



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

February 23, 2022

6:00 p.m.

VIA TELECONFERENCE

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. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

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. NEW BUSINESS

Election of Commission Officers for 2022

7. PUBLIC HEARING

Addendum to the Pioneer Boulevard Development Project IS/MND

Amendment to Development Plan Approval (DPA) Case Nos. 948 and 949

A request to allow revisions to the previously approved development plan for the northerly parcel, which includes Building 2 (DPA 948) and Building 3 (DPA 949), on property located at 9920 Pioneer Boulevard (APN: 8005-010-011), within the M-L, Limited Manufacturing, Zone. (Rexford Industrial - 9920 Pioneer LLC)

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone

Ordinance No. 1122: An Ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code regarding water-pumping and treatment plants within the M-2, Heavy Manufacturing, Zone.

9. CONSENT ITEMS

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

A. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 11**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at the premises doing business as Springlake Liquor located at 10945 Norwalk Boulevard, in the C-4,

Community Commercial, Zone. (Cassandra Oum)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 56

Compliance review for Alcohol Sales Conditional Use Permit Case No. 56 to allow the continued operation and maintenance of an alcoholic beverage use involving the sales of alcoholic beverages for off-site consumption by 7-Eleven, Inc., located at 13203 Telegraph Road, located in the C-4, Community Commercial, Zone. (7-Eleven, Inc.)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 64

Compliance review for Alcohol Sales Conditional Use Permit Case No. 64 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

10. PRESENTATIONS

A Presentation of 2021 Planning and Development Accomplishments

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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

February 17, 2022

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 23, 2022

PLANNING COMMISSION ELECTIONS

Nomination of Chairperson and Vice Chairperson

RECOMMENDATION

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

BACKGROUND

It would be appropriate at this time to select a Chairperson and Vice Chairperson from among its appointed members for a term of one year.

The Director of Planning will declare the office of Chairperson vacant and call for nominations. Once a Chairperson has been chosen, the Director of Planning will then declare the office of Vice Chairperson vacant and call for nominations for Vice Chairperson.

Any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in order they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

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

Wayne M. Morrell
Director of Planning

Attachments:

None



PUBLIC HEARING

Addendum to the Pioneer Boulevard Development Project IS/MND

Amendment to Development Plan Approval (DPA) Case Nos. 948 and 949

A request to allow revisions to the previously-approved development plan for the northerly parcel, which includes Building 2 (DPA 948) and Building 3 (DPA 949), on property located at 9920 Pioneer Boulevard (APN: 8005-010-011), within the M-L, Limited Manufacturing, Zone. (Rexford Industrial – 9920 Pioneer LLC)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Amendment to Development Plan Approval Case Nos. 948 and 949 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA amendment request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find that none of the circumstances identified in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines apply, and that an Addendum to the Pioneer Boulevard Development Project IS/MND is appropriate to analyze the reasonably foreseeable environmental impacts of the modified project and to record the project's minor technical changes; and
- Approve Amendment to Development Plan Approval Case Nos. 948 and 949, subject to the conditions of approval as contained within Resolution No. 202-2022; and
- Adopt Resolution No. 202-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------|---|
| A. Applicant: | Rexford Industrial – 9920 Pioneer, LLC
11620 Wilshire Blvd, Suite 610
Los Angeles, CA 90025 |
| B. Property Owner: | Same as Applicant |
| C. Existing Zone: | M-L (Limited Manufacturing) |

- D. General Plan: Business Park
- E. CEQA Recommendation: Addendum to the existing IS/MND
- F. Staff Contact: Cuong Nguyen, Assistant Director of Planning
cuongnguyen@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 9920 Pioneer Boulevard, is comprised of a single parcel (APN: 8005-010-011) measuring approximately 9.06-acres gross (+/- 8.34-acres net), and located on the west side of Pioneer Boulevard, just north of Telegraph Road. The property has a General Plan land use designation of Business Park and a zoning designation of Limited Manufacturing (M-L). The property was previously developed with a multi-tenant industrial business park with seven (7) buildings totaling approximately 157,000 square feet. It should be noted that there are a total of seven (7) oil wells located throughout the subject site.

On April 13, 2020, the Planning Commission approved Tentative Parcel Map (TPM) No. 82433 and Development Plan Approval (DPA) Case Nos. 947-949 to allow the property to be subdivided into two separate parcels and thereafter construct three (3) industrial buildings totaling approximately 163,500 square feet, including 9,000 square feet of first floor office space and 9,000 square feet of mezzanine office space. The Brookhollow Group was the applicant at the time.

The current applicant, Rexford Industrial – 9920 Pioneer LLC, recently purchased the property and, after evaluating the existing approvals, has decided to make a few minor changes to the previously approved project. The applicant is proposing to amend the existing DPA approvals for the two northerly buildings. Said changes will modify the site plan, elevations and square footage for Building 2 (DPA 948) and Building 3 (DPA 949). It should be noted that Building 1 (DPA 947) will remain unchanged and therefore the requested amendment only involves DPA Case Nos. 948 and 949.

AMENDMENT TO DEVELOPMENT PLAN APPROVAL CASE NO. 948 and 949

While the previous applicant was an experienced developer, they were not familiar with developing on properties with existing oil wells. Rexford Industrial, on the other hand, is quite familiar with the challenges that an existing oil well may present to a new development. Therefore, due to the unknown costs associated with the abandonment of existing oil wells to current standards, the applicant would like to re-configure the previously approved site plan.

As proposed, Rexford will now construct a larger building near Pioneer Boulevard and a smaller building towards the rear of the site. The majority of the oils wells on-

site are located along the northeast portion of the site, therefore, the modified project will: 1) help ensure that the two northerly buildings will not be constructed over existing oil wells; 2) provide increased setbacks and drive aisles to ensure that adequate spacing will be provided and maintained for the ongoing access to nearby oil wells; and 3) allow for the tie-down of secure drilling and workover rigs.

The building sizes are as follows:

Building 1 – 103,950 sq. ft. (*unchanged*)
Building 2 – 35,837 sq. ft. (*previously 28,146 sq. ft.*)
Building 3 – 22,770 sq. ft. (*previously 31,422 sq. ft.*)

Overall Proposed Development:

162,557 sq. ft. (*previously 163,518 sq. ft.*)

As proposed, the modified project will result in a net decrease of 961 square feet.

Elevations

The applicant intends to incorporate the same contemporary design that was proposed for the original development. The primary street facing elevations are all provided with extensive glazing, color variation, height variation, recessed walls, and materials used. The remaining elevations have also been provided with a combination of the aforementioned architectural treatments, resulting in aesthetically pleasing contemporary industrial buildings throughout the proposed development. The elevations for Buildings 2 and 3 are therefore similar to the previously approved elevations.

On-site Circulation

The development will still maintain three (3) driveways along Pioneer Boulevard for ingress and egress: a 26' wide driveway along the north end, a 35' wide driveway in the center, and a 30' wide driveway along the south end.

Parking Requirements

As noted previously, there is no change proposed for Building 1. The applicant will continue to provide a total of 162 parking stalls and 3 truck stalls.

Buildings 2 and 3 are required to provide a total of 105 parking stalls. A total of 123 parking stalls will be provided for Buildings 2 and 3. Since neither building exceeds 100,000 sq. ft., there is no additional requirement to provide truck stalls.

Trash Enclosures and Loading/Roll-Up Doors

The modified project will continue to provide the required trash enclosures throughout the site. All trash enclosures will continue to be strategically placed in areas that are not immediately visible or otherwise easily accessible to the public. Likewise, the loading and roll-up doors continue to be strategically placed so that they are not visible from the street.

