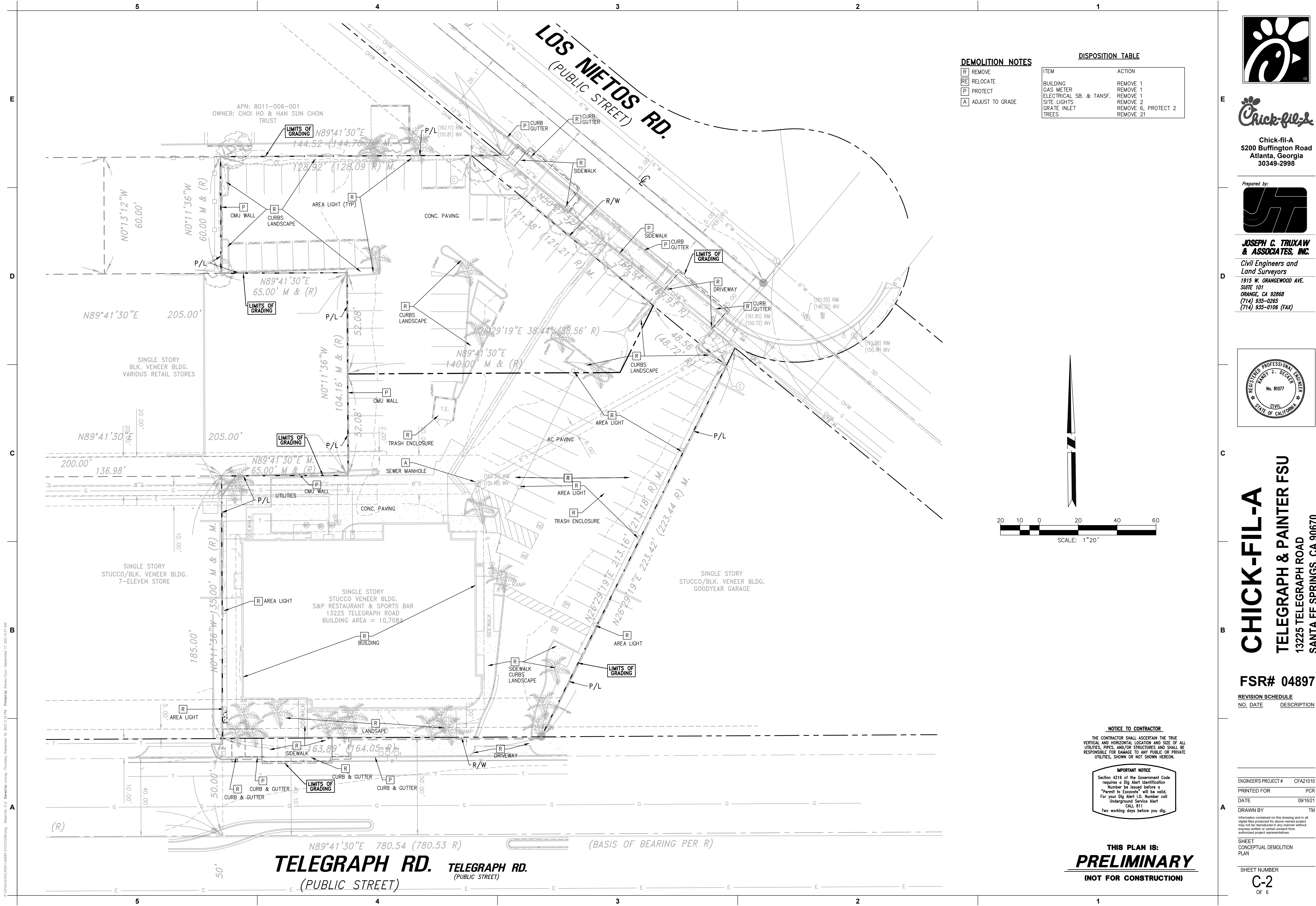
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SHEET TITLE SHEET

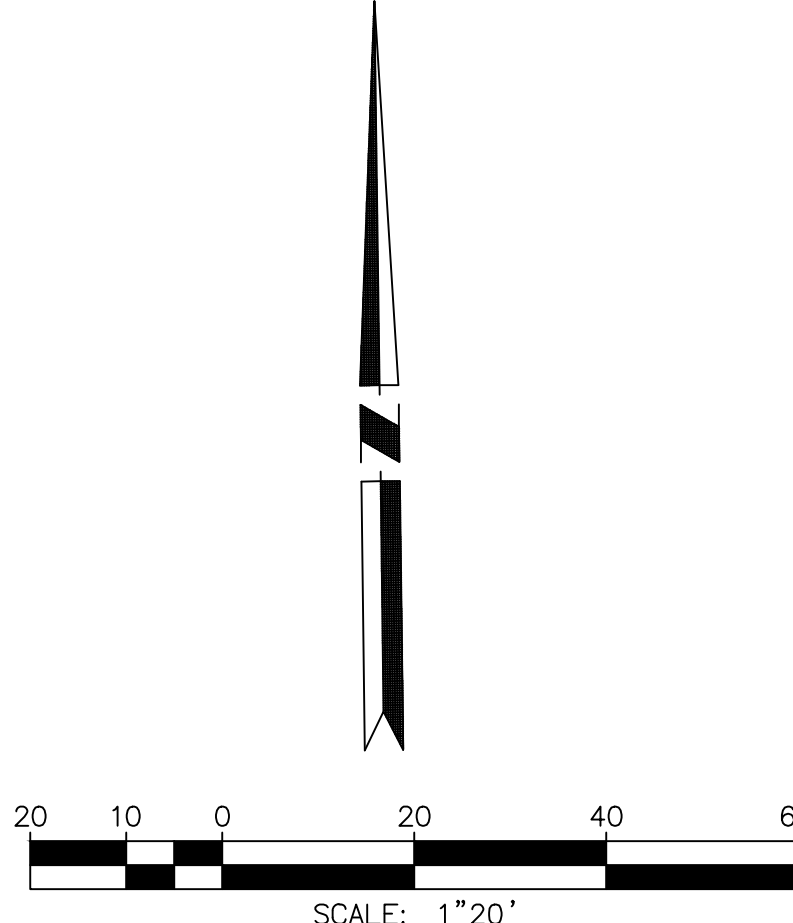
SHEET NUMBER

C-1
OF 6



- DEMOLITION NOTES**
- [R] REMOVE
 - [RE] RELOCATE
 - [P] PROTECT
 - [A] ADJUST TO GRADE

DISPOSITION TABLE	
ITEM	ACTION
BUILDING	REMOVE 1
GAS METER	REMOVE 1
ELECTRICAL SB. & TANSF.	REMOVE 1
SITE LIGHTS	REMOVE 2
GRATE INLET	REMOVE 6, PROTECT 2
TREES	REMOVE 21



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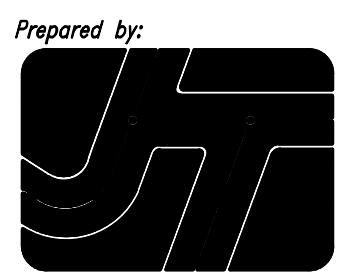
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5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. TRUXAW & ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92668
(714) 835-0263
(714) 835-0108 (FAX)



CHICK-FIL-A
TELEGRAPH & PAINTER FSU
13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

FSR# 04897

REVISION SCHEDULE	
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SHEET CONCEPTUAL DEMOLITION PLAN

SHEET NUMBER
C-2
OF 6

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NOTICE TO CONTRACTOR

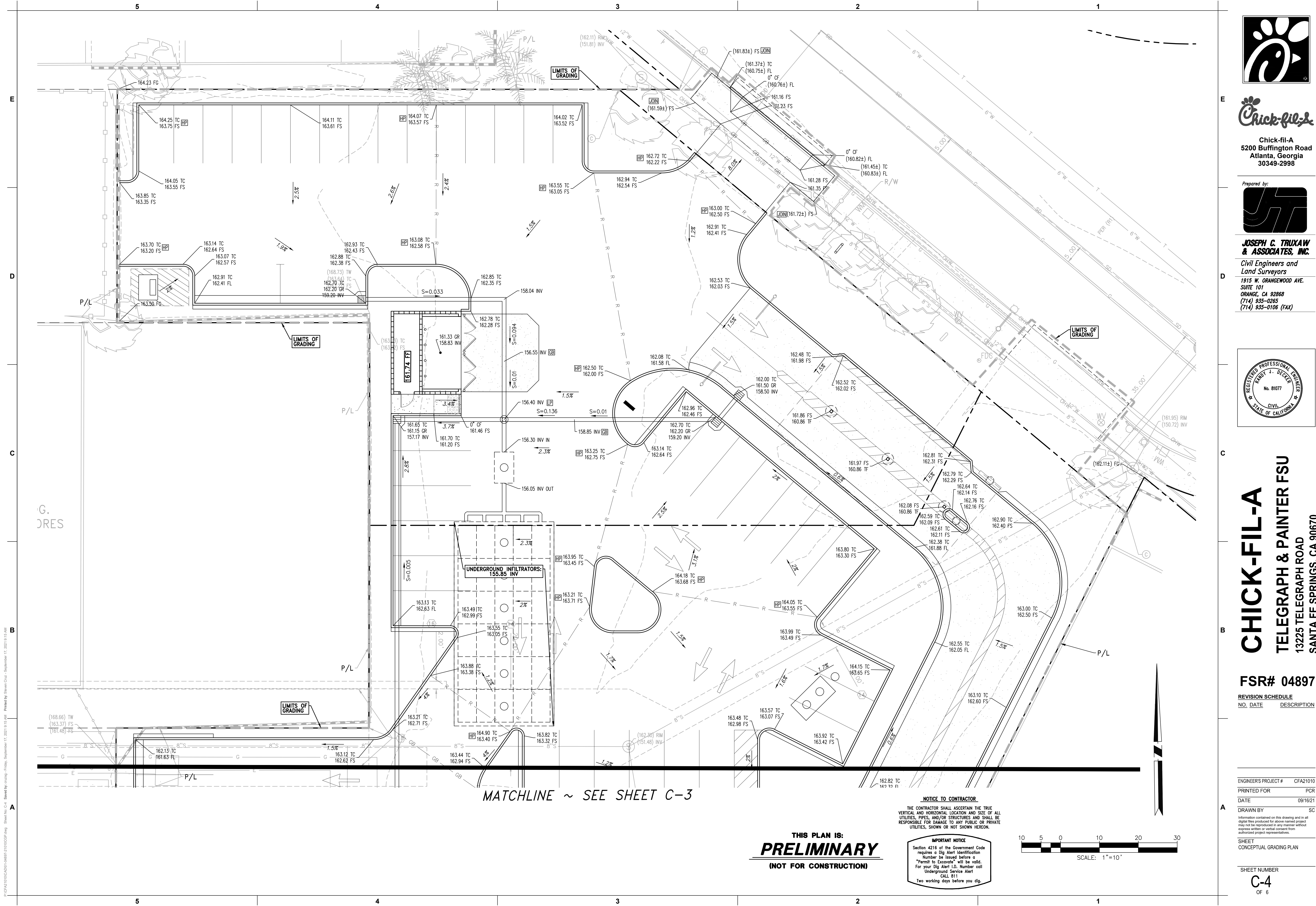
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CALL 811
Two working days before you dig.

SHEET NUMBER
C-3
OF 6

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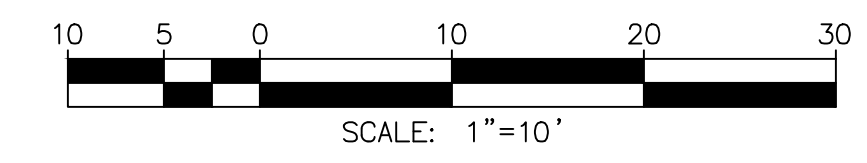
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MATCHLINE ~ SEE SHEET C-3

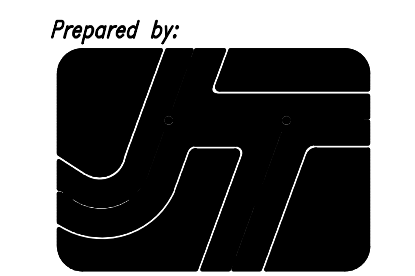
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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. TRUXAW & ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1915 W. ORANGEWOOD AVE.
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ORANGE, CA 92668
(714) 835-0263
(714) 835-0106 (FAX)



CHICK-FIL-A
TELEGRAPH & PAINTER FSU
13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

FSR# 04897

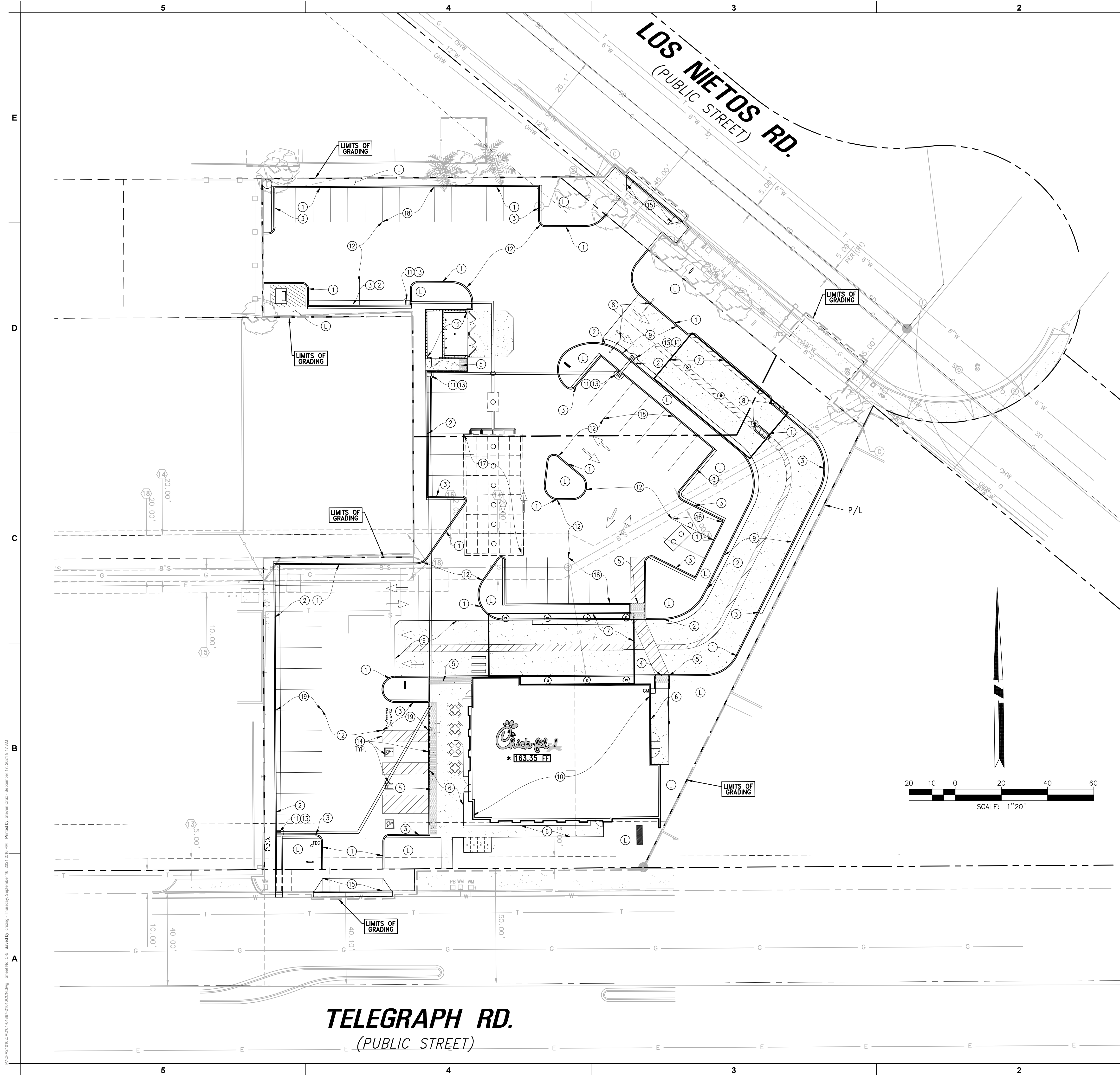
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT # CFA21010
PRINTED FOR PCR
DATE 09/16/21
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SHEET
CONCEPTUAL GRADING PLAN

SHEET NUMBER
C-4
OF 6



CONSTRUCTION NOTES

- 1 CONSTRUCT CURB; CF=6" UNLESS OTHERWISE SHOWN ON PLANS.
- 2 CONSTRUCT 6" CURB & 18" GUTTER PER DETAIL HEREON.
- 3 CONSTRUCT 6" CURB WITH 12" CONCRETE STEP-OFF
- 4 CONSTRUCT CONCRETE HANDICAP ACCESS RAMP IN ACCORDANCE WITH CA TITLE 24 REQUIREMENTS, ADA GUIDELINES, CITY STANDARDS AND ARCHITECTURAL DETAILS.
- 5 PLACE TRUNCATED DOMES PER ADA REQUIREMENTS.
- 6 CONSTRUCT CONCRETE SIDEWALK/HARDSCAPE.
- 7 CANOPY PER SEPARATE CANOPY PLANS.
- 8 MENU BOARD & HEIGHT BAR.
- ** 9 PAVE WITH 6-INCHES PCC OVER 4-INCHES AB OVER COMPACTED SUBGRADE.
- 10 BUILDING PER ARCHITECTURAL PLANS.
- 11 CONSTRUCT 24" X 24" GRATED INLET.
- 12 PAVE WITH 3 -IN CUT AC PAVEMENT OVER 6 -IN AB OVER COMPACTED SUBGRADE (DRIVE AISLES).
- 13 INSTALL 'NO DUMPING' GRAPHIC.
- 14 ADA PARKING STRIPING & SIGNAGE PER CITY REQUIREMENTS.
- 15 CONSTRUCT NEW DRIVEWAY PER CITY REQUIREMENTS.
- 16 CONSTRUCT CMU TRASH ENCLOSURE. (UNDER SEPARATE PLAN CHECK AND PERMIT)
- 17 INSTALL UNDERGROUND INFILTRATION SYSTEM.
- 18 PAVE WITH 3 -IN CUT AC PAVEMENT OVER 4 -IN AB OVER COMPACTED SUBGRADE (PARKING).
- L LANDSCAPE AREA PER SEPARATE LANDSCAPE PLANS.