STREETS AND HIGHWAYS

The subject site is located on the east side of Pioneer Boulevard between Telegraph Road and Hamden Place. Both Telegraph Road and Pioneer Boulevard are designated as a “Major” arterial, within the Circulation Element of the City’s General Plan. Hamden Place is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-L (Limited Manufacturing). The property has a General Plan Land Use designation of Business Park. The zoning, General Plan and land use of the adjacent properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	ML, Limited Manufacturing	Business Park	9916 Pioneer Blvd: Computer consultants. 11824-42 Hamden Pl: Audio/Visual consultants; Fire Protection consultants.
South	ML-D, Limited Manufacturing-Design Overlay	Business Park	11841-11909 Telegraph Rd: Professional IT service consultants; Water Filtration Dealer; Computer specialist.
East	M-2, Heavy Manufacturing	Industrial	10035-10261 Matern Pl: Sales and service or boilers and pumps; distributor of indirect industrial supplies.
West	ML, Limited Manufacturing	Business Park	11704-11739 Willake St: Party Rental warehouse; TV studio; Alternative power technology dealer; indoor landscape maintenance service provider. 11755 Telegraph Rd: Caster and wheel distributor; Volvo training facility; water systems consultants.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor’s Roll within 500 feet of the exterior boundaries of the subject property on February 10, 2022. The legal notice was also posted in Santa Fe Springs City Hall window, the City’s Town Center Kiosk, the City’s Library, and published in a newspaper of general circulation (Whittier Daily News) on February 11, 2022, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

An Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program was previously prepared to study the potential environmental impacts associated with the initial Project (Pioneer Boulevard Development Project - TPM No. 82433 and DPA Case Nos. 947-949). Said environmental documents were adopted by the Planning Commission, along with the project entitlements on April 13, 2020.

On the basis of the findings of the project and the provisions of the State CEQA Guidelines, the City of Santa Fe Springs, as the Lead Agency, determines that an Addendum to the previously approved Pioneer Boulevard Development Project Initial Study IS/MND is appropriate since proposed DPA amendments are within the scope of the previously prepared environmental document and said changes are not anticipated to result in new or greater significant impacts beyond those identified in the previously adopted IS/MND.

An Addendum to the existing MND has been prepared to review the modified project in accordance with the Public Resources Code Section 21166 and Section 15162 of the CEQA Guidelines. The Addendum is included as Exhibit B of Resolution No. 202-2022 (see Attachment 4).

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.

STAFF REMARKS

Based on the findings set forth in the attached Resolution No. 202-2022 (see Attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval. Staff is, therefore, recommending approval of Amendment to DPA Case Nos. 948 and 949, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for Amendment to DPA Nos. 948 and 949 are attached to Resolution No. 202-2022 as Exhibit A.



Wayne M. Morrell
Director of Planning

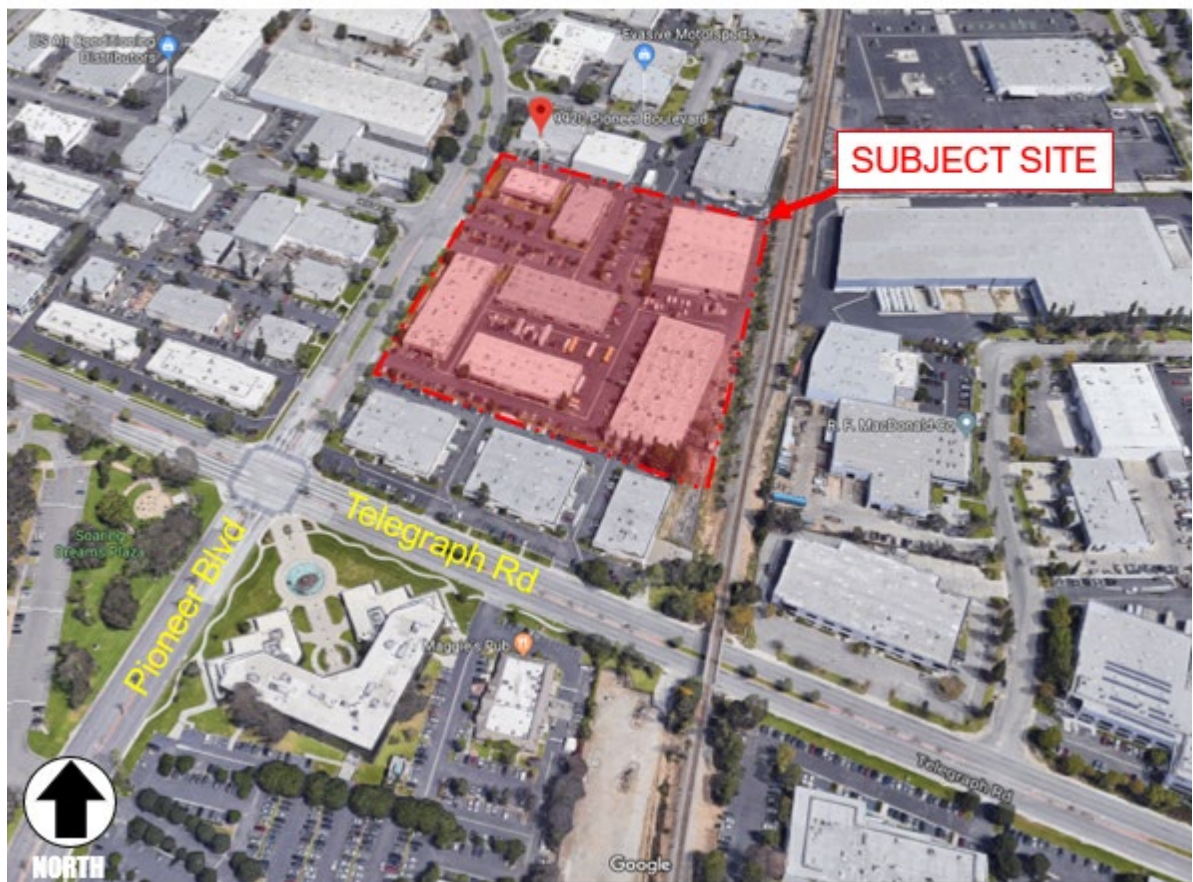
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Resolution No. 202-2022
 - Exhibit A – Conditions of Approval
 - Exhibit B - Addendum No. 1 - IS/MND for the Pioneer Boulevard Development Project
5. Full Set of Proposed Plans

Attachment #1: Aerial Photograph



**CITY OF SANTA FE SPRINGS
AERIAL PHOTOGRAPH**



9920 Pioneer Boulevard (APN: 8055-010-011)

PROJECT

Amendment to DPA Case Nos. 948 and 949

APPLICANT

Rexford Industrial – 9920 Pioneer LLC

Attachment #2: Public Hearing Notice**NOTICE OF PUBLIC HEARING
AMENDMENT TO DEVELOPMENT PLAN APPROVAL
CASE NOS. 948-949**

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

AMENDMENT TO DEVELOPMENT PLAN APPROVAL CASE NOS. 948-949: a request to revise the site plan and building square footage (net decrease of 961 square feet) for the northerly parcel which includes Building 2 (DPA 948) and Building 3 (DPA 949) to avoid construction over existing oil wells and/or spacing for the ongoing access to nearby oil wells.

PROJECT LOCATION: 9920 Pioneer Boulevard (APN: 8005-010-011).

THE HEARING will be held at an adjourned Planning Commission meeting on **Wednesday, February 23, 2022 at 6:00 p.m.** Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public. You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

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

<https://zoom.us/j/558333944?pwd=b0FqbV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: An Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program was previously prepared to study the potential environmental impacts associated with the initial development plan approval. The proposed DPA amendments are within the scope of the previously prepared environmental document, and the mitigation measures have been included in the conditions of approval. An Addendum to the existing MND has been prepared to review the changes proposed in

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

Attachment #2: Public Hearing Notice (Cont.)

the modified project in accordance with the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines. 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

On the basis of the findings of the project and the provisions of the State CEQA Guidelines, the City of Santa Fe Springs, as the Lead Agency, determined that, as documented in this Addendum to the previously approved Pioneer Boulevard Development Project Initial Study (IS)/MND, no supplemental or subsequent MND is required to review the modified project application.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item 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.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: CuongNguyen@santafesprings.org.

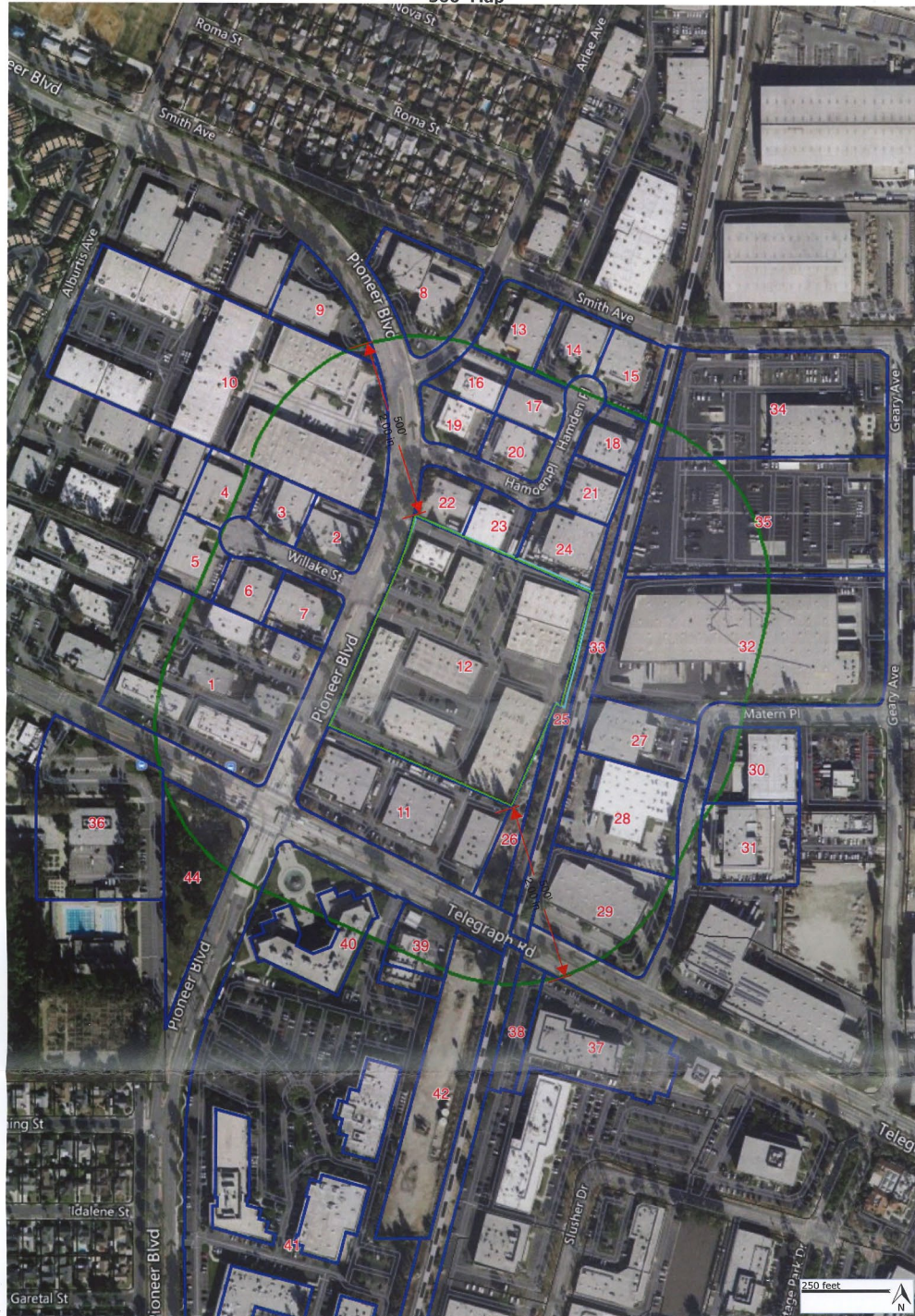
Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

Attachment #3: Radius Map for Public Hearing Notice

12/15/21, 1:27 PM

Print
9920 Pioneer
500' Map



Attachment #4: Resolution No. 202-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 202-2022
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING AMENDMENT TO
DEVELOPMENT PLAN APPROVAL CASE NOS. 948 AND 949

WHEREAS, a request was filed for an Amendment to Development Plan Approval Case Nos. 948 and 949 to allow revisions to the previously-approved development plan for the northerly parcel which includes Building 2 (DPA 948) and Building 3 (DPA 949); and

WHEREAS, the subject property is located on the west side of Pioneer Boulevard, north of Telegraph Road, at 9920 Pioneer Boulevard, with an Accessor's Parcel Number of 8005-010-011, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner and applicant is Rexford Industrial – 9920 Pioneer, LLC, 11620 Wilshire Boulevard, Suite 610, Los Angeles CA 90670; and

WHEREAS, the proposed Amendment to Development Plan Approval Case Nos. 948 and 949 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, on April 13, 2020, pursuant to the California Environmental Quality Act (Pub. Res. Code § 21000 et seq.: “CEQA”) and the State Guidelines for Implementation of CEQA (14 Cal. Code Regs. § 15000 et seq.: “State CEQA Guidelines”), the Planning Commission adopted the original Mitigated Negative Declaration (MND) for the Pioneer Boulevard Development Project; and

WHEREAS, the MND adequately addressed and mitigated the potential environmental impacts associated with the Pioneer Boulevard Development Project; and

WHEREAS, the MND was not legally challenged and thus is presumed valid in accordance with Public Resources Code section 21167.2 and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.); and

WHEREAS, the City is the lead agency for the purpose of the Project pursuant to Public Resources Code section 21067; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an MND has been approved, the lead agency is required to prepare an addendum to a previously approved MND, if some changes or additions to the MND are necessary but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent MND have occurred; and

Whereas, based on the prepared Addendum and all other information in the administrative record, it has determined that none of the circumstances identified in State

CEQA Guidelines section 15162 have arisen as a result of the Project, and that an Addendum to the MND for the Pioneer Boulevard Development Project is appropriate to analyze the reasonably foreseeable environmental impacts of the Modified Project; and

WHEREAS, the Addendum to the MND is provided as an attachment to this resolution (Exhibit B); and

Whereas, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but may be attached to the adopted MND; and

WHEREAS, on February 11, 2022, the City of Santa Fe Springs Planning Department published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. On February 10, 2022, said notice was also 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 and also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on February 23, 2022, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning Amendment to Development Plan Approval Case Nos. 948 and 949.