** PAVEMENT SECTIONS SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

NOTICE TO CONTRACTOR
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THIS PLAN IS:
PRELIMINARY
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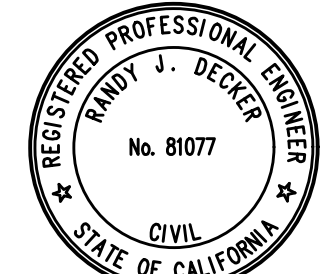


Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Prepared by:



JOSEPH C. TRUXAW
& ASSOCIATES, INC.
Civil Engineers and
Land Surveyors
1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92668
(714) 835-0263
(714) 835-0108 (FAX)



CHICK-FIL-A
TELEGRAPH & PAINTER FSU
13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

FSR# 04897

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT # CFA21010
PRINTED FOR PCR
DATE 09/16/21

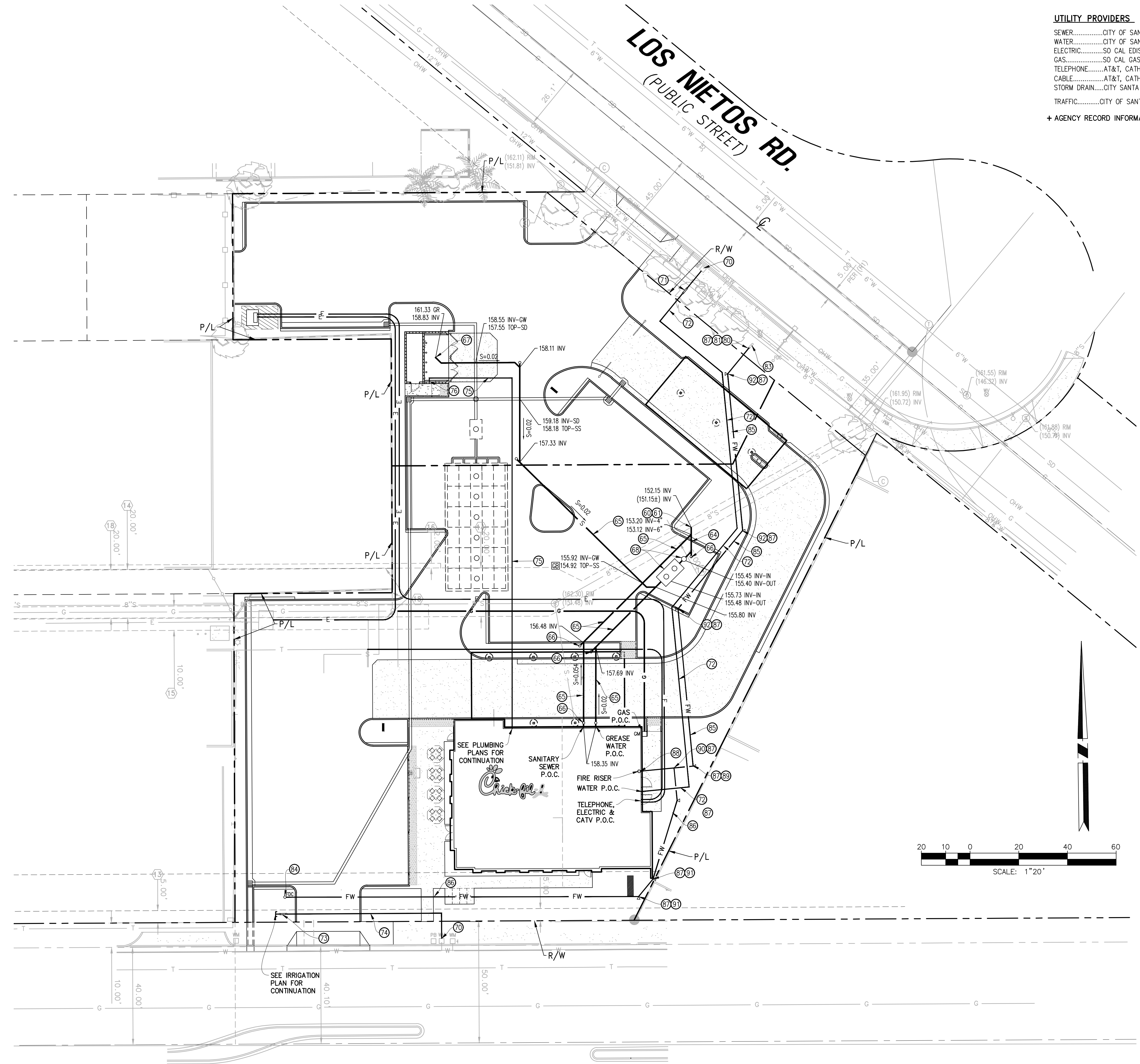
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SHEET
CONCEPTUAL CONSTRUCTION
NOTES

SHEET NUMBER
C-5
OF 6

E
D
C
B
A

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UTILITY PROVIDERS

SEWER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, MIKE NASRAT (562)868-0511 X7366
WATER.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
ELECTRIC.....SO CAL EDISON, 9901 GEARY AVE., SANTA FE SPRINGS, CA, RAY MORENO (562) 903-3175
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TELEPHONE.....AT&T, CATHY HURTADO, MA2797@att.com
CABLE.....AT&T, CATHY HURTADO, MA2797@att.com
STORM DRAIN.....CITY SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548
TRAFFIC.....CITY OF SANTA FE SPRINGS, 11710 TELEGRAPH RD., SANTA FE SPRINGS CA, REDFORD BAYAN (562)868-0511 X7548

+ AGENCY RECORD INFORMATION NOT AVAILABLE AT THE TIME OF SURVEY.

CONSTRUCTION NOTES – SEWER

- 60 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING SEWER LINE. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- 61 CONNECT TO EXISTING 8" VCP SEWER LINE PER CITY OF SANTA FE SPRINGS.
- 64 PLACE 6" PVC SDR-35 SEWER LINE WITH FITTINGS PER CPC REQUIREMENTS. PIPE BEDDING & BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 65 CONSTRUCT 4" PVC SDR-35 SEWER LINE WITH FITTINGS PER CPC REQUIREMENTS. PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 66 INSTALL CLEAN-OUT, SIZE TO MATCH DOWNSTREAM PIPE SIZE.
- 67 SANITARY SEWER DRAIN IN COVERED TRASH ENCLOSURE PER PLUMBING PLANS.
- 68 GRAVITY GREASE INTERCEPTOR & SAMPLE BOX PER PLUMBING PLANS (BUILDING) (JENSEN PRE-CAST GRAVITY GREASE INTERCEPTOR JP1200G SIZE 8.5' X 5.75').

WATER (DOMESTIC & IRRIGATION)

- 70 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING WATER METER. REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- 71 INSTALL 2" BACKFLOW PREVENTION DEVICE PER CITY REQUIREMENTS (DOMESTIC).
- 72 PLACE 2" PVC SCH-80 WATER LINE WITH FITTINGS (DOMESTIC). PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 73 INSTALL 1" BACKFLOW PREVENTION DEVICE PER CITY REQUIREMENTS (IRRIGATION).
- 74 PLACE 1" PVC SCH-80 WATER LINE WITH FITTINGS (IRRIGATION). PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 75 PLACE 0.75" PVC SCH 80 WATER LINE. PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 76 HOSE BIB PER PLUMBING PLAN.

WATER (FIRE SERVICE)

- 80 POTHOLE AND VERIFY THE EXISTENCE, LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING WATER MAIN, AND DOUBLE CHECK DETECTOR ASSEMBLY, REPORT FINDINGS TO TRUXAW & ASSOCIATES PRIOR TO CONSTRUCTION.
- 81 HOT-TAP CONNECTION TO EXISTING WATER MAIN PER CITY OF SANTA FE SPRINGS STANDARDS.
- ** 83 EXISTING DOUBLE CHECK DETECTOR ASSEMBLY
- 84 INSTALL FIRE DEPARTMENT CONNECTION PER CITY SANTA FE SPRINGS.
- ** 85 PLACE 6" PVC C-900 WATER LINE WITH FITTINGS (USE 1-PIECE STAINLESS STEEL RISER WITHIN 5 FEET OF BUILDING FOOTPRINT). PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- ** 86 PLACE 4" PVC C-900 WATER LINE WITH FITTINGS. PIPE BEDDING AND BACKFILL PER RECOMMENDATIONS OF SOILS ENGINEER.
- 87 CONSTRUCT CONCRETE THRUST BLOCK PER CITY OF SANTA FE SPRINGS.
- 88 CONNECT TO FIRE RISER.
- 89 INSTALL 6-INCH 90° D.I.P. ELBOW.
- 90 INSTALL 6" X 4" X 6" D.I.P. TEE.
- 91 INSTALL 6-INCH 45° D.I.P. ELBOW.
- 92 INSTALL 6-INCH 135° D.I.P. ELBOW.

** FIRE PROTECTION PIPE LINE AND SPRINKLERS IN THE BUILDING TO BE DESIGNED AND PERMITTED BY SEPARATE PLANS. PRIOR TO CONSTRUCTION OF FIRE WATER SYSTEM SHOWN ON THIS PLAN, CONTRACTOR SHALL VERIFY VIA HYDRAULIC CALCULATIONS ACCEPTABLE TO THE FIRE DEPARTMENT THAT SIZE OF FIRE SERVICE & DETECTOR CHECK ARE OF SUFFICIENT SIZE TO SERVE BUILDING. (SIZE SHOWN FOR PLAN CHECK & BID PURPOSES ONLY).

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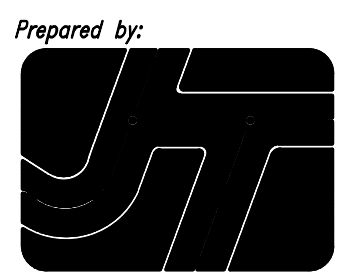
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13225 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

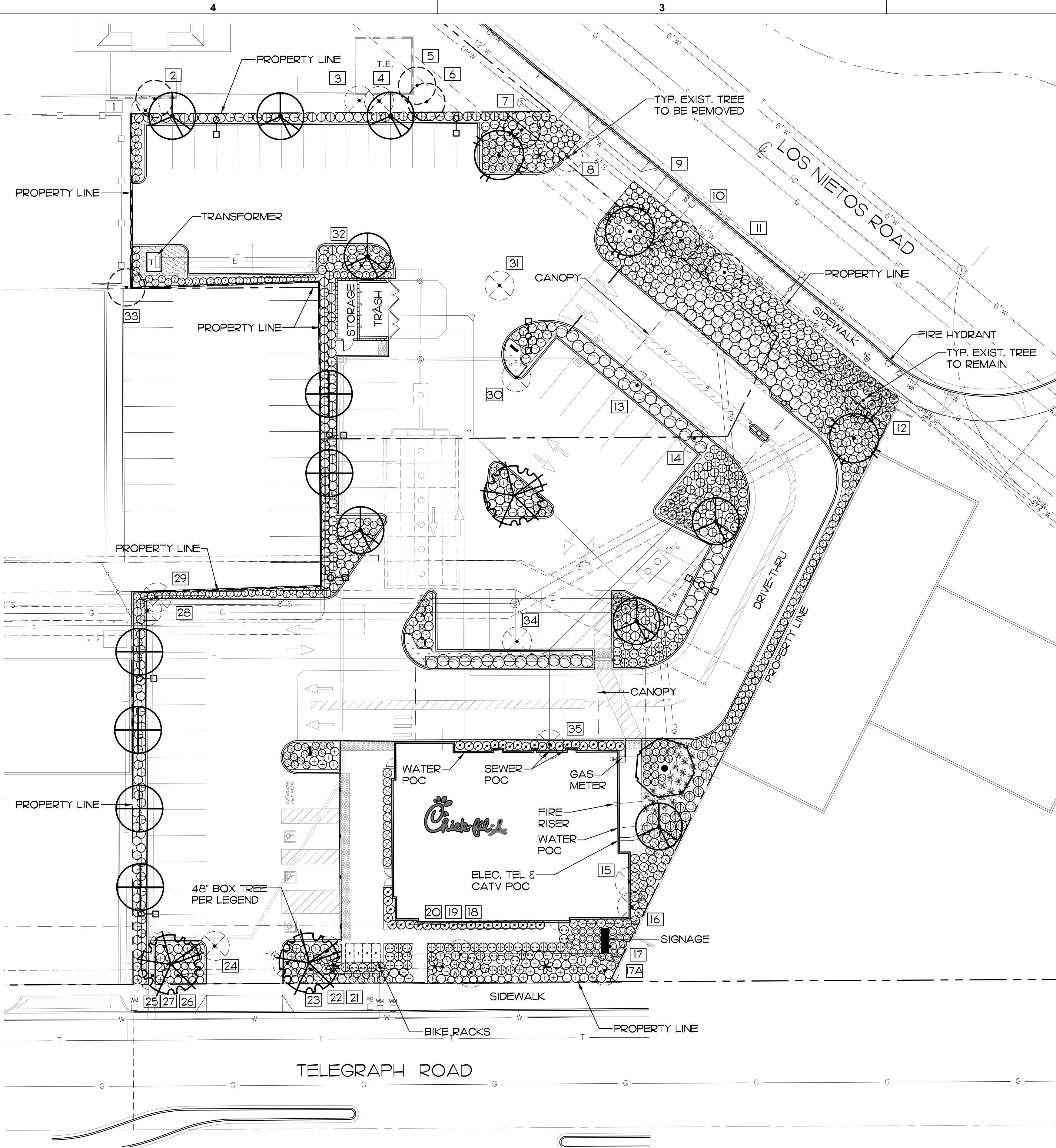
FSR# 04897

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT # CFA21010
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SHEET
CONCEPTUAL UTILITY PLAN

SHEET NUMBER
C-6
OF 6



I PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"

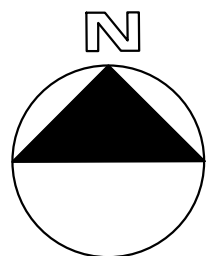
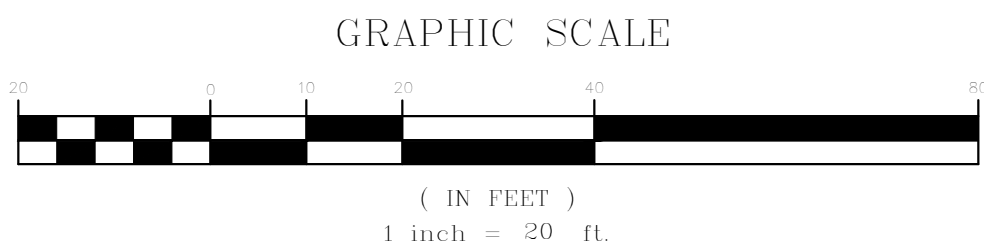
LANDSCAPE CALCULATIONS	
CFA SHRUB/TREE AREA:	12,983 S.F.
TURF AREA:	0 S.F.
NON-IRRIGATED D.G.	160 S.F.
TOTAL LANDSCAPE AREA:	13,143 S.F.

REFER TO SHEET L2.I FOR EXISTING TREE LEGEND AND PLANTING NOTES

PLANTING LEGEND

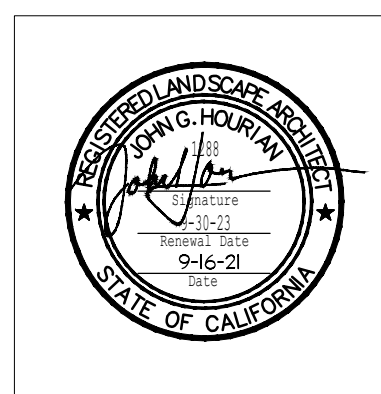
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 3
TREES						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	8	STANDARD	L
	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	3	STANDARD	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	6	STANDARD	L
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX 48" BOX	2 1	STANDARD	M
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	1	STANDARD	L
	TYP. EXISTING TREE TO REMAIN (8 TOTAL) - REFER TO SEPARATE LISTING, THIS SHEET.					
	TYP. EXISTING TREE TO BE REMOVED (28 TOTAL) - REFER TO SEPARATE LISTING, THIS SHEET.					