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing on February 23, 2022; and

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

As the approving body for the Project, the Planning Commission has reviewed and considered the Addendum to MND for Pioneer Boulevard Development Project. Based on the evidence set forth in the record, including but not limited to the Addendum, the Planning Commission finds and determine that an addendum to the MND is the appropriate document for disclosing the minor changes and additions that are necessary to assess the potential environmental impacts of the Project. The Planning Commission finds that the Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project.

The Planning Commission further finds that the Addendum and the administrative record have been completed in compliance with the Public Resources Code and the State CEQA Guidelines. The Planning Commission finds that none of the conditions under

State CEQA Guidelines section 15162 requiring the need for further subsequent environmental review have occurred because the Project as described in the Addendum:

- a) Does not constitute a substantial change that would require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b) Does not constitute a substantial change with respect to the circumstances under which the Project is undertaken which will require major revisions to the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c) Does not contain new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted showing any of the following:
 - (i) The Project would have one or more significant effects not discussed in the previous negative declaration;
 - (ii) Significant effects previously examined would be substantially more severe than shown in the negative declaration;
 - (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the project proponent declined to adopt such measures; or
 - (iv) Mitigation measures or alternatives considerably different from those analyzed in the previous negative declaration that would substantially reduce one or more significant effects on the environment, but which the project proponent declined to adopt.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission has made 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 M-L, Limited Manufacturing, Zone. As proposed, the project complies with all development standards set forth in the M-L Zone. The project does not involve or otherwise require any Zone Variance or Modification Permit to deviate from the City's Zoning Ordinance.

The modified project involves a re-configuration of the previously approved site plan to avoid construction of existing oils wells and to ensure that ongoing access to the wells are provided and maintained. While there is a change to the square footage of the two northerly buildings, the net change results in a decrease of 961 square feet.

The proposed project will still provide three new and attractive industrial building that will set a new architectural standard for the subject site and area. As such, the assessed value of the subject property will significantly improve after the project is constructed, thus leading to an increase in property values for both the subject property as well as the neighboring properties.

(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.*

The subject parcel was previously developed with seven industrial buildings that were constructed in 1973, over 45 years ago. The applicant recently demolished all seven buildings as well as the parking and landscaping areas, and is in the process of preparing the site for the development of three modern industrial buildings totaling 162,557 square feet. Although the applicant is changing the site plan, the elevations will remain consistent with the previously approved designs.

The primary street facing elevations are all provided with extensive glazing, color variation, height variation, recessed walls, and materials used. The remaining elevations have also been provided with a combination of the aforementioned architectural treatments, resulting in aesthetically pleasing contemporary industrial buildings that are comparable to other high-quality industrial projects in Santa Fe Springs. In addition, the project meets or exceeds all requirements of the City's Zoning Ordinance. The project's overall compliance validates that it is in harmony with the overall intent of the City's Zoning Ordinance and will be a significant improvement to the subject site.

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

The proposed buildings are well-designed and will have amenities such as new offices, higher ceiling heights, trash enclosures, and improved on-site circulation, thus the proposed structures should be highly suitable for a variety of industrial users. The buildings are also all provided with a high-quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. Additionally, landscaping will be planted throughout the project site to further soften the building façades and enhance the overall appeal of the site. Said architectural and landscape design elements helps break up the mass of the building and present an attractive, distinctive façade to visitors. As designed, the new buildings are suitable for various industrial users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

(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. As proposed, the project meets or exceeds all development standards set for in the City's Zoning Ordinance and the project does not require any modification permits and/or zone variances. Landscaping provided throughout the site helps to soften expansive building walls and enhances the overall appeal of the site. Additionally, parking areas, loading doors and potential trucking activities are screened by walls or otherwise orientated away from public view. Lastly, and a new meandering sidewalk along Pioneer Boulevard provides a safe and attractive pedestrian pathway.

(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 buildings are contemporary in design. The architect used variations in the provided setback, materials and color. The style and architecture of the proposed buildings, even with the changes, will still be a significant upgrade to the previous buildings that occupied the subject site. Since the existing industrial buildings in the general area are more than 40 years old, the proposed buildings have been designed to become the new standard for new future developments in the area. The proposed buildings are also consistent with other recently approved projects in the City.

(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 Ordinance "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." The Planning Commission finds and determines that proper attention has been given to the location, size, and design of the proposed building. The Planning Commission also finds that the new buildings, even with the recent changes, will still be an enhancement to the overall area. This determination is based on the fact that the project not only meets or exceeds all development standards set for in the City's Zoning Ordinance but is also provided high-quality design and amenities.

(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. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 202-2022 to find that based on the prepared Addendum and all other information in the administrative record, it has determined that none of the circumstances identified in State CEQA Guidelines section 15162 have arisen as a result of the Project, and that an Addendum to the MND for the Pioneer Boulevard Development Project is appropriate to analyze the reasonably foreseeable environmental impacts of the modified Project, and to approve an Amendment to Development Plan Approval Case Nos. 948 and 949 to allow revisions to the previously approved development plan for the northerly parcel which includes Building 2 (DPA 948) and Building 3 (DPA 949) on property located at 9920 Pioneer Boulevard (APN: 8005-010-011), subject to the conditions of approval attached hereto as Exhibit "A" and incorporated herein.

SECTION IV. NOTICE OF DETERMINATION

The Planning Commission directs City staff to prepare, execute, and file a Notice of Determination with the Los Angeles County Clerk within five (5) working days of the Planning Commission's approval.

ADOPTED and APPROVED this 23rd day of February, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A
Conditions of Approval

Exhibit A

REXFORD INDUSTRIAL – 9920 PIONEER LLC

DEVELOPMENT PLAN APPROVAL Case No. 948–949

9920 Pioneer Boulevard, Santa Fe Springs CA 90670

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

1. That the applicant shall pay a flat fee of \$71,968.00 to reconstruct/resurface the existing street frontage from property line to property line, from edge of pavement to centerline of Pioneer Boulevard.
2. That applicant shall remove and replace all driveway approaches, curb, & gutter per city standard plan R-6.4C along Pioneer Boulevard.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard number R-12 and dedicate an easement along the Pioneer Boulevard 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.
4. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
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 \$1,000.00 to install (5) new signs.
6. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Pioneer Boulevard. Storm drain plans shall be approved by the City Engineer.
8. 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.

9. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
10. All buildings shall be connected to the sanitary sewers.
11. 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.
12. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. 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

14. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

PARCEL MAPS

15. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
16. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
17. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

FEES

18. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
19. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
20. 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

21. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
22. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
23. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
24. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang 562.868-0511 x3813)

25. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.03 of the Santa Fe Springs Municipal Code.
26. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.

27. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
28. 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.
29. That all inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current California Geological Energy Management Division (CALGEM) standards.
30. That all abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Department of Fire-Rescue prior to installation.
31. 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.
32. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. Lastly, on-site fire hydrants shall be painted red.
33. 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.
34. 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.

35. 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.
36. 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)

37. 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.
38. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
39. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
40. That the applicant shall submit plumbing plans to the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3335)

41. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
42. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the

Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

43. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
44. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading.
45. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
46. That off-street parking areas shall not be reduced or encroached upon at any time.
47. 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.
48. 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.**
49. 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.

50. 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.
51. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
52. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.
53. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.
54. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

55. 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.
56. 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.
57. 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: Cuong Nguyen 562.868-0511 x7359)

58. 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.