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 3
SHRUBS						
	AGAVE AMERICANA	CENTURY PLANT	5 GAL.	5	AS SHOWN	L
	AGAVE 'BLUE FLAME'	NCN	5 GAL.	36	AS SHOWN	L
	AGAVE 'BLUE GLOW'	NCN	5 GAL.	23	AS SHOWN	L
	ALOE 'BLUE ELF'	NCN	5 GAL.	181	2'-0" O.C.	L
	ALOE STRIATA	CORAL ALOE	5 GAL.	66	2'-0" O.C.	L
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL.	128	2'-6" O.C.	M
	DIANELLA HYB. 'CLARITY BLUE'	CLARITY BLUE DIANELLA	5 GAL.	42	3'-0" O.C.	L
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL.	103	3'-0" O.C.	L
	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	5 GAL.	97	3'-0" O.C.	L
	LOMANDRA CONFERTIFOLIA SSP PALLIDA 'POM POM'	SHORTY MAT RUSH	5 GAL.	29	2'-6" O.C.	L
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	5 GAL.	124	3'-0" O.C.	L
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	5 GAL.	47	3'-0" O.C.	M
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	24	3'-6" O.C.	M
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	228	3'-0" O.C.	L
	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL.	43	4'-0" O.C.	L
	PENNISETUM SETACEUM	GREEN FOUNTAIN GRASS	5 GAL.	44	4'-0" O.C.	L
	SALVIA MICROPHYLLA 'HOT LIPS'	NCN	5 GAL.	81	3'-0" O.C.	L
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.	200 S.F.	24" O.C.	L



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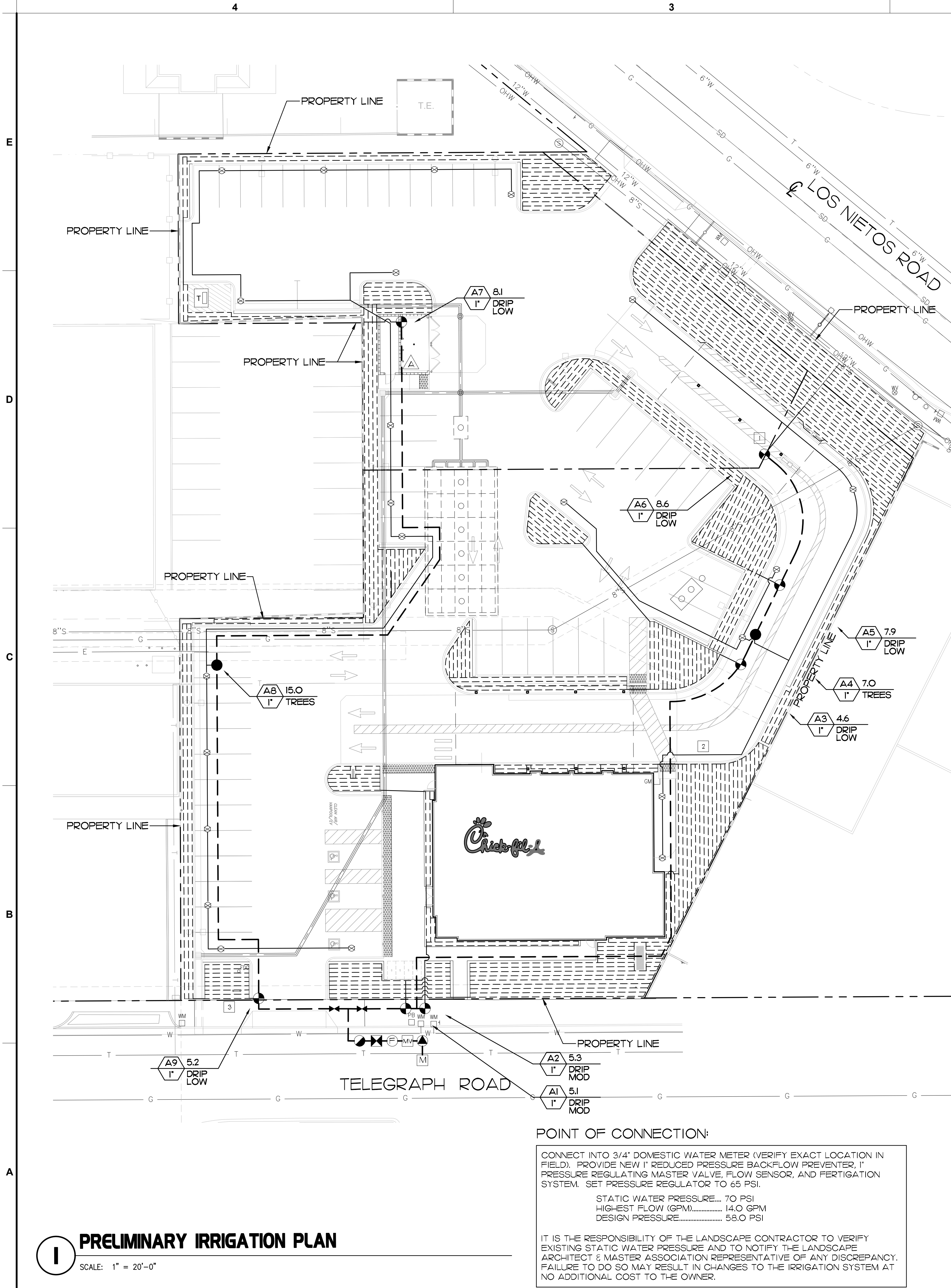
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SHEET
PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER

L1.0



IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
⊗	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SERIES (2) PER TREE	30	0.50	--	FLOOD
●	RAIN BIRD	100-PEB 1" IRRIGATION REMOTE CONTROL VALVE				
⊙	RAIN BIRD	XCZ-100-PRB-COM CONTROL ZONE KIT (FOR DRIP IRRIGATION) WITH 1" PESB VALVE AND 1" PRESSURE REGULATING (40PSI) FILTER.				
⊖	RAIN BIRD	33-DLRC QUICK COUPLER VALVE AND KEY. 3/4" VALVE WITH 1" PVC CONNECTION TO MAIN.				
⌘	NIBCO	T-580-A LINE SIZED BALL VALVE.				
⌘	EZ FLOW	HC-10 FERTIGATION SYSTEM - 10 GALLON CAPACITY.				
⊕	RAIN BIRD	MJIOOB FLOW SENSOR - 1" SIZE COMPATIBLE WITH CONTROLLER LISTED BELOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CONDUIT FROM SENSOR TO CONTROLLER.				
Ⓜ	GRISWOLD	#2230 PRESSURE REGULATING MASTER VALVE. SET AT 65 PSI.				
▲	FEBCO	825 Y A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - 1" INSTALL WITH WEATHER INSULATION BLANKET PER MANUF. SPECS.				
Ⓜ	BY OTHERS	3/4" DOMESTIC WATER METER (PER UTILITY PLANS BY OTHERS).				
▲	RAIN BIRD	ESP4ME3-WESPSM6-LNK-WIFI-W2-MJIOOB 4 STATION OUTDOOR WALL MOUNT AUTOMATIC IRRIGATION CONTROLLER WITH (1) 6 STATION EXPANSION MODULE (FOR A TOTAL OF 10 STATIONS) - MOUNT IN INSIDE OF TRASH ENCLOSURE 48" MIN. ABOVE FINISH SURFACE. INCLUDES LNK-WIFI MODULE AND WR2-RFC WIRELESS RAIN SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE FLOW SENSOR INFORMATION ABOVE.				
1	RAIN BIRD	SMRT-Y SOIL MOISTURE SENSOR KIT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLAN FOR LOCATIONS.				
2		SENSOR #1: PLACE IN PLANTER WHERE SHOWN AND CONNECT TO VALVE A6.				
3		SENSOR #2: PLACE IN PLANTER WHERE SHOWN AND CONNECT TO VALVE A2.				
		SENSOR #3: PLACE IN PLANTER WHERE SHOWN AND CONNECT TO VALVE A9.				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
---	RAIN BIRD	XFS-06-H2 SUB-SURFACE DRIPLINE (0.60 GPH EMITTERS SPACED AT 12" O.C.), LATERALS SPACED AT 18". BURY 3" DEEP (PRIOR TO MULCH).				
---	RAIN BIRD	XQF SERIES DRIPLINE HEADER - BARBS AT 18" O.C.				
---	AS APPROVED	PRESSURE MAINLINE PVC SCH 40 1-1/2", SOLVENT WELD, BURY MIN. 24" BELOW GRADE.				
---	AS APPROVED	NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 18". SIZE AS INDICATED ON PLANS.				
---	AS APPROVED	PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE - TYPICAL).				
---	AS APPROVED	WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MINIMUM 12" BELOW GRADE.				
⬢		VALVE SEQUENCE NUMBER				
⬢		FLOW IN GPM				
⬢		HYDROZONE				
⬢		VALVE SIZE				

IRRIGATION NOTES

- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE.

PRESSURE LOSS CALCULATIONS

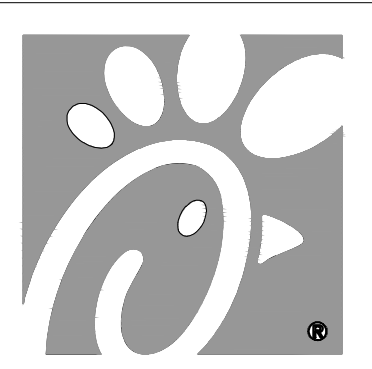
	VALVE #A8	15.0 GPM
WATER METER		2.60
BACKFLOW PREVENTER		11.00
MISCELLANEOUS		5.00
MAINLINE (220')		1.40
LATERALS		4.00
FITTINGS		0.60
REMOTE CONTROL VALVE		2.70
PRESSURE REQUIRED AT HEAD		30.00
ELEVATION LOSS		0.00
TOTAL PRESSURE LOSS		57.30
EXISTING STATIC WATER PRESSURE		70.00
RESIDUAL WATER PRESSURE		12.70

CONSTRUCTION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

CONTROLLER LOCATION:

120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. LOCATE CONTROLLER IN TRASH ENCLOSURE (REFER TO ARCHITECT'S PLANS) 48" MIN. ABOVE FINISH SURFACE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES.



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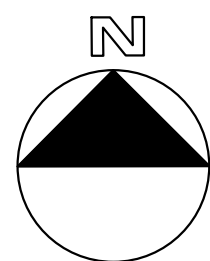
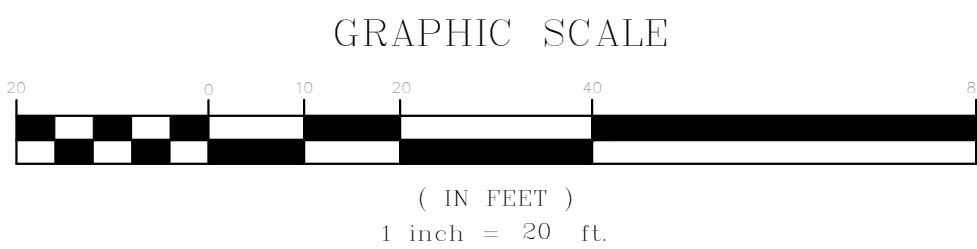
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SHEET
PRELIMINARY
IRRIGATION PLAN

SHEET NUMBER

L2.0



LANDSCAPE CALCULATIONS

CFA SHRUB/TREE AREA:	12,983 S.F.
TURF AREA:	0 S.F.
NON-IRRIGATED D.G.	160 S.F.
TOTAL LANDSCAPE AREA:	13,143 S.F.

HYDROZONE PLAN

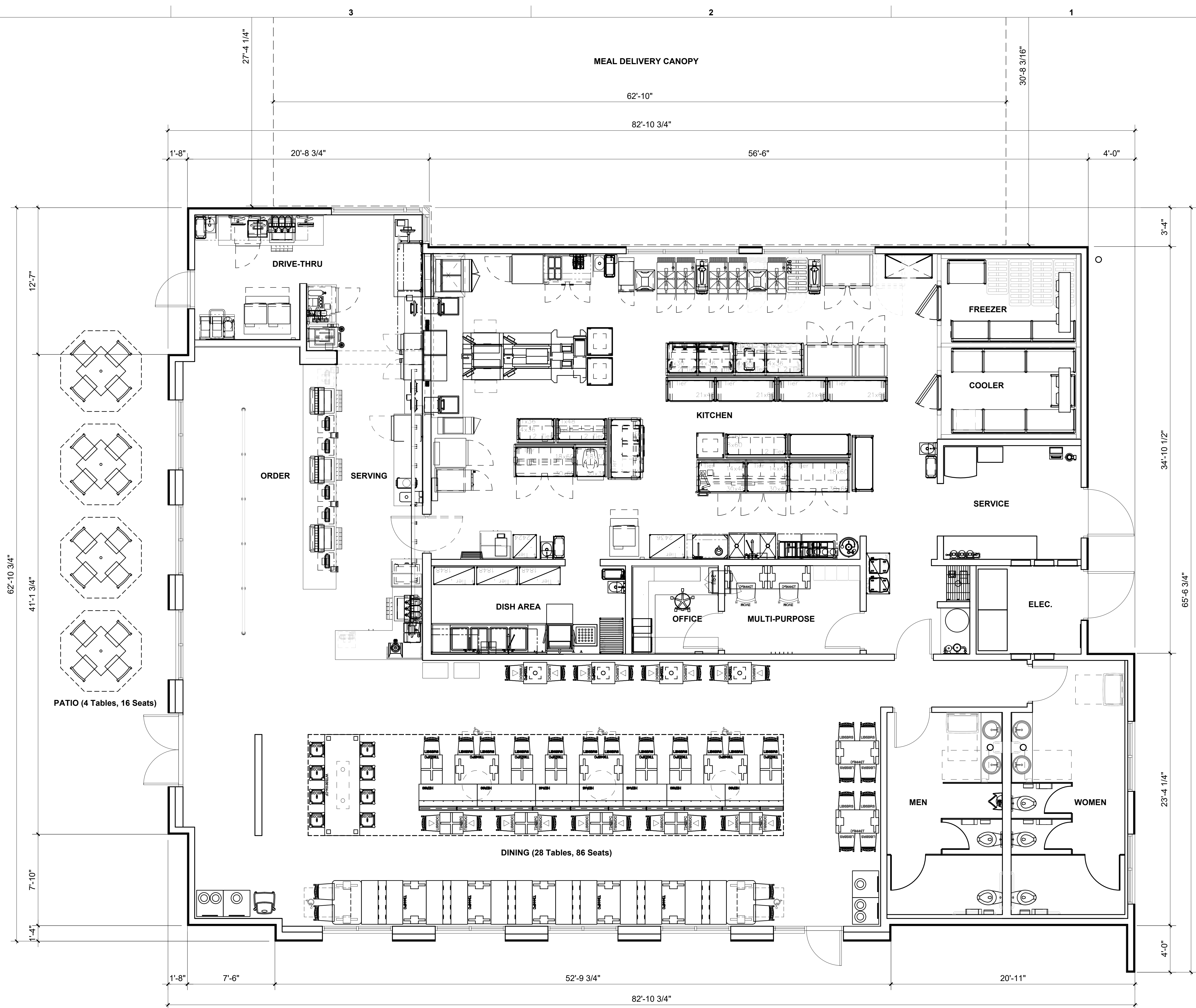
1. ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS 5 HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
2. PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
3. THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
4. IRRIGATION SECTIONS/ HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
5. THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
6. THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
7. THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

II. OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.

Total ETAF x Area	(B+D)	5,716.9
Total Area	(A+C)	13,143
Sitewide ETAF	$(B+D) \div (A+C)$	0.435

L2.1

E
D
C
B
A



1 PRELIMINARY FLOOR PLAN
1/4"= 1'-0"



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REVISION SCHEDULE	
NO.	DATE
06-24-21	06-24-21
09-16-21	09-16-21

ARCHITECT'S PROJECT #	20-143
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DATE	09-16-21
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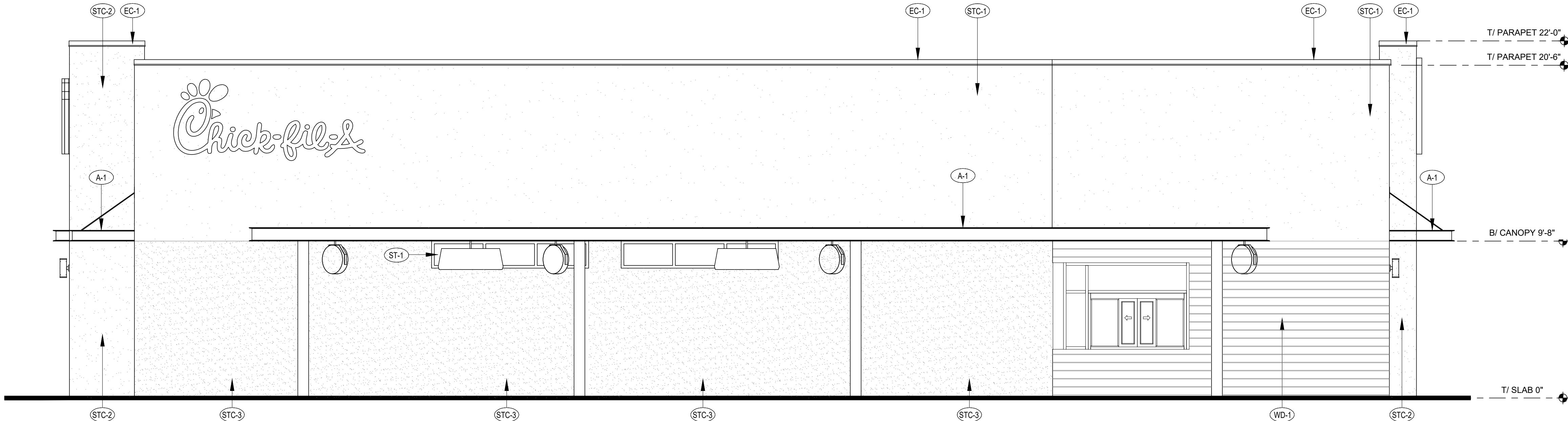
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SHEET
PRELIMINARY FLOOR PLAN

SHEET NUMBER

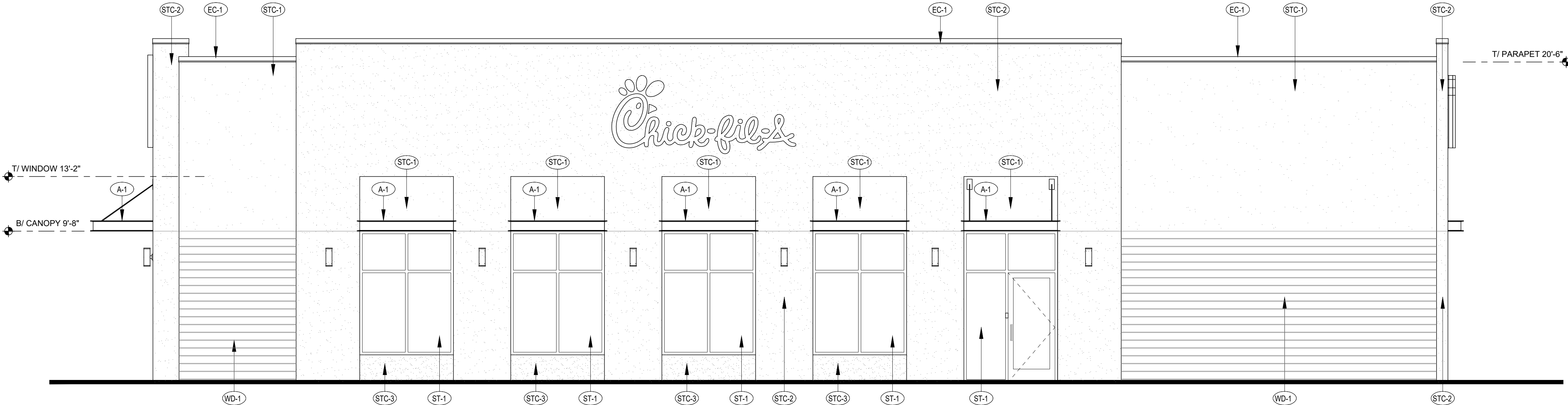
A-110

FINISH SCHEDULE - EXTERIOR					
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	NOTE
EXTERIOR					
A1	ALUMINUM AWINING			DARK BRONZE	
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS		PAINT TO MATCH ADJACENT SURFACE	
ST-1	STOREFRONT	YKK	YES 45	DARK BRONZE (MATTE)	
STC-1	STUCCO	STO		PAINT SHERWIN WILLIAMS SW7566 "WESTHIGHLAND WHITE"	FINISH: SMOOTH TROWEL FINISH
STC-2	STUCCO	STO		PAINT SHERWIN WILLIAMS SW6172 "HARDWARE"	FINISH: SMOOTH TROWEL FINISH
STC-3	STUCCO	STO		PAINT TO MATCH SHERWIN WILLIAMS CFA CUSTOM "URBAN NIGHT"	FINISH: SMOOTH TROWEL FINISH
WD-1	HIGH PERFORMANCE LAMINATE	TRESPA	PURA	ROMANTIC WALNUT PU08	FINISH: MATTE



1 NORTH ELEVATION
1/4" = 1'-0"

NOTE:
1. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET WALLS
2. SIGNAGE WILL BE SUBMITTED UNDER SEPARATE SUBMITTAL



2 SOUTH ELEVATION
1/4" = 1'-0"



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06-24-21	DESCRIPTION
09-16-21	CUP SUBMITTAL
	CUP RESUBMITTAL

ARCHITECT'S PROJECT #	20-143
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SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

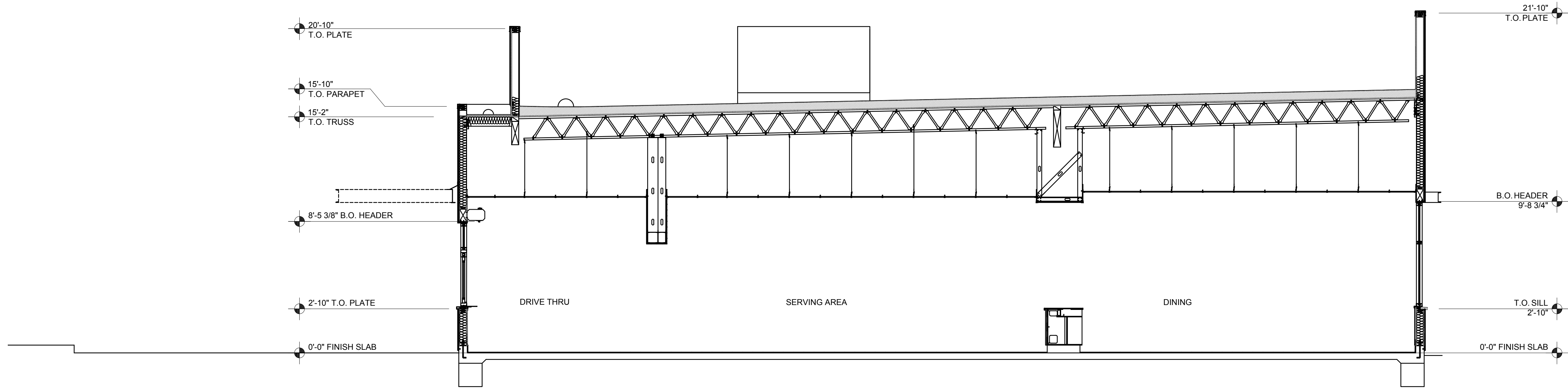
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D

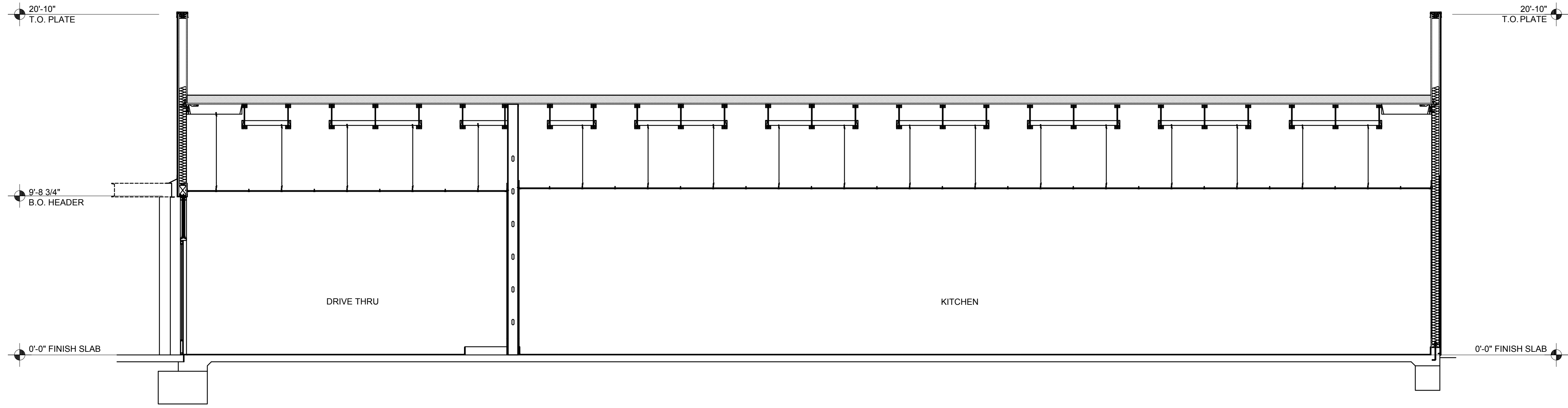
C

B

A



1 SECTION
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"



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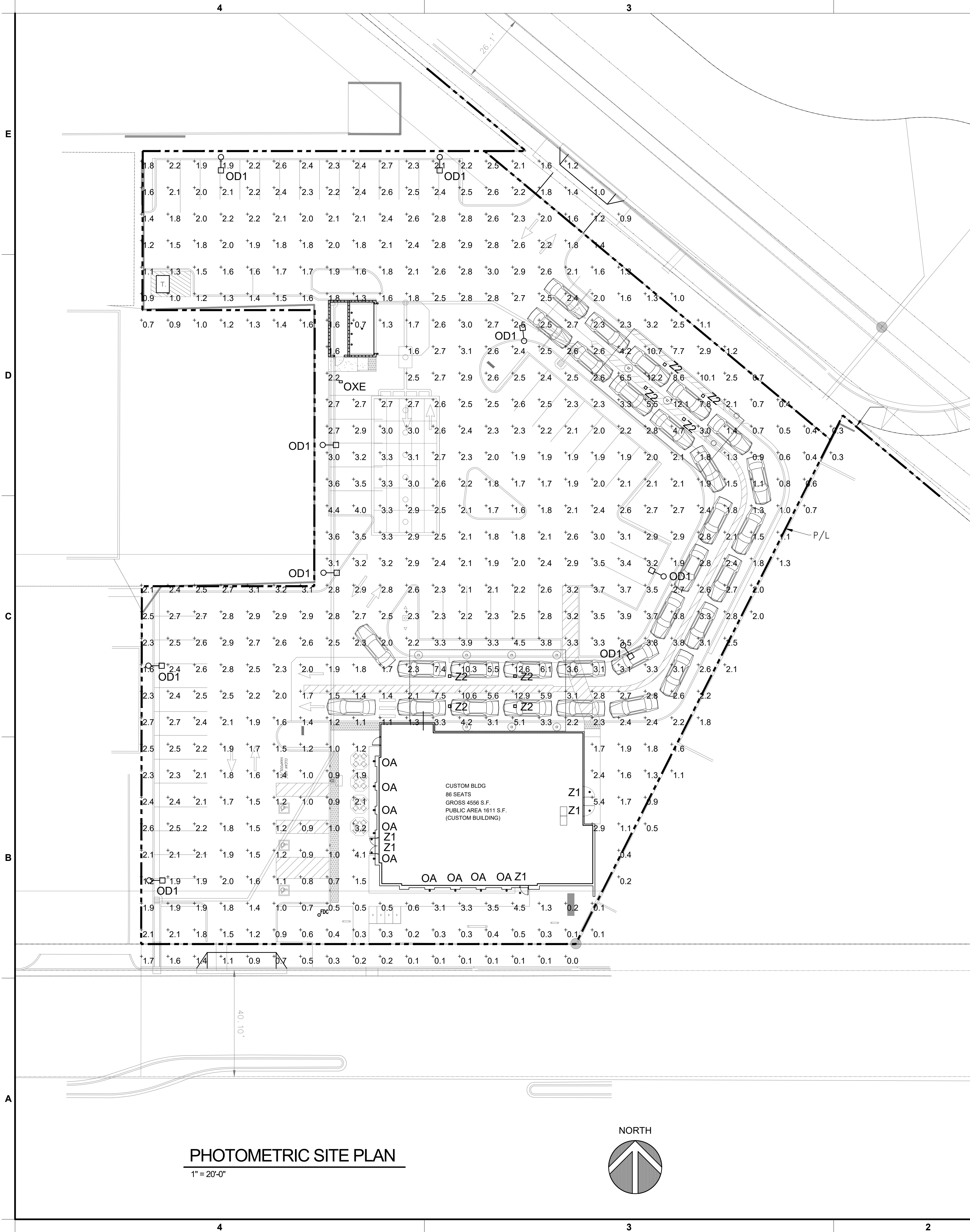
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NO.	DATE	DESCRIPTION
06-24-21		CUP SUBMITTAL
09-16-21		CUP RESUBMITTAL

ARCHITECT'S PROJECT #	20-143
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SHEET	SECTIONS
SHEET NUMBER	

A-303



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OD-1	9	EATON - LUMARK (FORMER COOPER LIGHTING)	PREVAL C GENERATION PRV-C80-D-UNV-T4-BZ	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE V OPTICS, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET HEIGHT: 22'-0"		2	PRV-C80-D-UNV-T5-BZ.ies	10676	0.9	153
	OA	9	PROGRESS	P5675-3030K	5" diameter up/down wall mount LED cylinder HEIGHT: 8'-0"	40- Nichia 3000K LEDs	1	P5675-3030K_1600018.ies	1616	0.9	32.9
	Z1	5	TEXAS FLUORESCENTS		PROVIDED BY CANOPY MANUFACTURER	LED Module	1	SMC4L12W900L30K.ies	994	0.9	10
	Z2	8	LSI INDUSTRIES, INC.	CRUS-SC-LED-LW-50	PROVIDED BY CANOPY MANUFACTURER		1	CRUS-SC-LED-LW-50.IES	10524	0.2	73.5
	OXE	1	BEGA Converted by LUMCat V 14.02.2017 / H.R.		33 376 K3	LED 26.6W HEIGHT: 8'-0"	1	33376.ies	3676	0.9	32

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	12.9 fc	0.0 fc	N/A	N/A



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REVISION SCHEDULE	
NO.	DATE
06-24-21	DESCRIPTION
	CUP SUBMITTAL

ARCHITECTS PROJECT #	20-143
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DATE	8-13-21
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SHEET
PHOTOMETRIC SITE PLAN

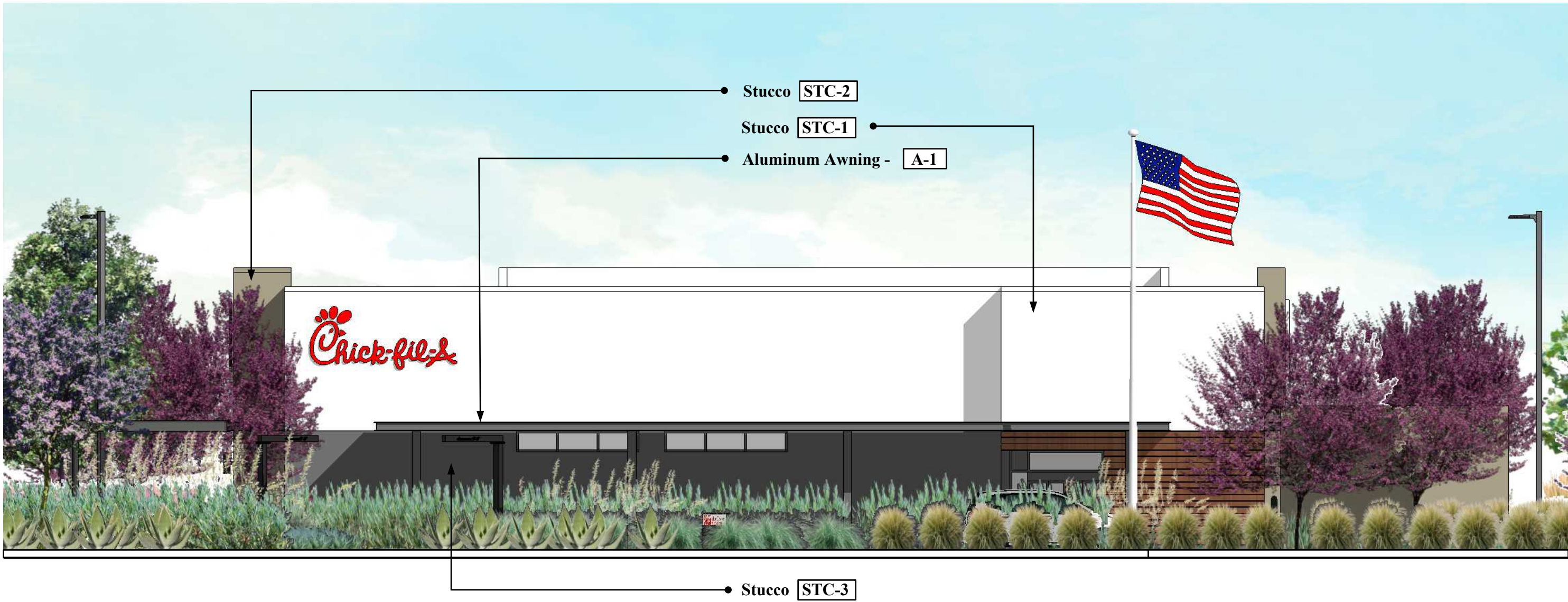
SHEET NUMBER

PH-1

CUP RESUBMITTAL



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS
Santa Fe Springs, CA

Note:
All roof top mechanical equipment shall be located in
equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

STC-1	Stucco - Paint Sherwin Williams #SW7566 "Westhighland White"
STC-2	Stucco - Paint Sherwin Williams #SW6172 "Hardware"
STC-3	Stucco - Paint Sherwin Williams CFA Custom "Urban Night"
WD-1	Trespa PURA NFC - Romantic Walnut PU08
EC-1	Parapet Wall Coping - Durolast/Exceptional Metals - Color: "Dark Bronze"
A-1	Aluminum Awning - Color: "Dark Bronze"
ST-1	YKK Storefront System - Color: "Dark Bronze"





NORTHWEST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
 9/14/2021

crho
architects
 1833 E. 17th Street
 3rd Floor - Suite 301
 Santa Ana, CA 92705
 Phone 714.832.1834



NORTHWEST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

crho
architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834



SOUTHEAST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

crho
architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834



NORTHEAST



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
 9/14/2021

crho
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NORTH ELEVATION



SOUTH ELEVATION



PRELIMINARY ELEVATIONS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021



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BIRD'S EYE VIEW (SOUTHWEST)



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

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BIRD'S EYE VIEW (NORTHWEST)



PRELIMINARY RENDERINGS
Santa Fe Springs, CA

File Name: 20-143 Color Elevations

6/7/2021

Updated: 9/3/2021
9/14/2021

crho
architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834

**Attachment 3
Business Plan**



Chick-fil-A Telegraph & Painter Business Operations Plan

In partial fulfillment of Application for Conditional Use Permit, City of Santa Fe Springs, CA
Chick-fil-A #04897, 13225 Telegraph Rd

Location

The site for the proposed Chick-fil-A restaurant is currently occupied by the S & P Sports Bar and Restaurant which would be demolished and replaced by a new Chick-fil-A building in the course of the development.