59. Since the subject property is located within the Methane Zone, the owner/developer shall provide a note on the first page of the building construction plans indicating that the subject property is located within the Methane Zone. Said note shall be clearly printed with a minimum front size of 20 point.
60. Prior to issuance of a building or grading permit for property upon which there are any active or abandoned wells, the applicant must complete all items identified within Section 117.129 of the City's Municipal Code, including but not limited to: a Construction Site Well Review from CALGEM, Soil Gas Study, leak testing, well access site map approval, Environmental Release and Indemnity Agreement, etc.
61. The Mitigation Monitoring and Reporting Program, which was previously prepared for the overall project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject project.
62. Applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.*
63. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
64. The applicant, Rexford Industrial – 9920 Pioneer, LLC, shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
65. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.

66. 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.
67. 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.
68. Except as described in Section 155.462 of the City's Zoning Regulations, the applicant agrees and understands that all electrical distribution lines of 16,000 volts or less, telephone, cable antenna television and similar service wires or cables, which provide direct service to the property being developed shall be placed underground.
69. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to each building in the subdivision. The applicant is responsible for complying with this requirements and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.
70. 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.
71. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
72. 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.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
73. Applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used, shrubs designed to fully screen the interior yard and parking areas from public view, and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
74. 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).*
75. The applicant, Rexford Industrial – 9920 Pioneer, LLC, shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
76. Upon completion of the new landscaping, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
77. 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.

78. Once buildings are constructed, applicant understands and agrees that all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
79. The proposed grade level roll-up doors located along the north side of Buildings 2 & 3 shall only be used for forklift access and shall not be utilized for truck loading and unloading at any time.
80. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
81. 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.
82. Pursuant to the sign standards of the Zoning Regulations and related Sign Guidelines of the City of Santa Fe Springs, a comprehensive Sign Program for the entire development, including the southerly building, shall be prepared and submitted to the Director of Planning (or designee) for review and approval prior to obtaining a building permit for any signs related to the subject development.
83. 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 throughout the subject site shall be installed in accordance with the comprehensive Sign Program for the subject development.
84. 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.

85. Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Pioneer Boulevard, use said street as a staging area, or to back up onto the street from the subject property.
86. 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.
87. 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.
88. The applicant, Rexford Industrial – 9920 Pioneer, LLC, shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element. At minimum, the information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site; and
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 - c. Ridesharing promotional material supplied by commuter-oriented organizations; and
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
89. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
90. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This

is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

91. A safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers shall be provided. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
92. A minimum of 256 parking stalls (*151 parking stalls for Building 1 and 105 parking stalls for Buildings 2 and 3*) shall be provided and continually maintained on the subject site at all times. Said parking stalls shall be legibly marked off on the pavement, showing the required parking spaces. Additionally, all compact spaces shall be further identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
93. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
94. 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.
95. 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.
96. 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.*
97. 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).

98. 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.
99. 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.
100. 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.
101. 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.
102. Applicant understands that 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. *It should be noted that certain changes may also require approvals from other departments.*
103. The applicant shall provide a Covenants, Conditions & Restrictions (CC&R) or another legally binding agreement that details the governing of the common area for Buildings 2 and 3. At minimum, the document shall:
 - a. Be subject to review and approval by the City Attorney, and the owner/developer shall pay all City costs related to the review.
 - b. Clarify the expectations, responsibilities and funding requirements to ensure that all common area improvements as well as the exterior of both buildings will be continually maintained.
 - c. Clarify the assignment or otherwise common use of all on-site parking stalls.
 - d. Provide language to clarify that no portion of the required off-street parking area 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 City's Fire Marshall.

104. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof
105. The applicant understand and agrees that Development Plan Approval Case Nos. 948-949, if they are not utilized within a period of 24 consecutive months from the effective date, shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 24 consecutive months shall terminate said Development Plan Approvals and any privileges granted thereunder shall become null and void. However, an extension of said time frame may be granted by Commission or Council action.
106. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
107. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

Exhibit B
Addendum #1 – IS/MND for the Pioneer Boulevard Development Project

CITY OF SANTA FE SPRINGS

**ADDENDUM #1 TO THE
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
TPM No. 82433 and DPA Case Nos. 947-949**

December 2021

REGULATORY SETTING

Pursuant to Section 21166 of the California Environmental Quality Act (CEQA) and Section 15162 of the State CEQA Guidelines, when an Environmental Impact Report (EIR) has been certified or a negative declaration adopted for a project, no subsequent EIR or Mitigated Negative Declaration (MND) shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or MND.
 - b. Significant effects previously examined will be substantially more severe than identified in the previous EIR or MND.
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR or MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or MND shall be prepared if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR/MND have occurred.

On April 13, 2020, an MND was adopted and the Pioneer Boulevard Development Project was approved under TPM No. 82433 and DPA Case Nos. 947-949 (approved project). The City has received a Development Plan Amendment application to revise the approved site plan and building square footages for buildings 2 and 3 (DPA 948-949) and remove the previous request within TPM No. 82433 to subdivide the northerly parcel for condominium purposes (modified project). This Addendum reviews the changes proposed by the modified project and any changes to the existing conditions that have occurred since the project was adopted. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the project was adopted. It further examines whether, as a result of any changes or any new information, a subsequent MND may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their Environmental Analysis, which addresses environmental checklist issues on a section-by-section basis.

On the basis of the findings of the project and the provisions of the State CEQA Guidelines, the City of Santa Fe Springs, as the Lead Agency, determined that, as documented in this Addendum to the previously approved Pioneer Boulevard Development Project Initial Study (IS)/MND, no supplemental or subsequent MND is required to review the modified project application.

BACKGROUND

On April 13, 2020, the Pioneer Boulevard Development Project was approved under TPM No. 82433 and DPA Case Nos. 947-949 and an IS/MND was adopted (Adopted IS/MND). The approved project included the demolition of seven existing industrial buildings (158,000 net square feet) and construction of three industrial buildings on the 9.06-acre project site. The three industrial buildings totaled approximately 163,518 gross square feet and including 9,000 square feet of first floor office space, 9,000 square feet of mezzanine office space, and 271 total parking stalls surrounded by 39,093 square feet of landscaping (see Figure 1, *Previously Approved Site Plan*). The previously approved project has not been constructed.