Executive Summary/Objectives/Mission Statement/Company Information:

Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters is in College Park, Georgia. The company operates more than 2,600 restaurants, primarily in the United States with locations in 47 states and the District of Columbia. The restaurant serves breakfast before transitioning to its lunch and dinner menu and also offers customers catered selections from its menu for special events.

The company's official statement of corporate purpose says that the business exists "To glorify God by being a faithful steward of all that is entrusted to us. To have a positive influence on all who come in contact with Chick-fil-A."

Chick-fil-A's business strategy involves a focus on a simple menu and on good customer service. An emphasis on customer service has allowed Chick-fil-A to consistently lead the fast-food industry in customer satisfaction. These factors are seen as the reason for Chick-fil-A's growth and expansion in the United States.

Chick-fil-A selects the restaurant location and builds it. Each operator is handpicked and goes through a rigorous training program; the interviews plus training can take months and is not an easy process. Typically store operators are limited to only one store (no more than two, and then in nearby proximity to one another) so as to allow them to focus their attention on the store and be fully engaged with the community within which the store is located.

In keeping with its corporate purpose statement, Chick-fil-A endeavors to be a good neighbor and to have a positive impact on everyone who comes into contact with our store. To that end, our restaurants are exceptionally well maintained with a very high degree of grounds maintenance – including a fully enclosed trash enclosure, and elegant contemporary building designs. Chick-fil-A is committed to sustainable design and construction of their buildings and is an aggressive recycler.

Please use this link to read more about how Chick-fil-A is reducing waste:



<https://thechickenwire.chick-fil-a.com/inside-chick-fil-a/sustainable-design-changing-the-way-chick-fil-a-restaurants-are-built>

<https://www.wideopencountry.com/wont-believe-chick-fil-used-cups/#:~:text=Every%20day%2C%20Chick%2Dfil%2D,styrofoam%20cups%20to%20its%20customers.&text=Bags%20of%20used%20cups%20are,down%20into%20a%20large%20log.>

<https://www.chron.com/news/science-environment/article/Chick-fil-A-Styrofoam-cups-recycled-benches-10989053.php>

Job Opportunities

The restaurant would employ approximately 80 area residents.

Chick-fil-A strives to offer all employees and staff a positive workplace with opportunities for leadership development and promotion to management roles. In fact, some team members even go on to become Operators. Chick-fil-A recognizes that to take care of restaurant guests, it is critical to first take care of team members. To attract and retain the best team members, highly competitive wages are offered. Furthermore, team members can apply for scholarships up to \$25,000. Finally, work-life balance is respected as everyone is guaranteed to have Sundays off.

Food/Product Cycle

Chick-fil-A provides food you can feel good about. We provide customers with fresh, good nutrition and a balanced menu that allows accommodation of individual dietary needs. Everything on the menu is made from scratch daily—fresh-squeezed lemonade, hand-chopped salads, hand-breaded chicken, and handspun milkshakes. Options are provided for all dietary needs, and the website is a great resource for people who have nutritional restrictions. Chick-fil-A wants to be considered a 'home away from home'; customers are treated like family and a clean, welcoming dining experience is provided.

Project Compliance

This project will provide revitalization of the existing site while maintaining consistency with the existing commercial structure of the area. The development fulfills these elements by incorporating several key features to comply with the Goals of the Planning Department & City Code:

The dual drive-thru lane at this site has been designed to contain all vehicles, with queuing space for more than 35 vehicles.

During peak hours of operation Chick-fil-A provides a drive-thru management program where team members utilize iPads to take customers' orders in the drive-thru. This ordering system allows team members to



converse directly with guests, process payment, and manage circulation within the drive-thru and parking lot. Based on past data, this system increases speed of service by 30% when compared with the standard speaker box and provides excellent customer service.

Along with face-to-face ordering, Chick-fil-A implemented a dual drive-thru design from the entrance of the drive-thru to the pickup window. The outer drive-thru lane will be used for full order taking and meal delivery, a dedicated mobile pick up lane, or for smaller orders. The Operator has flexibility to use the second lane as they see fit (during peak demand) throughout the day as needed. Chick-fil-A team members will take orders and deliver orders in both lanes, which is why the canopies are important to provide shade protection for the team members. Appropriate safety signage and protocols are placed throughout the drive-thru and Operators form a Drive-Thru Operations team which focuses on the drive-through and all safety measures.

While this site is not located next to any residential uses, the menu boards with speaker boxes in the drive-thru will provide standard Automatic Volume Control (AVC) which automatically adjusts the volume level with the outdoor noise ambient levels. AVC monitors the ambient sound levels and adjusts the speaker's volume level accordingly. If the ambient outside sound level increases, AVC stops adjusting and returns volume to its original level.

Licenses:

This Chick-fil-A will be constructed with construction permits by the City and County, the plans for which will be reviewed against the current building and health codes and having been prepared by licensed design professionals. The restaurant will operate with a city business license, a food service operator's permit by the county Department of Environmental Health, and fire alarm and CO2 permits, and will comply with all local and state regulations and discretionary permit conditions of approval.

The operation will be subject to periodic inspections by the health department to ensure compliance with the current State Retail Food Code.

Deliveries

Nighttime deliveries are proposed as this minimizes the impact of on-site circulation and disruption of business. Deliveries to the restaurant occur 2-3 times per week and typically take 30-45 minutes for deliveries.

Odor Control & Prevention

Chick-fil-A's chicken is cooked in a pressure cooker which does not release outside odor. As for the waffle fries, the mechanical hood system is designed to filter a much higher percentage of particulate matter than is standard for many restaurants.

Hours of Operation

The new Chick-fil-A is anticipated to be open Monday through Saturday from 6 a.m. to 11:00 p.m. Chick-fil-A is closed on Sunday.



Community Involvement

Chick-fil-A places great emphasis on community involvement and leadership. Individual restaurants are well-known for serving their local communities through volunteerism, food donations, and other partnerships with non-profit organizations.

The restaurant in West Covina will be a locally owned and operated businesses with employment and tax benefits going back to the community. Operators seek to become highly involved in their local communities, frequently working to support schools and organizations and live within their communities.

Energy Efficiency

The building is expected to feature Energy Star rated equipment, low-flow plumbing fixtures, and an HVAC system that contains no ozone depleting CFCs.

City Process

The proposed Chick-fil-A restaurant will undergo review by the City of West Covina. If approved by the city, construction of the restaurant would take approximately six months.

www.Chick-fil-A.com

**Attachment 4
Public Hearing Notice**

FILE COPY



quadrant
CORRECTION

\$000.01²
10/27/2021 ZIP 90670
043M31222321

US POSTAGE

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 985
CONDITIONAL USE PERMIT CASE NO. 822**

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

DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements on the subject property.

CONDITIONAL USE PERMIT (CUP) CASE NO. 822: A request for approval to allow for the establish, operate and maintain of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

PROJECT SITE: The project site is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone.

APPLICANT: 4G Development, Attn: Ed Hale, 2153 Oak Hill Dr., Escondido, CA 92027

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 8, 2021 at 6:00 p.m.**

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

Electronically using Zoom

Go to [Zoom.us](https://zoom.us) and click on "Join A Meeting" or use the following link:

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

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

John M. Morn, Mayor • Annette Rodriguez, Mayor Pro Tem
City Council
Jay Sarno • Juanita Trujillo • Joe Angel Zamora
City Manager
Raymond R. Cruz

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15302, Class 2 (b) (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

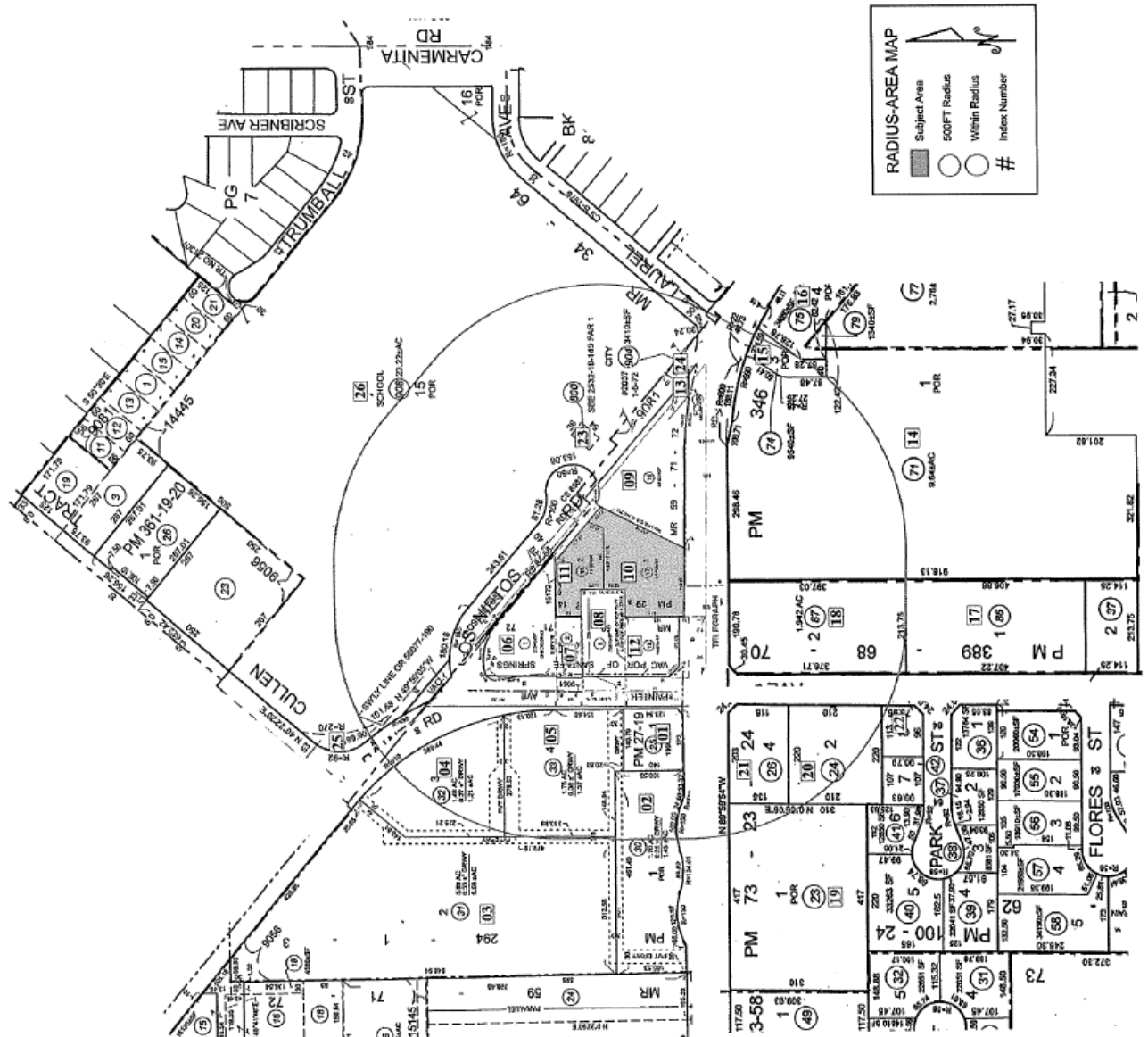
ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

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

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

Attachment 5 Radius Map for Public Hearing Notice



Attachment 6
Response to Comment Letter

Response to Comments (Daniel Fierros)
Development Plan Approval Case No. 985 & Conditional Use Permit Case No. 822

1. I received your phone message this morning, Sorry I was not able to answer. Thank you for your message and you were correct that the message did go straight to spam. I will be happy to clarify this in the December 13 meeting. I took a quick glance at the site plan and saw that the drive through has a queuing area for approximately 29 vehicles. which in my opinion this may not be enough for this Restaurant as has been proven in neighboring Cities. The proposed two turn and management program may not be enough. What is the contingency or condition that will address the overflow of vehicles they start lining up on the street?

The proposed double drive-thru lane can accommodate a maximum of 28 vehicles. The planning staff had surveyed other recently approved Chick-fil-A developments in the area. Staff found that the proposed 28 vehicles queuing capacity are is either comparable or more than other recently approved Chick-fil-A in the surrounding area (see below). It should also be noted that the proposed double-lane drive-thru will also provide a faster rate of service to customers using the drive-thru, which in terms will effectively decrease the queuing time.

Location	Number of Queuing	Year Approved
202 Main St., Orange	20	February-21
820 Huntington Dr., Monrovia	26	June-21
8818 Imperial Hwy., Downey	17	May-19

Additionally, below are conditions placed on the CUP to help ensure the drive thru operations continue to operate in a safe and efficient manner or otherwise risk the possibility of revocation.

Condition #75: The restaurant operator shall not allow for customers to queue on Telegraph Road or Los Nietos Road.

Condition #92: An attendant shall monitor the drive-thru lane when more than sixteen (28) vehicles are stacked in the drive-thru lane to endeavor to facilitate the safe and efficient movement of traffic within the parking lot area.

Condition #100: That the applicant understands and agrees that this approval is subject to applicable provisions in the modification or revocation as set forth in the Santa Fe Springs Municipal Code governing modification or revocation of conditional use permit. Grounds for modification or revocation shall be include, but are not limited to, (a) that the approval was obtained by fraud or faulty information; (b) that the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation; (c) that the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance; and (d) that the use for which approval was granted has ceased to exist or has been suspended for one year or more. If there is substantial evidence in the record. Any proceedings to that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health,

and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the drive-thru restaurant use back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit Case No. 822 pursuant to this COA shall be subject to applicable laws and regulations governing procedures, due process, and vested rights.

2. I am concerned that the Electrical transformer is too close to my property. Why can't it be placed closer to the "electrical main distribution panel" near the main building if there is plenty of area there not visible from the street?

Staff will relate your concern of the transformer location to the applicant and will work with them to explore other locations that provides further separation from your property. It should be noted that transformers locations are reviewed and approved by SCE, and as required by the SCE handout, will be screen by landscaping.

3. Condition 10 and 11 Sanitary sewers: can this condition include, all main sewer lines shall be given access to the public sewer line to any property requiring a lateral connection. Or A lateral line shall be provided to the edge of the property where surrounding properties have no sewer connection. This is a public sewer that trunks out to various neighboring properties with the exception of my property. It is not right that others have been given authorization to connect from this main line and I am not given the same option. I don't think the sewer line should not allow any new connections if not all surrounding property owners have the same ability to connect. It is not right to block access to a public facility. An easement should not be required if the City would establish a lateral line similar to what has been established to Boo Boos restaurant; they have no easement but use the public sewer line in question. I know that the City can take a position with the developer if you want a new connection you have to allow the City to extend a lateral to the edge of the property. I would be happy to reimburse the City for this cost. Mr. Morrell once said that when Sizzlers closed down he would have been able to provide access when the new bar applied for a CUP. I am wondering why that option is no longer available? If it was a private sewer line I would understand that the Cities hands would be tied; however this is a public sewer line serviced by a public agency the City and the County have a lot of control who can connect to the sewer and place conditions if someone wants to connect to the main sewer line.

Please contact our Public Works Department to discuss where the most appropriate way and location to connect to the main sewer line. Redford Bayan from Public Works Department will be able to provide you with additional information related to the sewer connection. His extension is x7548.

I will also relate your request for an easement to the applicant, however, it is important to note that the applicant for the proposed drive-thru restaurant does not own the property. Ultimately, it is up to the property owner to grant you the easement.

4. I think there should be a condition that addresses graffiti, homeless and unwanted people at the rear parking lot where the proposed transformer. This area is known to have graffiti, people hanging out after a restaurant/bar closes and becomes a trash dumping site. Since it is hidden from public streets it is a spot for people to drink and use drugs to name a few things after hours. This has been an issue for many years with the previous restaurant operator. This area does not have any issues as long as the restaurant is open, but once it is closed it becomes an issue. If this becomes an issue can the City require a gate at the rear driveway so that the area is not used after business hours? Can the City add a condition for a remedy if this becomes an issue with the new operator?

There is a condition in place to control graffiti and other forms of vandalism and thus minimize the occurrences of dangerous conditions or visual blight (see below).

Condition 87: All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

If dangerous conditions or visual blight occurs, we will work with the applicant and property owner to ensure it is resolved in a timely manner. Please note, however, that the City's Zoning Ordinance does not allow for a fence/gate or wall to be over 3.5 ft. within the setback area. A 3.5' high gate would effectively keep out unwanted visitors. To minimize potential noise impacts, Staff will however consider adding a condition to prohibit any loitering outside of the eating area and eating hour.

5. I see that a new block wall will be placed at the rear of the property, it is not clear from the plans will there be landscaping in front of the wall to prevent graffiti?

The current City's municipal code Chapter 132 requires the property owner to remove all graffiti within 72 hours of the date of service of the Notice to Abate Graffiti. Nevertheless, as noted previously, condition 87 requires that such graffiti be removed within 24 hours so as long as weather permits.

6. As to CEQA I think your use of this section does not apply to this project. Section 15302, Class2 (b) Replacement and reconstruction with a new structure of substantially the same size, purpose and capacity. If the proposed restaurant was only a restaurant with no drive-through I would agree with your use of this code section; however with the drive-through component it is no longer the same type of project because drive-throughs can have major traffic impact. The requirement of a separate CUP just for the drive through that does not currently exist on the property tells you it is not the same type of project. At a very least there needs to be an initial study that will look at traffic impact.

The applicant did provide a traffic impact analysis to our City's Public Works Department for review. The impact from traffic does not trigger any type of CEQA report. Additionally, our environmental consultant memorandum indicated that the proposed project meets the criteria set

forth in Section 15302, Class 2(b) for CEQA exemption. If you want to obtain a copy of the traffic impact analysis, please submit a public record request to our City Clerk. Lastly, it should be noted that although the existing building does not have a drive-thru component, the proposed building footprint has a much smaller public area than the existing restaurant building. The existing building consists of approximately 3,760 sq. ft. of public area and the proposed drive-thru restaurant will only have a public area of 1,620 sq. ft.

Attachment 7
November 8, 2021 Planning Commission Staff Report



PUBLIC HEARING

CEQA – Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)

Development Plan Approval (DPA) Case No. 985

Conditional Use Permit (CUP) Case No. 822

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property.

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

The subject property is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (4G Development)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and program of the City's General Plan; and
- Find that the applicant's 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 that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find and determine that pursuant to Section 15302, Class 2 (b) (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, subject to the conditions of approval as contained within Resolution No. 200-2021; and
- Adopt Resolution No. 200-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: 4G Development
Ed Hale
2153 Oak Hill Dr.
Escondido, CA 92027
- B. Property Owner(s): Abbas Kazemi,
Trustee of Kazemi Family Trust
1 Arbella,
Newport Coast, CA 92657
- C. Existing Zone: C-4 (Community Commercial)
- E. General Plan: Commercial
- F. CEQA Status: Section 15302, Class 2 (b) Exemption
- G. Staff Contact: Jimmy Wong, Associate Planner
Jimmywong@santafesprings.org

LOCATION / BACKGROUND

The subject property, 13225 Telegraph Road, is located between Telegraph Road and Los Nietos Road, and the east side of Painter Avenue. The subject property is comprised of two parcels (APN: 8011-006-017 & 8011-006-018), measuring approximately 0.83-acre. The property is currently zoned C-4 (Community Commercial) and developed with a single commercial building (approximately 10,897 sq. ft.) that was constructed in 1973. The subject building was previously operating as a restaurant and bar (S & P Restaurant and Bar).

The applicant, Ed Hale representing 4G Development, is proposing to clear the site and thereafter develop a new drive-thru restaurant.

Chick-fil-A

Chick-fil-A is one of the largest American fast food restaurant chains and the largest fast-food chains that specialize in chicken sandwiches. The company operates more than 2,600 restaurants, primarily in the United States, with locations in 47 states and the District of Columbia. Chick-fil-A currently serves breakfast before 10:30 AM and transitions to lunch and dinner for the rest of their operating hours. In addition, Chick-fil-A also offers customers catered selection from its menu for special events.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements on the subject property; and

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation, and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C4, Community Commercial, Zone.

DEVELOPMENT PLAN APPROVAL CASE NO. 985**Site Plan**

The approximately 0.83-acre property is currently developed with an existing building measuring 10,897 sq. ft. The applicant, 4G Development, is proposing to demolish the existing structure and thereafter construct a new 4,723 drive-thru restaurant and appurtenant improvement on the subject property. Additionally, the proposed development will consist of two (2) canopies, measuring 1,386 sq. ft. and 1,781 sq. ft., along the drive-thru aisle.

As required by the City's Zoning Ordinance, the proposed building will have a minimum 20 ft. setback along the two street-facing property lines (Telegraph Road and Los Nietos Road). The overhang of the proposed drive-thru canopy cover along Los Nietos Road will only be set back a minimum of 17 ft., per City's Zoning Ordinance, Section 155.455 (6), canopy covers are permitted to encroach 4 ft. into the required setback area. The proposed canopy, therefore, meets the City's setback requirements. It should also be noted that a proposed trash enclosure of 378 sq. ft. is located on the west side of the property and a transformer is proposed within the northeast corner of the parking area.

Floor Plan

The proposed restaurant will consist of 1,620 sq. ft. of public area and 3,103 sq. ft. of non-public area. The proposed public area will include 28 tables, 86 seats, an order area, and two (2) restrooms. The non-public area will include an office, kitchen, dishwashing area, walk-in freezer/cooler, electrical room, and drive-thru serving area. The proposed development will also include a patio area along the west side of the proposed building. The proposed patio area will include four (4) tables with umbrellas and 16 seats.

Elevations

The proposed building architecture is contemporary in style with simple lines, height variation, pop-out, and the use of modern building materials such as steel, wood, and

glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering.

The proposed building will have a maximum height of 22 ft. and the proposed drive-thru canopies will have a maximum height of 9 ft.-8 in.

Parking Requirements

A total of 56 parking stalls will be provided for the proposed development: three (3) accessible parking stalls, one (1) electric vehicle parking stall, 14 compact parking stalls, and 38 standard parking stalls. As proposed, the project is required to provide a total of 56 parking stalls.

- 1 parking stall per 35 sq. ft. of public area, plus 1 per 2 employees of the highest shift
- $1,620 \text{ sq. ft.} / 35 \text{ sq. ft.} + 20 \text{ employees} / 2 \text{ employees} = 56.28$

The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Driveway/Access

From Los Nietos Road, access is via a new 24-foot wide driveway. From Telegraph Road, access is via a new 26-foot wide driveway. A proposed 2-lane drive-thru will be located along the north side of the restaurant. The proposed drive-thru can accommodate a total of 28 vehicles. Access to the drive-thru will be available from both driveways. It should be noted that conditions were included as part of the attached resolution to ensure the drive-thru queuing is continually managed to ensure that it does not spill onto the street.

Landscaping

Most of the landscaping will be distributed along Telegraph Road and Los Nietos Road street frontages. Additional landscaping will also be distributed throughout the site. A minimum 15-foot wide landscaping strip will be provided along both Telegraph Road and Los Nietos Road. The total landscape area required per code is 10,518.8 sq. ft. The total landscape area provided is 13,143 sq. ft., therefore, the proposed project exceeds the minimum landscape area requirements set forth by the City's Zoning Ordinance.

CONDITIONAL USE PERMIT CASE NO. 822

As mentioned previously, the applicant is requesting approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C4, Community Commercial, Zone.

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

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

Drive-Thru Lanes

The proposed Chick-fil-A restaurant will incorporate a 2-lane drive-thru design that starts from the entrance of the drive-thru, which begins along the rear portion of the site and continues to the pickup window along the north side of the proposed building. The 2-lane drive-thru design will have the queuing space up to 28 vehicles, which will give the operator the flexibility to use the second drive-thru lane as they see fit, especially during peak demand. It should be noted that customers at the outer drive-thru lane will not receive their order through the drive-thru pick-up window. Instead, a staff member from Chick-fil-A will hand-deliver their orders to them.

During peak hours of operation, Chick-fil-A provides a drive-thru management program where team members utilize iPads to take customers' orders in the drive-thru. This ordering system allows team members to converse directly with guests, process payment, and manage circulation within the drive-thru. Based on past data, this system increases the speed of service by 30% when compare with the standard speaker box.

Menu Board

The proposed menu boards with speaker boxes in the drive-thru lanes will be installed with Automatic Volume Control (AVC), which automatically adjusts the volume level with the outdoor noise-ambient levels. The AVC will monitor the ambient sound level and adjust the speaker's volume level accordingly.

Deliveries

Nighttime deliveries are proposed as this minimizes the impact of on-site circulation and disruption during business hours. According to the applicant's business plan, deliveries to the restaurant occur 2-3 times per week and typically take 30-45 minutes per delivery. It should be noted that the operator shall not allow commercial vehicles, trucks to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area or back up onto the street from the subject property.

Hour of Operation

The proposed Chick-fil-A is anticipated to be open Monday through Saturday from 6:00 AM to 11:00 PM and close on Sunday.

STREETS AND HIGHWAYS

The subject site is located on the north side of Telegraph Road and the south side of

Los Nietos Road. Telegraph Road is designated as a “Major Arterial”, within the Circulation Element of the City’s General Plan. This portion of the Los Nietos Road is designated as a “Local Street”, within the Circulation Element of the City’s General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	School (Unincorporated Area)	School	<u>Lake Marie Elementary School</u> (10001 Carmenita Rd, Whittier)
South	C-4, Community Commercial, Zone	Commercial	<u>Aldi Supermarket</u> (13210 Telegraph Road)
East	C-4, Community Commercial, Zone	Commercial	<u>M & R Good Year Service</u> (13245 Telegraph Road)
West	C-4, Community Commercial, Zone	Commercial	<u>7-Eleven Convenience Store</u> (13203 Telegraph Road)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City’s Municipal Code. Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on October 27, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on October 27, 2021, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15302, Class 2 (b) (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

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

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

COMMISSION'S CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the 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.

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

STAFF REMARKS

Based on the findings set forth in the attached Resolution 200-2021, staff finds that Development Plan Approval Case No. 985 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements. Staff also finds that Conditional Use Permit Case No. 822 meets and satisfies the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit to allow for the establishment, operation and maintenance of a drive-thru restaurant.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval:

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

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 approval of a proposed conditional use based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised plan.

CONDITIONS OF APPROVAL

Conditions of approval for the proposed project is attached to Resolution 200-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Full Set of Plan
3. Business Plan
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice
6. Resolution 200-2021
 - a. Exhibit A – Conditions of Approval

**Attachment 8
Resolution 200-2021**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 200-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 985 AND
CONDITIONAL USE PERMIT (CUP) CASE NO. 822**

WHEREAS, a request was filed for Development Plan Approval Case No. 984 to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property; and

WHEREAS, a request was concurrently filed for Conditional Use Permit Case No. 822 to allow for the establishment, operation and maintenance of a drive-thru restaurant within the C-4, Community Commercial, Zone; and

WHEREAS, the subject property is located on the north side of Telegraph Road, at 13225 Telegraph Road, with Accessor's Parcel Numbers of 8011-006-017 & 8011-006-018, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Abbas Kazemi, Trustee of Kazemi Family Trust, 1 Arbella, Newport Coast, CA 92657; and

WHEREAS, the proposed development, which includes Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on, October 27, 2021, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on, October 27, 2021, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the proposed project was originally scheduled for the November 8, 2021 Planning Commission Meeting, but was continued to the December 13, 2021 meeting to allow additional time for the property owner to review the proposed conditions of approval; 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 December 13, 2021, concerning Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA); and as a result, the project is subject to the City's environmental review process. The project, however, is categorically exempt pursuant to Section 15302 Class 2: Replacement or Reconstruction. Section 15302 (b): replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed development involves the demolition of an existing approximately 10,750 sq. ft. sit down restaurant and thereafter construct a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvement on the subject property.

Additionally, the subject property is not listed within the Los Angeles County's California Office of Historic Preservation, Landmarks Listed and the project is not identified on a local, State, or Federally significant cultural resource.

Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Envirofacts).

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

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

The proposed project is located within the C-4, Community Commercial, Zone. Pursuant to Section 155.150 of the Zoning Regulations, "The purpose of the Community Commercial Zone is to provide the proper areas for the development of sound commercial facilities to serve the community and to set up those standards of development necessary to insure that the commercial area will be wholesome, prosperous and harmonize with adjoining land uses."

The proposed project is consistent with the purpose of the C-4 Zone in the following manner:

1. The land is appropriate for commercial uses based on its zoning, C-4, Community Commercial, and its General Plan Land Use designation of Commercial.
2. The proposed drive-thru restaurant use is conditionally permitted in the C-4 zone.
3. The proposed overall project will result in a new commercial building, therefore, the land is being maintained for commercial uses.
4. The project involves the construction of a new end-user commercial building (Chick-fil-A) to replace the existing restaurant use that is no longer operating. Since the project involves a complete demolition and replacement of the existing building, the assessed value of the property will improve after the project is constructed, thus leading to an increase in property values for both the subject property and possibly, the neighboring properties.
5. The proposed building and overall site improvements will be a significant enhancement to the subject site. The building's architecture is a contemporary style with simple, clean lines, and the use of modern building materials such as steel, wood, and glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering.

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

As mentioned previously, the previous tenant (S & P Restaurant and Bar) is no longer operating and thus the existing building is currently unoccupied. The new end-user (Chick-fil-A) is proposing to replace the existing building with a new drive-thru restaurant. The new restaurant will be contemporary in design that includes simple lines, and the use of modern building materials such as steel, wood, and glass. The metal awnings provide a horizontal element that softens the building's vertical mass. The proposed architecture is inviting, attractive and each architectural element was carefully planned and positioned to provide a place for gathering. The proposed building will enhance the general appearance of the area and therefore will be in harmony with the intent of this chapter.

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

The proposed building is well-designed and specifically suited for a Chick-fil-A restaurant with a drive-thru component. Most modern drive-thru restaurants have two (2) drive-thru lanes that eventually merge into one (1) lane. With Chick-fil-A, the dual drive-thru design starts from the entry of the drive-thru and continues to

the pickup window. The dual drive-thru lanes will have the queuing space for up to 28 vehicles, which will give the operator the flexibility to use the second drive-thru lane as they see fit, especially during peak demand.

Additionally, the proposed canopies along the drive-thru area are also designed specifically for Chick-fil-A. During peak hours of operation, Chick-fil-A provides a drive-thru management program where team members will utilize iPads to take customers' orders in the drive-thru. The proposed canopies will provide shade to protect team members from the natural elements during peak hours.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Telegraph Road and Los Nietos Road for maximum aesthetic value. Additionally, landscaping is distributed throughout the drive-thru entry and along the length of the drive-thru aisles. The amount of landscaping provided exceeds the amount of landscaping required per Code. Additionally, the proposed landscape design will be consistent with the State's Model Water Efficiency Landscape ordinance. As a result, the Planning Commission believes that proper consideration has been given to the landscaping, and other elements of the proposed project to ensure that the project is harmonious with the objectives of the City's Zoning Ordinance.

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

As stated previously, the proposed building is well-designed and specifically designed for a Chick-fil-A restaurant with a drive-thru component. The new restaurant will have a contemporary architectural design that includes simple, clean lines, and the use of modern building materials such as steel, wood, and glass. The Planning Commission, therefore, finds that the style and design of the proposed building will be harmonize with the general area.

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

Pursuant to Section 155.736 of the Zoning Regulations "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." As proposed, the project complies with all development standards required for properties within the C-4 Zone, including but not limited to setback, lot coverage, height, landscape, parking, etc. As a result, there are no

Zone Variances associated with the proposed project. The Planning Commission therefore believes that proper attention has been given to the location, size, and design of the proposed building.

- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The Planning Commission finds that the proposed project is not a residential development and, therefore, the requirements pertaining to low income units do not apply.

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the 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 C-4, Community Commercial, Zone and has a General Plan land use designation of Commercial. A restaurant use with a drive-thru, provided that a CUP is granted, would be consistent with the current zoning and land use designation.

The primary concern associated with a drive-thru development is to ensure that customers using the drive-thru do not queue their vehicle onto the adjacent streets, and in this case, Los Nietos Road or Telegraph Road. To address the concern for the potential drive-thru queuing issue, the applicant is proposing a dual drive-thru design that utilizes two drive-thru lanes instead of one. Additionally, Chick-fil-A provides a drive-thru management program where team members will utilize iPads to take customers' orders as well as process payment in the drive-thru thus increasing the speed of service compared to the traditional speak box. Based on past data, Chick-fil-A estimates that implementation of their drive-thru management program increases efficiency by approximately 30%.

In addition, to address other typical concerns related to traffic, safety, noise, and odor, conditions have been placed to help ensure the proposed drive-thru restaurant operates in full compliance with all performance standards set forth in the City's Zoning Ordinances. The Planning Commission, therefore, finds that if the applicant operates in strict compliance with the conditions of approval, the proposed drive-thru restaurant 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.