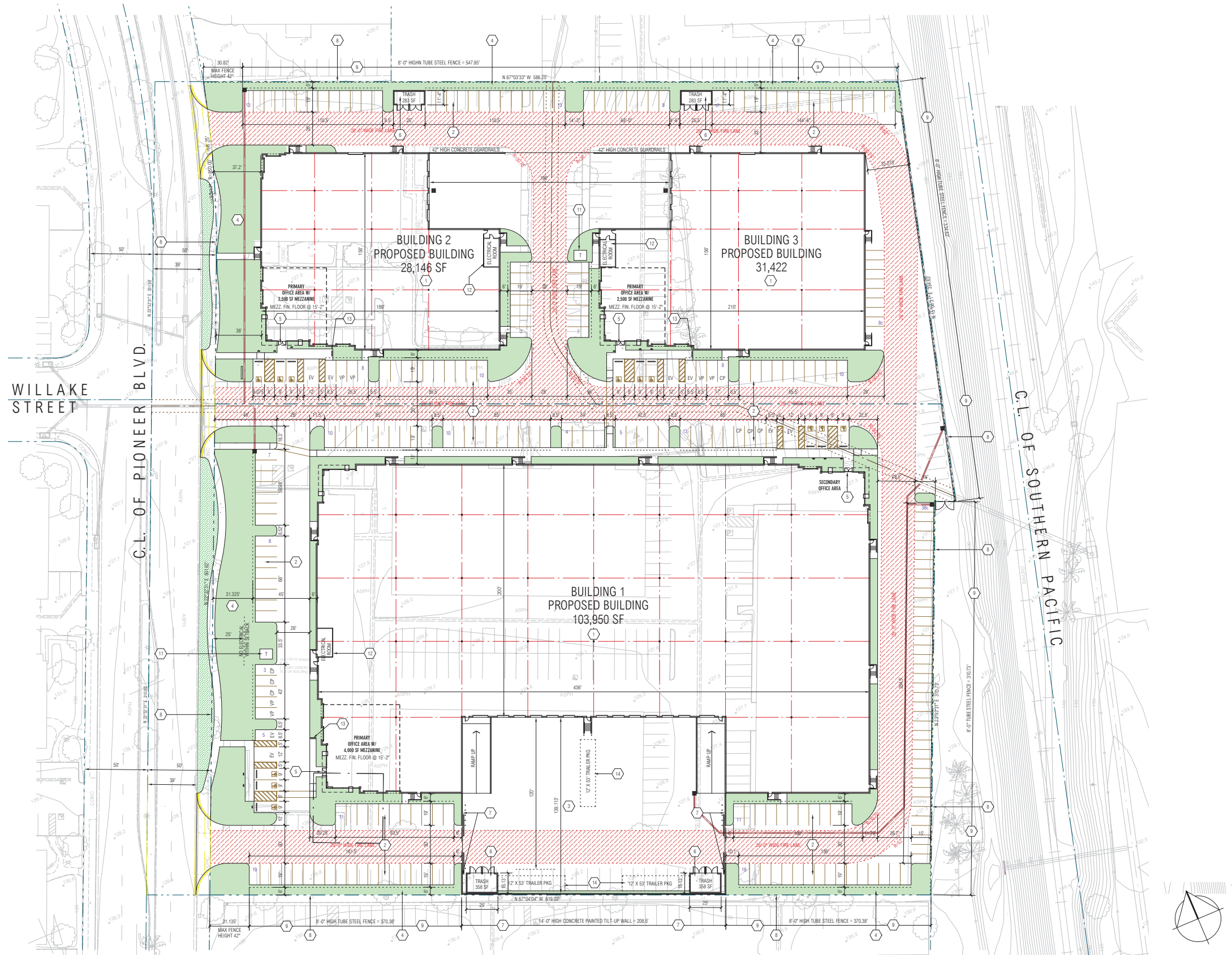
The Adopted IS/MND identified Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources as environmental topics that could potentially result in significant impacts and included mitigation measures. All potential significant impacts were determined to be less than significant with the incorporation of mitigation measures identified in the Adopted IS/MND. Environmental impacts related to Aesthetics, Agriculture and Forest Resources, Air Quality, Energy, Hydrology/Water Quality, Land Use/Planning, Mineral Resources Noise, Population/Housing, Public Services, Utilities/Service Systems, and Wildfire were determined to result in less than significant impacts or otherwise having no impacts.

EXISTING SETTING

The project site has a General Plan Land Use designation of Business Park and a zoning designation of Limited Manufacturing (ML). As it relates to the proposed project, the ML zoning allows “for the establishment of administrative offices of business and industrial concerns...restricted manufacturing and appurtenant uses compatible to the development of an industrial park”. Warehouses are a permitted use within this zoning designation.

The 9.06-acre project site is currently developed as a business park, referred to as the Santa Fe Springs Commerce Center, and is unoccupied. The site contains seven structures (totaling approximately 158,000 square feet) with associated surface parking adjacent to each building. Previous tenants conducted businesses that include laboratory, office, and various limited industrial and services-type uses. Site landscaping currently includes trees, turf grass, and other ornamental vegetation. The topography of the site is generally flat. East of the project site is an approximately two-foot high block wall with trees, weeds, and debris in between the project site and the adjacent railroad tracks.

Areas immediately north and west of the project site include business park uses, designated as Business Park in the General Plan and ML zoning. The area immediately south of the project site is designated as Business Park land use and Limited Manufacturing – Design Overlay (ML-D). zoning Southern Pacific railroad tracks run adjacent to the eastern border of the site, which are followed by industrial uses designated as Industrial and zoned for Heavy Manufacturing (M-2).



PROJECT DESCRIPTION:

The Applicant, Rexford Development, is requesting minor revisions to the approved site plan (Buildings 2 and 3) and removal of the previous request within TPM No. 82433 to subdivide the northerly parcel for condominium purposes through submittal of an application to amend Development Plan Approval Case Nos. 947-949.

The Adopted IS/MND describes that the project site was a former oilfield and contains seven oil wells. The Applicant is requesting the site plan modifications to not only avoid building over the existing oil wells but also to provide increased building setbacks and drive aisle modifications from the previously approved project to provide adequate space for maintenance access to the oil wells onsite, allowing for tie-down of secure drilling and workover rigs.

Under the project, the Building 1 site (south of Willake Street) would remain consistent with the previously approved project site plan. No modifications to Building 1 are requested.

The following site plan modifications are being requested north of Willake Street and are shown in Figure 3, *Proposed Site Plan*:

- Shifting Building 3 approximately 35 feet to the east;
- Expanding Building 2 to remove the previously approved notch out on the northeast corner of the building;
- Relocating parking stalls previously proposed on the east side of Building 3 to a landscaped parking area east of Building 2; and
- Although not depicted, the applicant no longer plans to create an air space condo subdivision for Buildings 2 and 3. The change will be made to TPM 82433 prior to Final Map approval.