Extensive consideration has been given to numerous elements of the proposed project. As stated previously, the proposed building is contemporary in design. The architect used simple lines and with modern building materials such as steel, wood and glass. The result is an attractive new building that is a significant enhancement to the property and general area. The Planning Commission, therefore, finds that the proposed architectural design and enhancements throughout the site will preserve the general appearance and welfare of the community.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 200-2021 to approve Lot Development Plan Approval Case No. 985 to allow the construction of a new 4,723 sq. ft. drive-in restaurant and appurtenant improvements; and Conditional Use Permit (CUP) Case No. 822 to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone at 13225 Telegraph Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of December, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Vice Chair Jimenez

ATTEST:

Teresa Cavallo, Planning Secretary

DRAFT CONDITIONS OF APPROVAL
DPA Case No. 985 & CUP Case No. 822
(13225 Telegraph Road, Santa Fe Springs, CA 90670)

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

STREETS

1. That the applicant shall pay a flat fee of **\$18,384** to reconstruct/resurface the existing street frontage to centerline for Telegraph Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City Standard Plan R-12, and dedicate an easement along the Telegraph Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. That applicant shall remove and replace the easterly most driveway approach and curb & gutter with standard sidewalk and full height curb & gutter per City standard plan R-7 and R-12 on Telegraph Road. The applicant shall remove and replace driveway approach and curb & gutter with standard sidewalk and full height curb & gutter per City standard plan R-2 and R-7 on Los Nietos Road. All new drive approaches to be per City Standard Plan No. R-6.4C.
4. That the applicant shall prepare street improvements plans for the modification and construction of the median island located at Telegraph Road, east of Painter Avenue. Modification shall include the removal of existing east bound left-turn pocket, the extension of west bound left-turn pocket, installation/modification of new median flare per S.P.P.W.C. Standard Plan No. 141-2, and traffic striping installation/modification. Modification will also include the relocation of existing Street Light. Said plans shall be reviewed and approved by the City Engineer. Construction shall be paid for by the applicant/developer.
5. 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 **\$600** to install (3) new signs.
6. That the applicant shall pay to the City **\$15,000**, the entire cost of design, engineering, installation and inspection for the relocation of (1) median street light(s) on Telegraph Road. The City will design and cause construction of said street light(s).
7. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Telegraph Road and Los Nietos Road. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
11. All buildings shall be connected to the sanitary sewers.
12. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

15. That any future proposed modifications to the points of access to the development shall be reviewed and approved by the City Engineer. Left turns may continue to be prohibited as designated by the City Engineer.

FEES

16. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
17. That the applicant shall pay the Water Trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

18. That a Grading plan and Hydrology Study shall be submitted for drainage approval to the City Engineer. The applicant shall pay Drainage Review fees in conjunction with this submittal. Package to be prepared by a professional civil engineer registered in the State of California.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.
20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Chad Van Meeteren 562.868-0511 x3811)

21. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
22. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
23. 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.

24. 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.
25. 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.
26. 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: Eric Scott 562.868-0511 x3812)

27. That That prior to issuance of building permits, the applicant shall comply with the applicable conditions below:
 - a. The applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD along with the authorized oversight agency with a copy of the AAI investigation report. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with all applicable laws and regulations with respect to any required remediation.
28. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
29. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
30. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

31. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x3335)

32. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
33. That the applicant shall provide an emergency phone number and a contact person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
34. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. DO NOT PAINT NUMBERS ON THE BUILDING.
35. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
36. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

37. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
38. All activities, with the exception of deliveries, site maintenance activities, outdoor dining, drive-thru operations, and required monitoring by attendance call, be conducted inside at all times. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall or otherwise in compliance with applicable city laws. Items and/or merchandise delivered to the location shall not be left outdoors.
39. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations. Trucks making deliveries to the subject location shall be encouraged to enter through Painter Avenue.
40. That signs shall be installed notifying visitors that loitering is prohibited and that parking is only permitted for store customers.
41. That off-street parking areas shall not be reduced or encroached upon at any time.
42. That "STOP" signs shall be posted and maintained at all drive-thru exits.
43. That if the drive-thru queue line backs onto the street, employees are to instruct drivers to queue up against the curb and not allow Painter Avenue to be blocked in any manner or at any time.
44. 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.

45. That the property owner and/or lease agent shall notify any potential tenants that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
46. That all parking stalls and/or designated parking areas shall be constantly available to employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing on-site utilities.
47. That trees with potential of growing onto an adjacent property shall not be of a species that frequently drop leaves or flowers and/or shall be trimmed on a regular bases to prevent them from overgrowing onto any adjacent property.
48. That “dead-areas” and or inaccessible landscaped planter areas shall be maintained free of trash and debris on a regular basis.
49. That trash receptacle shall be placed throughout the property and accessible to visitors at all times.
50. That the tenant and/or property owner shall make themselves aware that the neighboring school occupants have the tenancy to access the school grounds using the subject property and therefore, shall put into place a plan to address ways to prevent “short-cut” access.
51. That the store management shall be made aware that any other signage and/or advertisements displayed is required to be reviewed and approved by the City; portable signs are strictly prohibited at all times.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

52. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
53. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
54. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

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

55. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
56. Since it has been deemed that the subject property is located within the "Methane Zone", the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
57. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
58. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
59. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
60. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed

specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

1. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - a. A roof plan showing the location of all roof-mounted equipment;
 - b. Elevations of all existing and proposed mechanical equipment; and
 - c. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
61. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
62. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the Director of Public Works;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site; Keep disturbed/loose soil moist at all times;
 - f. Suspend all grading activities when wind speeds exceed 25 miles per hour
63. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

64. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
65. Any damaged asphalt and swale (ribbon gutter) shall be repaired and the parking lot area shall be slurry-sealed and re-stripped within ninety (90) days from the date of issuance of a Certificate of Occupancy by the Building Inspector for the proposed building addition.
66. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
67. All activities, (except for outdoor dining, drive-thru operations and required monitoring by attendants), shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
68. The proposed outdoor seating/furniture shall be maintained in a neat, clean, orderly and healthful condition.
69. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking on public roadways or adjacent properties without prior written permission from adjacent property owners and in full compliance with all applicable zoning laws is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles entering or exiting the property shall not obstruct or impede any traffic.
70. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
71. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to

scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

72. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
73. The subject restaurant use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
74. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Los Nietos Road, use street(s) as a staging area, or to backup onto the street from the subject property.
75. The restaurant operator shall not allow for customers to queue on Telegraph Road or Los Nietos Road.
76. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
77. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
78. Applicant represents that it has reasonably investigated the environmental condition of the Property by causing to be performed a Phase I Environmental Site Assessment in accordance with ASTM Standard E1527-13 and by undertaking a limited Phase II subsurface investigation of the Property. Both reports have been provided to the City. Except for the conditions identified in these two reports, Applicant does not know or have reasonable cause to believe that the Property is in violation of any notification, claim, complaint, order or any

other requirement of any federal, state or local agency having jurisdiction concerning any environmental condition on, under, or about the Property.

79. Applicant understands and agrees that if any environmental condition resulting from the release of Hazardous Materials on the Property (whether known or unknown) is discovered during the course of development, the environmental condition must be investigated and remedied, pursuant to applicable federal, state and local law. All remedial measures shall be completed prior to final sign-off of all permits and issuance of the certificate of occupancy. This provision does not in any way limit any rights or remedies the City may have under any applicable law.
80. Prior to issuance of any permit, the Applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 1. Applicant shall submit and implement a soils management plan approved by the Fire Department and/or another oversight agency to address any contaminated soil;
 2. Applicant shall submit and implement a vapor mitigation plan approved by the Fire Department and/or another oversight agency to address any potential for soil vapor intrusion; and
 3. Applicant shall comply with Santa Fe Springs Code of Ordinance section 117.131.
81. 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).
82. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
83. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

84. Applicant shall not subdivide the proposed development without prior approval from the City pursuant to the Subdivision Map Act and the city's subdivision ordinance.
85. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
86. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
87. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
88. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
89. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
90. This approval shall allow the applicant, Chick Fil A, to establish, operate, and maintain a drive-thru use/facility within the proposed 4,723 sq. ft. commercial building (DPA 985) located at 13225 Telegraph Road.
91. The subject drive-thru restaurant use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
92. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
93. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
94. An attendant shall monitor the drive-thru lane when more than sixteen (28) vehicles are stacked in the drive-thru lane to endeavor to facilitate the safe and efficient movement of traffic within the parking lot area.
95. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers.

96. That the applicant understands and agrees that the subject site must have a written and executed lot tie agreement between the two parcels (8011-006-017 & 8011-006-018), or otherwise consolidate the two parcels into one, thereby removing the potential for one of the parcels to be individually sold or leased.
97. That the applicant shall endeavor to have deliveries occur outside of peak traffic hours. Deliver trucks shall not to back-in from the street or block traffic at any time; drivers are subject to citations for such violations in accordance with applicable laws. Delivery trucks shall also not block any driveway or aisles at any time.
98. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, common law, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
99. Conditional Use Permit Case No. 822 shall be subject to a compliance review in one year, on or before December 13, 2022.
100. That unless otherwise specified in the action granting a conditional use permit (CUP), said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date (Approval Date), shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use

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

101. That unless otherwise specified in the action granting development plan approval (DPA), said approval which has not been utilized within a period of 12 consecutive months from the effective date or where some form of construction pursuant to the issuance of a building permit has not commenced within one (1) year from approval, shall become null and void. Also the abandonment or nonuse of a development plate approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
102. That the applicant understands and agrees that this approval is subject to applicable provisions in the Santa Fe Springs Municipal Code governing modification or revocation of conditional use permits. Grounds for modification or revocation may occur if any one of the following conditions apply: (a) that the approval was obtained by fraud or faulty information; (b) that the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation; (c) that the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance; and (d) that the use for which approval was granted has ceased to exist or has been suspended for one year or more, as referenced in section 155.811 of the Santa Fe Springs Municipal Code. If there is evidence that any one of the foregoing conditions has occurred, the Director of Planning may refer the drive-thru restaurant use back to the Planning Commission for review pursuant to Section 155.811 of the Santa Fe Springs Municipal Code.
103. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
104. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approval from other departments.

105. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.



SPECIAL BUSINESS

Citywide Photo Contest – Planning Commission Selections

RECOMMENDATIONS

- Review the top 5 photo entries selected by the Planning Department Staff; and
- Based on originality and how well each image captures the vibrancy, vitality and livability of the City, select the top photo entry.

BACKGROUND

To help celebrate the month of October as National Community Planning Month, the Planning Department hosted several activities throughout the month, including the 4th annual photo contest. In previous years, staff collected all of the entries, narrowed down the entries to a top 10, and asked the Planning Commissioners to vote on the top 3 winners. This year, staff decided to separate the entries into 3 categories: adult (18 and over), teen (13-17 years of age), and youth (12 and under). The top winner from each category will receive a \$100 prize and will be featured in a future City Quarterly.

The Planning Department had invited any and all persons who live, work, or study in the City to submit a high-resolution photo capturing their favorite place or location in the City. Entries were encouraged to showcase unique perspectives which depict the vibrancy, vitality, and livability of the Santa Fe Springs community.

The photo contest began on October 1st and ended on October 31st. Staff reviewed all entries and qualified the photos that met all rules and submittal requirements (i.e. submission agreement and photo release forms). The Planning Department staff also selected the top 5 adult photos entries from the qualified photos. As in years past, Staff is seeking the Planning Commission's assistance in selecting the contest winners. Due to limited entries in the teen and youth categories, staff selected the winner for both categories.

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

Wayne M. Morrell
Director of Planning

Attachments:

1. Photo Contest Submissions

PHOTO 1



PHOTO 2



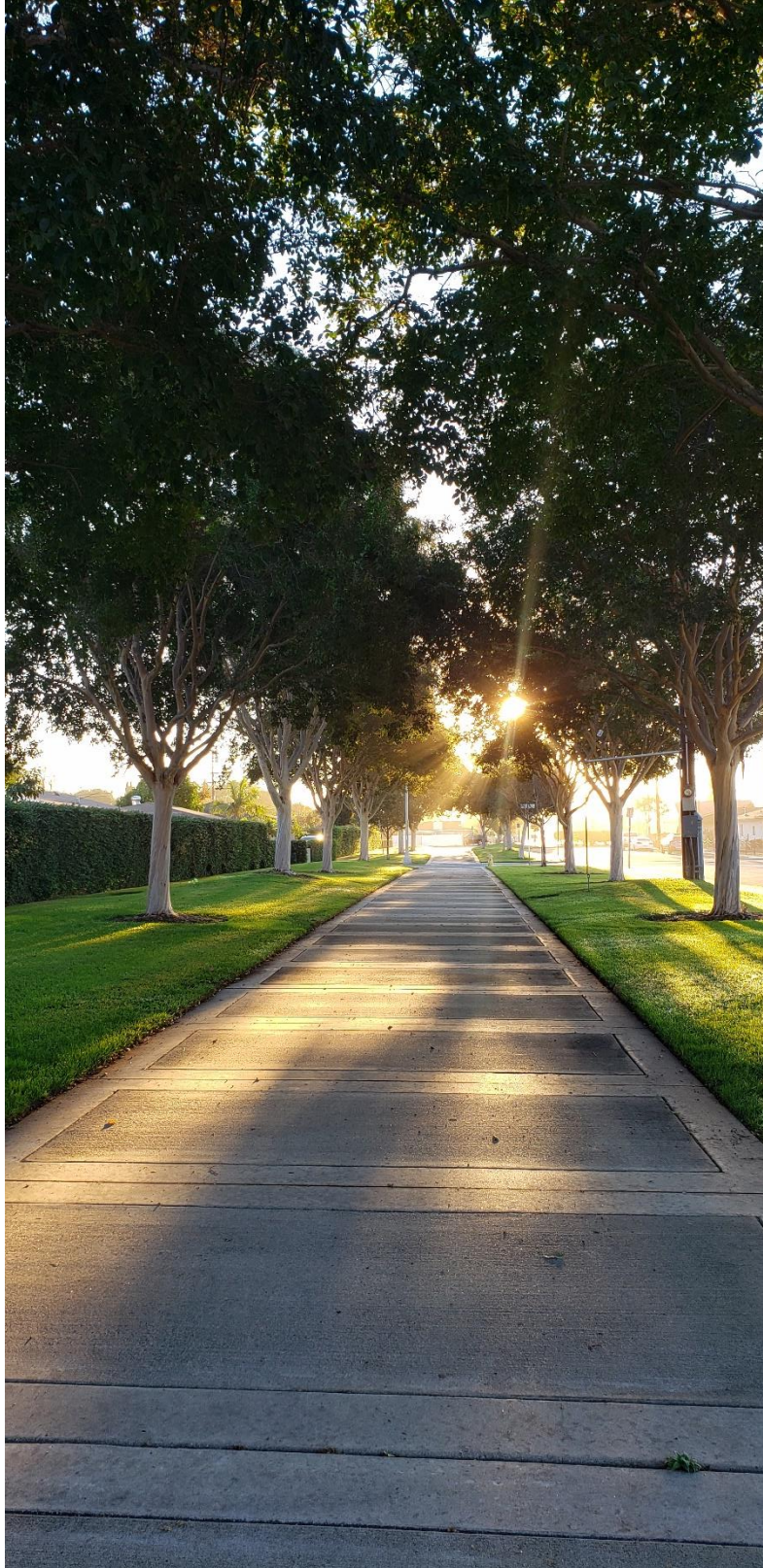
PHOTO 3



PHOTO 4



PHOTO 5





CONSENT ITEM

Conditional Use Permit Case No. 759-2

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 Telegraph Road (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone.
(Starbucks Coffee Company)

RECOMMENDATION

- Find that the continued operation of the subject indoor café with a drive-thru lane, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 759, be subject to a compliance review in five (5) years, on or before December 13, 2026, to ensure the subject indoor café with a drive-thru lane is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

The subject site is located on the south side of Telegraph Road, west of Jersey Avenue, at 11570 Telegraph Road (APN: 8008-004-086), in the C-4-PD, Community Commercial - Planned Development Overlay, Zone and along the Telegraph Road Corridor. The subject indoor café, measuring approximately 2,486 sq. ft., is located within the Santa Fe Springs Promenade Shopping Center.

On January 12, 2015, the applicant, Starbucks Coffee Company, obtained approval from the Planning Commission for Conditional Use Permit Case No. 759, to allow the establishment, operation and maintenance of an indoor café with a drive-thru lane for an initial one (1) year time period, until January 12, 2016. The approval also allowed modifications to the interior and exterior of the existing restaurant building to accommodate an indoor café with a drive-thru lane. The indoor café includes a 925 sq. ft. of indoor sit down area with seating for up to 56 people. The applicant also re-located the existing drive-thru window to allow for additional vehicle queuing, allowing for up to eight (8) vehicles.

On July 11, 2016, the Planning Commission approved a compliance review to allow the continued operation and maintenance of the subject use subject to

subsequent compliance review in five (5) years.

The business continues to operate and remain as an indoor café with a drive-thru lane. During the last five (5) years, staff only received one complaint related to the subject business. A resident who lives on Jersey Avenue had complained that the headlights from vehicles queuing within the drive-thru lane shine onto the front of their home along Jersey Avenue during the evening hours. To address this issue, the operator agreed to reorganize the drive-thru queuing during nighttime hours so that vehicle headlights do not shine towards Jersey Avenue. It should be noted that staff has not received any complaints since this change was implemented.

ZONING CODE REQUIREMENT

Pursuant to the procedures set forth in Section 155.174 (C) of the Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment of a drive-thru restaurant use for properties with frontage on Telegraph Road and within the C-4 (Community Commercial) Zone.