Discretionary Approvals, Permits, and Studies

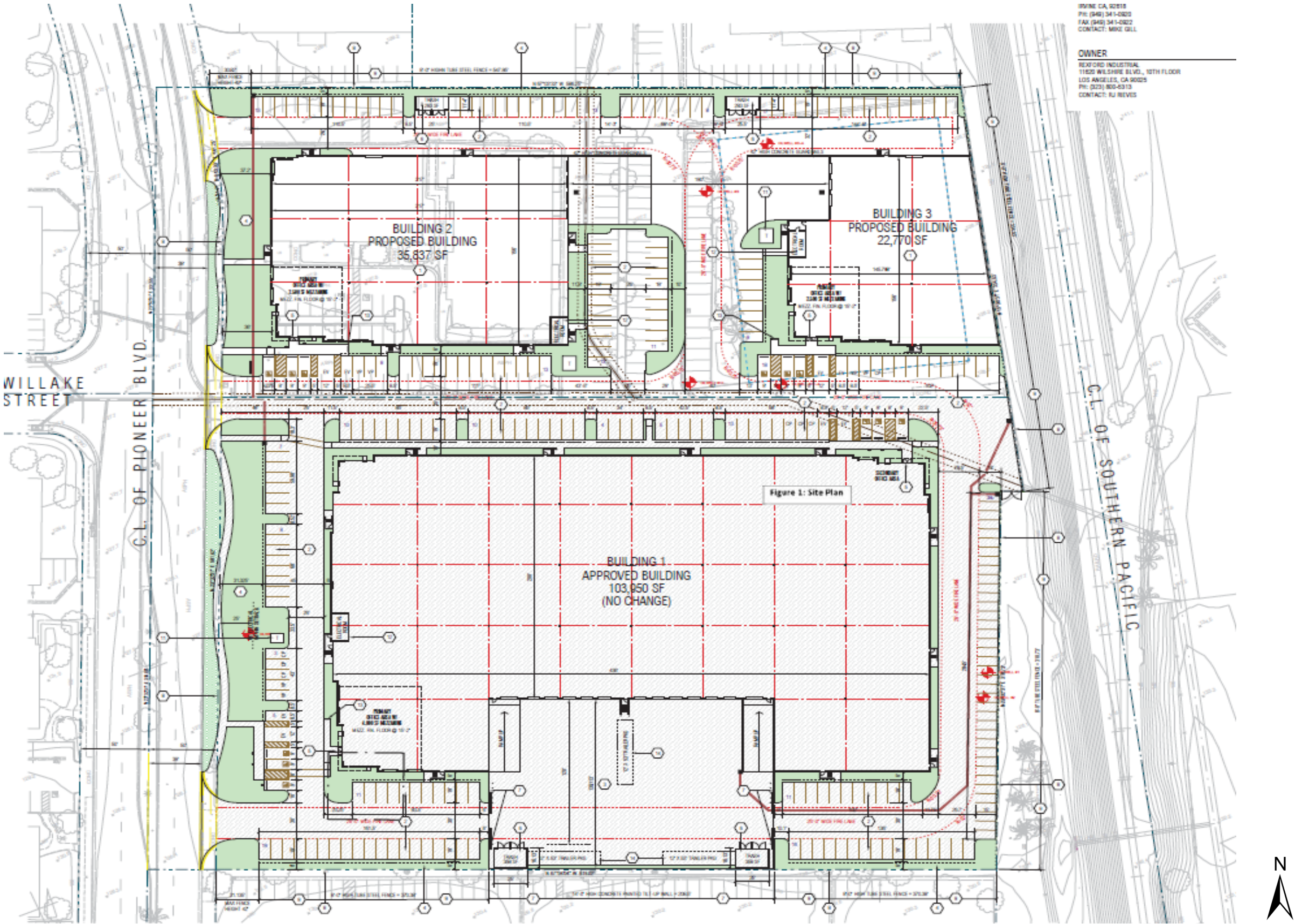
The following discretionary approvals are anticipated to be necessary for implementation of the project:

- Approval of the IS/MND Addendum for the modified project
- Approval of the Development Plan Amendment (DPA) Case Nos. 947-949

Table 1. Development Comparison

Development	Previously Approved Project	Modified Project	Difference
Site Area (SF)	363,279 (9.06 ac.)	363,279 (9.06 ac.)	-
Gross Building Area (SF)	163,518	162,557	(961 SF)
Gross Area Building 1 (SF)	103,950	103,950	-
Gross Area Building 2 (SF)	28,146	35,837	+7,691 SF
Gross Area Building 3 (SF)	31,422	22,770	(8,652 SF)
Buildings 2 & 3 Area (SF)	59,568	58,607	(961 SF)
Total Parking Stalls	271	285	14 add'l spaces
Buildings 2 & 3 Parking	109	123	14 add'l spaces
Total Landscaping (SF)	22,420	22,420	-
Buildings 2 & 3 Landscaping	16,673	16,673	-
FAR	45.01	44.75	(.26)

Proposed Site Plan



The project does not propose to expand the project area or square footage of the previously approved project. The overall total building footprint area for the two buildings would decrease as a result of the modified project. The project site north of Willake Street (Buildings 2 and 3) was previously approved for 59,568 square feet of building footprint, 109 parking stalls (108 required), and 16,673 square feet of landscape area. The modified project proposes 58,607 square feet of building footprint, 123 parking stalls (105 required), and 16,673 square feet of landscape area. Building 2 would have a building footprint of 35,837 square feet, including 2,500 square feet of office space and mezzanine. Building 3 would have a building footprint of 22,770 square feet, including 2,500 square feet of office space and mezzanine.

CEQA ANALYSIS

The project proposes a reduced building footprint and gross building area in comparison to the previously approved project (see Table 1). The number of trips anticipated to result from the modified project would be less than the previously approved project, as shown in Table 2, *Trip Generation Comparison*.

Table 2. Trip Generation Comparison

Scenario	Daily	In	Out	Total	In	Out	Total
Net PCE Trip Generation (Total Proposed-Total Existing)	-916	83	-7	75	-13	71	58
Previously Approved Net PCE Trip Generation	-910	83	-7	76	-13	72	59
Comparison (Net PCE - Previously Approved Net PCE)	-6	-1	0	-1	0	-1	-1

Source: Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017.

Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: General Light Industrial

Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Trip generation from EPD Solutions' Pioneer Boulevard Development Trip Generation and Level of Service Analysis, February 11, 2019 (Appendix A)

Table 3. Project Impacts

Environmental Topic	Impacts
Aesthetics:	Landscaping areas would remain the same. Building architecture and design would be consistent with previously approved project.
Agriculture and Forest Resources:	No change.
Air Quality:	Construction: No change. Operational: Impacts are anticipated to be less than previously approved project as a result in lower trip generation and smaller overall building square footage.
Biological Resources:	No change.
Cultural Resources:	No change.
Energy:	Construction: No change. Operational: Impacts are anticipated to be less than previously approved project as a result in lower trip generation and smaller overall building square footage.
Geology/Soils:	No change.
Greenhouse Gas Emissions:	Construction: No change. Operational: Impacts are anticipated to be less than previously approved project as a result in lower trip generation and smaller overall building square footage.
Hazards and Hazardous Materials:	Wells would be protected in place and maintenance access would be provided as required by CalGEM and the City's Methane Ordinance.
Hydrology/Water Quality:	No change.

Land Use/Planning:	No change.
Mineral Resources:	No change.
Noise:	No change.
Population/Housing:	No change.
Public Services:	No change.
Recreation:	No change.
Transportation:	Drive aisles would be modified slightly to accommodate new site design and ongoing maintenance access to existing wells.
Tribal Cultural Resources:	No change.
Utilities/Service Systems:	No change.
Wildfire:	No change.

The proposed project would not result in further major modifications to the previously approved project. Therefore, project changes would not be anticipated to result in new or greater significant impacts beyond those identified in the previously adopted IS/MND. The modified project would be required to comply with all mitigation, local, State, and federal regulations and policies included in the approved environmental documentation.

DETERMINATION

As set forth in State CEQA Guidelines Section 15164(b), an agency may prepare an addendum to a prior CEQA document: "An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

This Addendum is the appropriate CEQA documentation for the Project because:

- the project does not change the land use that was previously approved, the impacts of which were previously analyzed in the IS/MND for the project approved under DPA Case Nos. 947-949;
- the project would not permit an intensification of uses that would lead to increased environmental impacts beyond those that are already analyzed in the IS/MND;
- the project does not modify previously analyzed project in a substantive way;
- no new mitigation measures are required;
- none of the conditions identified in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines apply; and,
- no new significant adverse project-specific or cumulative impacts in any environmental areas were identified, nor would any project-specific or cumulative impacts in any environmental areas be made worse as a result of implementing the project.

Therefore, pursuant to State CEQA Guidelines Section 15164, this document serves as an addendum to the Adopted IS/MND prepared for the original project approval DPA Case Nos. 947-949. It is the independent judgment of Santa Fe Springs Staff that the proposed changes to the modified project do not require the preparation of a subsequent IS/MND as described in State CEQA Guidelines Section 15162.