City of Santa Fe Springs – Zoning Regulations Section 155.174 (C)

Section 155:174

Notwithstanding the list of uses set forth in Section 155.123, the following are the conditional uses permitted in the C-4 Zone, for the properties with frontage on Telegraph Road, only after a valid conditional use permit has first been granted by the Planning Commission:

(C) Drive-thru restaurants.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An inspection of the property was conducted on October 6th, 2021 which revealed that the business was operating in full compliance with all conditions of approval. With the business in full compliance with the existing conditions of approval, staff finds that if the subject indoor café with drive-thru lane continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 759 be subject to a compliance review in five (5) years, on or before, December 13, 2026, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL**POLICE SERVICES DEPARTMENT:****(Contact: Luis Collazo 562.868-0511x 3335)**

1. That the dining area and other interior public areas of the store shall be closed to the public during the hours provided by the Applicant, but those hours shall not exceed 11:30 p.m. to 4:30 a.m. the following day, every day. **(condition is ongoing)**
2. That the planter area on the south of the property, and adjacent to the drive-thru driveway shall be connected with a new curb and gutter to eliminate the second entry to the drive-thru driveway. The planter area shall be replanted with new Ligustrum Japonicum, or equal, to screen light generated from the queued vehicles over to the adjacent residential properties; provide irrigation as necessary. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation. **(condition has been satisfied)**
3. That the outside perimeter of the driveway fronting on Telegraph Road shall be planted with Ligustrum Japonicum, or equal, to screen light generated from the exiting vehicles to the residential area across Telegraph Road. The species, spacing and size of the plant material shall be reviewed and approved by the Department of Police Services prior to its installation. **(condition has been satisfied)**
4. That the "STOP" lettering at the intersection to the rear of the subject property shall be repainted. Contact the Police Services Department to assist in identifying the location. **(condition has been satisfied)**
5. That the curb in front of the building shall be painted red and painted "NO PARKING" with white lettering. This is not referring to the street curb, but the private driveway curb. Contact the Police Services Department to assist in identifying the location. **(condition has been satisfied)**
6. That the new proposed "THANK YOU" sign shall also have a "STOP" sign fastened to the same post. The STOP sign shall be installed at an elevation higher than the proposed THANK YOU sign. **(condition has been satisfied)**
7. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police

Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. 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 for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. **(condition has been satisfied)**

8. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package. **(condition has been satisfied)**
9. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(condition has been satisfied)**
10. 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. **(condition is ongoing)**

11. That the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior seating areas, customer entry doors, drive-thru, and register areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted. **(Based on the calls for service, the Police Services Center does not believe cameras are required.)**
12. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center. **(condition is ongoing)**
13. That the applicant shall post signs to notify drivers queued for the drive-up window that pursuant to Vehicle Code Section 22507.8(b) it is a violation to obstruct, block, or prevent access to parking spaces designated for disabled persons. Said signs shall be no less than 17" wide by 22" long. The location of the signs shall be reviewed and approved by the Department of Police Services prior to the installation. **(The queuing has not affected the handicap parking, the Police Services Department believes these signs are not required.)**

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

14. All existing buildings shall be connected to the sanitary sewers. **(condition has been satisfied)**
15. That the fire sprinklers, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results. **(condition has been satisfied)**
16. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. **(condition has been satisfied)**

WASTE MANAGEMENT:**(Contact: Maribel Garcia 562.409.7500 x 7569)**

17. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(condition is ongoing)**
18. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator at (562) 868-0511 x7309. **(condition has been satisfied)**
19. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. **(condition has been satisfied)**

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

20. Installation of exterior newsstands, pay phones, or vending machines shall be prohibited. **(condition is ongoing)**
21. The operator of the approved use, Starbucks Coffee Company, shall prevent loitering around the project site, and in all parking areas serving the use during hours of operation. **(condition is ongoing)**
22. An attendant shall monitor the drive-thru lane when more than eight (8) vehicles are stacked in the drive-thru lane to mitigate potential circulation issues within the parking lot area. **(condition is ongoing)**
23. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc. **(condition is ongoing)**
24. That the subject site shall be monitored daily and cleared of any trash, junk, litter, and debris. **(condition is ongoing)**
25. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted

mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled. **(condition has been satisfied)**

- 26. That the Department of Planning and Development shall first review and approve all **new** sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" minimum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, the Sign Guidelines of the City, and the Santa Fe Springs Promenade Comprehensive Sign Program. **(condition is ongoing)**
- 27. Directional signage shall be placed at the drive-thru entrance and at the exit to direct customers. **(condition has been satisfied)**
- 28. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(condition has been satisfied)**
- 29. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and

penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org. **(condition has been satisfied)**

30. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(condition is ongoing)**
31. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning. **(condition has been satisfied)**
32. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.* **(condition has been satisfied)**
33. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(condition is ongoing)**
34. That Conditional Use Permit Case No. 759 shall be subject to a compliance review in five (5) year, by **December 13, 2026**. **(Revised - condition is ongoing)**
35. That the applicant, at applicant's expense, shall pay for the relocation of the existing handicap parking space for the Police Services building to an area closer to Jersey Avenue. Applicant shall first consult with the City's plan check engineer to determine the feasibility of the relocation. If it is not feasible, meaning the scope of work extends beyond the restriping of this parking area, then the Director of Planning will consult with the applicant and the owner of the Center to arrive at a mutually acceptable solution. **(condition has been satisfied)**
36. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, and/or have a substantial adverse impact on public facilities or services,

the Director of Planning will consult with the applicant and owner of the Center to arrive at a mutually acceptable solution. **(condition is ongoing)**

37. That the applicant, Starbucks Coffee Company, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(condition is ongoing)**
38. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(condition is ongoing)**

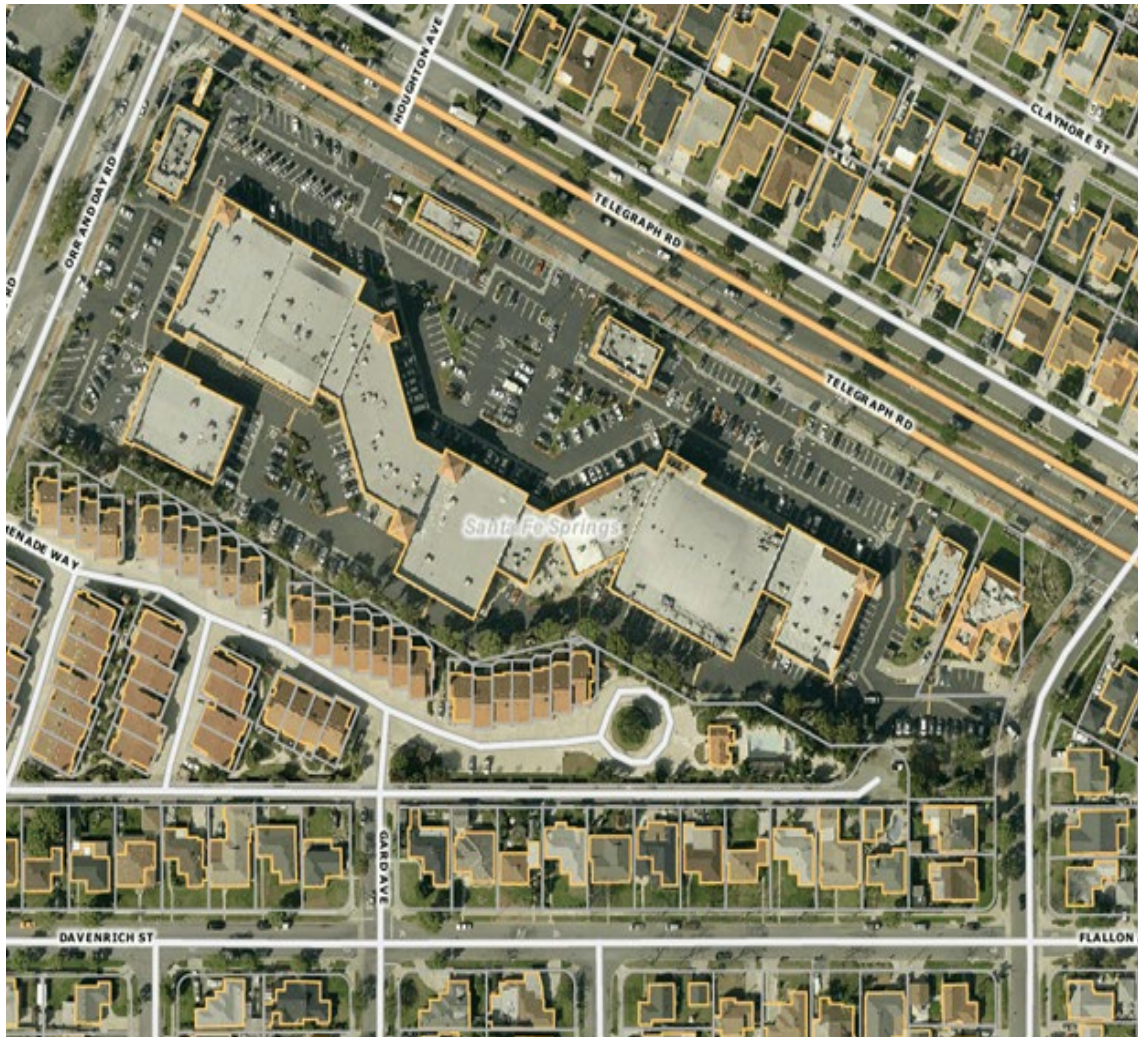


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Compliance Review Request Letter
3. Site Photo – Drive-thru

Aerial Photograph



11570 Telegraph Road

Starbucks Coffee Company

CUP Compliance Review Request Letter



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

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

March 25, 2021

Architects Orange
Attn: Jeff Rabbitt
144 N. Orange Street
Orange, CA 92866

**RE: Conditional Use Permit (CUP) Case No. 759-2
11570 Telegraph Road, Santa Fe Springs, CA 90670**

Mr. Herbst:

This letter will serve to notify you that the above-referenced Conditional Use Permit is subject to a review for compliance with the existing conditions of approval on or prior to July 11, 2021. To request a review for compliance of the subject permit, please submit to the Department of Planning and Development the following items:

1. A letter requesting review for compliance of the subject permit. At minimum, the letter shall contain a brief statement describing the current activities; and more importantly any particular changes or alterations to the use since the last review of the subject permit. Please note that the applicant (or his authorized representative) shall sign the letter.
2. A processing fee in the amount of \$563.00 (five-hundred sixty three dollars) made payable by check to the City of Santa Fe Springs.

The above referenced items should be submitted to the Department of Planning and Development by July 11, 2021. Should you have any questions regarding this matter, please contact me at (562) 868-0511, extension 7358 or email michaeldelgadillo@santafesprings.org.

Sincerely,

Michael Delgadillo
Planning Intern
Department of Planning and Development

John M. Mora, Mayor • Annette Rodriguez, Mayor Pro Tem
City Council
Jay Sarno • Juanita A. Trujillo • Joe Angel Zamora
City Manager
Dana Cruz

Site Photo





City of Santa Fe Springs

Planning Commission Meeting

December 13, 2021

CONSENT ITEM

Entertainment Conditional Use Permit Case No. 16

A compliance review report to allow the continued maintenance and operation of an entertainment use involving live musical band performances and amplified music via a disc jockey (DJ) at a family restaurant known as Salt and Pepper located at 13225 Telegraph Road within the Community Commercial-Telegraph Corridor Zone.
(Prost Restaurant Management for S&P)

RECOMMENDATION

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 61, and request that this matter be brought back in five-years, before December 13, 2026, for another compliance review report.

BACKGROUND

Salt and Pepper (S&P), located at 13225 Telegraph Road, has been operating as a sports-bar and grill since April 2017. The 1.25-acre site is on the north side of Telegraph Road, East of Painter Avenue with front street access from Telegraph Road and rear access from Los Nietos Road.

S&P is a family restaurant that serves traditional American food and maintains a buffet service during the lunch and dinner hours. The bar and grill is notorious for its multi-televisions showing every available sport activity aired through regular television or subscription television. S&P currently maintains a valid Alcohol Sales Conditional Use Permit and a valid Type 47 On-Sale General Eating Place License from the Department of Alcohol Beverage Control (ABC).

At their respective meetings of August 12, 2019, and September 10, 2019, the Planning Commission and the City Council reviewed and approved the applicant's request for an Entertainment Conditional Use Permit to allow the maintenance and operation involving live musical entertainment and amplified music via a disc jockey (DJ). Pursuant to the Conditions of approval, this matter was due for a compliance review on or before September 10, 2021, however, due to the COVID-19 pandemic, the restaurant, as well as other businesses in the country, were ordered closed on March 19, 2021, by a California Stay-at-Home Order. As a result, a compliance review could not be conducted. On May 6, 2021, the Los Angeles County Department of Public Health permitted restaurants to operate indoors with occupancy restrictions.

conducted at that time and an administrative extension was granted extending the time of the permit until the Safer-at-Home restrictions were lifted and the business received full use of the privileges granted under the permit. On May 6, 2021, the Los Angeles County Department of Public Health permitted restaurants to operate indoors with occupancy restrictions.

At their scheduled meeting of November 8, 2021, the Planning Commission reviewed and approved Development Plan Approval Case No. 985 along with other related entitlements for the construction of a new drive-thru restaurant for the subject property. Considering that entitlements run with the land, the privileges granted under ECUP Case No. 16 are automatically transferred to Chick-fil-A. At any given time, the property owner has the authority to discontinue the entertainment entitlement.

CALLS FOR SERVICE

There have been calls for service at the restaurant common with sports bar and grills. Staff, including officials from the Whittier Police Department, and the restaurant management developed and implemented a comprehensive security plan to mitigate possible negative impacts inside the facility and outside within the parking area.

STAFF COMMENTS

As part of the permit compliance review process, staff conducted an inspection of the restaurant to ensure compliance with other regulatory ordinances and codes. Staff believes that the continued use of live bands and other similar entertainment activities has not and will not pose a significant risk or nuisance to patrons or the public in general if the entertainment activities are conscientiously conducted in strict accordance with the Conditions of Approval and the Security Plan.

Consistent with other restaurant establishments in the country, the COVID-19 shut down and restrictions financially affected the restaurant. As a result, the Applicant sought other entertainment opportunities to attract customers back to the establishment. However, the Applicant was immediately notified that the Entertainment Conditional Use Permit did not list those entertainment activities as a permitted use. The Applicant was cooperative in cancelling the scheduled entertainment activities and has returned to providing only the permitted uses.

Based on Staff's findings, and the applicant's compliance with the conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff is recommending another compliance review of Entertainment Conditional Use Permit Case No. 16 in five-years, on or before December 13, 2026.

CONDITIONS OF APPROVAL

The conditions listed below are from the original approval of this Permit. Changes are illustrated in ***bold and italic*** text.

1. That the applicant shall comply with all of the conditions of approval as required by Alcohol Sales Conditional Use Permit Case No. 66.
2. That the applicant shall continue to maintain digital video surveillance cameras. Any relocation or modification of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall continue to be of high quality capable of videotaping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-site manager shall be proficient in the use of the cameras and related recording equipment.
3. That the dance floor area shall not be enlarged more than the approved 16'-0" x 32'-0" area. Moreover, food shall continue to be provided to customers at all times that the premises are open for business in compliance with the Type 47 ABC License.
4. That the applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
5. That mosh pits, mosh dancing and slam-type dancing is prohibited and management shall remove patrons from the premises who initiate, or participate in such activity or other similar type of activity.
6. That equipment, decorations, props or other similar ornaments shall not interfere with egress or ingress, or with the full operation of the interior doors, emergency exits, or emergency access at all times.
7. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate, or participate in such activity or other similar type of activity.
8. That the Applicant comply with the approved security plan and adopt any necessary procedures as required by the Department of Police Services for the purposes of minimizing risks to the public's health, welfare, and safety.
9. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
10. That, as a minimum standard, during the closing time and until all patrons/public have dispersed, the applicant/licensee shall provide a security guard(s) whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.

Submitted By: Luis Collazo

Department of Police Services

Date of Report: November 18, 2021

11. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises.
12. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
13. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
14. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services. That is, only DJ music or live music may be played for customer dancing. The facility shall not be used to feature concerts or other similar types of entertainment activities.
15. That all existing "Exit" signs shall continue to be maintained and illuminated at all times per the California Fire Code.
16. That the audible entertainment provided shall not be audible beyond the exterior of the building.
17. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
18. That the applicant shall provide 1-professional security guard for every 50 patrons when entertainment is provided or any special event, and/or private parties.
19. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
20. ***That this Permit shall be subject to a compliance review in five-years, no later than December 13, 2026, to ensure the entertainment activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
21. That streamers, banners, pennants, whirling devices or similar objects that wave,

float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning.

22. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.
23. That it is hereby declared to the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated the Permit shall be subject to the revocation process at which time the privileges granted hereunder shall be terminated.



Dino Torres
Director of Police Services

Attachments:

1. Vicinity Map
2. Administrative Extension Letter

VICINITY MAP



ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 16
SALT AND PEPPER RESTAURANT
13225 TELEGRAPH RD



11576 Telegraph Road • CA • 90670-9928 • (562) 409-1850 • Fax (562) 409-1854 • www.santafesprings.org

POLICE SERVICES CENTER

November 9, 2020

Jessica L. Vazquez
Prost Restaurant Management/S&P
13225 Telegraph Road
Santa Fe Springs, CA 90670

Subject: Entertainment Conditional Use Permit Case No. 16

On September 10, 2019, the City Council approved your request for an Entertainment Conditional Use Permit (ECUP). The City council granted ECUP Case No. 16 subject to several conditions of approval. Condition No. 22, required a compliance review by August 12, 2020, one-year from the approval of the Permit.

We are aware that your restaurant and all its incidental uses were closed in March 2020 due to the COVID-19 pandemic, and as a result, you did not have a full use of the privileges granted under the Permit. Considering this, we will administratively extend the time of the Permit until the closure requirements are lifted. Six-months after they are lifted, we will send you a letter requesting the compliance review fee and schedule the compliance review inspection.

Please do not hesitate to call me if you have any questions.

Sincerely,



Luis Collazo
Code Enforcement
Police Services

cc: Michelle Norwood, Management Analyst II
File