APPENDIX A: Trip Generation

Table 1. Pioneer Blvd Development PCE Trip Generation Comparison

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
General Light Industrial ¹	TSF	4.96	0.62	0.08	0.70	0.08	0.55	0.63	
Business Park ²	TSF	12.44	0.24	0.16	0.40	0.19	0.23	0.42	
General Office Building ³	TSF	9.74	1.00	0.16	1.16	0.18	0.97	1.15	
<u>Existing Trip Generation</u>									
Business Park	149.605	TSF	1861	37	23	60	29	34	63
Office	8.064	TSF	79	8	1	9	1	8	9
Total Existing Trip Generation			1940	45	25	69	30	42	72
<u>Total Vehicle Trip Generation</u>									
Proposed Project (Light Industrial)	162.557	TSF	806	100	14	114	13	89	102
<u>Vehicle Mix⁴</u>	<u>Percent</u>								
Passenger Vehicles	78.60%	634	79	11	89	10	70	80	
2-Axle Trucks	8.00%	65	8	1	9	1	7	8	
3-Axle Trucks	3.90%	31	4	1	4	1	3	4	
4+-Axle Trucks	9.50%	77	10	1	11	1	8	10	
	100%	806	100	14	114	13	89	102	
<u>PCE Trip Generation⁵</u>	<u>PCE Factor</u>								
Passenger Vehicles	1.0	634	79	11	89	10	70	80	
2-Axle Trucks	1.5	97	12	2	14	2	11	12	
3-Axle Trucks	2.0	63	8	1	9	1	7	8	
4+-Axle Trucks	3.0	230	29	4	32	4	25	29	
Total Proposed PCE Trip Generation			1023	127	17	144	17	113	130
<u>Net PCE Trip Generation (Total Proposed-Total Existing)</u>			-916	83	-7	75	-13	71	58
Previously Approved Net PCE Trip Generation ⁶			-910	83	-7	76	-13	72	59
<u>Comparison (Net PCE - Previously Approved Net PCE)</u>			-6	-1	0	-1	0	-1	-1

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition*, 2017. Land Use Code 110 - General Light Industrial.

² Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition*, 2017. Land Use Code 770 - Business Park.

³ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition*, 2017. Land Use Code 710 - General Office Building.

⁴ Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: General Light Industrial

⁵ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

⁶ Trip generation from EPD Solutions' *Pioneer Boulevard Development Trip Generation and Level of Service Analysis*, February 11, 2019.

Table 1. Pioneer Blvd Development PCE Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
General Light Industrial ¹	TSF	4.96	0.62	0.08	0.70	0.08	0.55	0.63	
Business Park ²	TSF	12.44	0.24	0.16	0.40	0.19	0.23	0.42	
General Office Building ³	TSF	9.74	1.00	0.16	1.16	0.18	0.97	1.15	
<u>Existing Trip Generation</u>									
Business Park	149.605	TSF	1861	37	23	60	29	34	63
Office	8.064	TSF	79	8	1	9	1	8	9
Total Existing Trip Generation			1940	45	25	69	30	42	72
<u>Total Vehicle Trip Generation</u>									
Proposed Project (Light Industrial)	163.518	TSF	811	101	14	114	13	90	103
<u>Vehicle Mix⁴</u>		<u>Percent</u>							
Passenger Vehicles	78.60%	637	79	11	90	11	70	81	
2-Axle Trucks	8.00%	65	8	1	9	1	7	8	
3-Axle Trucks	3.90%	32	4	1	4	1	3	4	
4+-Axle Trucks	9.50%	77	10	1	11	1	9	10	
		100%	811	101	14	114	13	90	103
<u>PCE Trip Generation⁵</u>		<u>PCE Factor</u>							
Passenger Vehicles	1.0	637	79	11	90	11	70	81	
2-Axle Trucks	1.5	97	12	2	14	2	11	12	
3-Axle Trucks	2.0	63	8	1	9	1	7	8	
4+-Axle Trucks	3.0	231	29	4	33	4	26	29	
Total PCE Trip Generation			1029	128	17	145	17	114	131
<u>Net New PCE Trip Generation</u>			-910	83	-7	76	-13	72	59

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017. Land Use Code 110 - General Light Industrial.

² Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017. Land Use Code 770 - Business Park.

³ Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017. Land Use Code 710 - General Office Building.

⁴ Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: General Light Industrial

⁵ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Table 1. Pioneer Blvd Development PCE Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
Manufacturing ¹	TSF	3.93	0.48	0.14	0.62	0.21	0.46	0.67	
Business Park ²	TSF	12.44	0.24	0.16	0.40	0.19	0.23	0.42	
General Office Building ³	TSF	9.74	1.00	0.16	1.16	0.18	0.97	1.15	
<u>Existing Trip Generation</u>									
Business Park	149.605	TSF	1861	37	23	60	29	34	63
Office	8.064	TSF	79	8	1	9	1	8	9
Total Existing Trip Generation			1940	45	25	69	30	42	72
<u>Total Vehicle Trip Generation</u>									
Proposed Project (Manufacturing)	163.518	TSF	643	78	23	101	34	76	110
<u>Vehicle Mix</u> ⁴		<u>Percent</u>							
Passenger Vehicles	78.60%	505	61	18	80	27	59	86	
2-Axle Trucks	8.00%	51	6	2	8	3	6	9	
3-Axle Trucks	3.90%	25	3	1	4	1	3	4	
4+-Axle Trucks	9.50%	61	7	2	10	3	7	10	
		100%	643	78	23	101	34	76	110
<u>PCE Trip Generation</u> ⁵		<u>PCE Factor</u>							
Passenger Vehicles	1.0	505	61	18	80	27	59	86	
2-Axle Trucks	1.5	77	9	3	12	4	9	13	
3-Axle Trucks	2.0	50	6	2	8	3	6	9	
4+-Axle Trucks	3.0	183	22	7	29	10	22	31	
Total PCE Trip Generation			815	99	30	129	43	96	139
<u>Net New PCE Trip Generation</u>			-1124	55	5	59	13	54	67

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017. Land Use Code 140: Manufacturing.

² Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017. Land Use Code 770 - Business Park.

³ Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 10th Edition, 2017. Land Use Code 710 - General Office Building.

⁴ Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: Industrial Park

⁵ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Table 2. Cumulative Projects Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
General Light Industrial ¹	TSF	4.96	0.62	0.08	0.70	0.08	0.55	0.63	
<u>Total Vehicle Trip Generation</u>									
Breitburn Industrial	318.121	TSF	1578	196	27	223	26	174	200
Rexford Industrial	201.467	TSF	999	124	17	141	17	110	127
Total			2577	320	44	364	43	285	327
<u>Vehicle Mix²</u>		<u>Percent</u>							
Passenger Vehicles	78.60%	2026	252	34	286	33	224	257	
2-Axle Trucks	8.00%	206	26	3	29	3	23	26	
3-Axle Trucks	3.90%	101	12	2	14	2	11	13	
4+-Axle Trucks	9.50%	245	30	4	35	4	27	31	
	100%	2577	320	44	364	43	285	327	
<u>PCE Trip Generation³</u>		<u>PCE Factor</u>							
Passenger Vehicles	1.0	2026	252	34	286	33	224	257	
2-Axle Trucks	1.5	309	38	5	44	5	34	39	
3-Axle Trucks	2.0	201	25	3	28	3	22	26	
4+-Axle Trucks	3.0	734	91	12	104	12	81	93	
Total PCE Trip Generation			3270	406	55	462	54	361	415

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 110 - General Light Industrial.

² Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: General Light Industrial

³ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Attachment #5: Full Set of Proposed Plans



SCALE: 1" = 30'-0"

OWNER
 REXFORD INDUSTRIAL
 11620 WILSHIRE BLVD., 10TH FLOOR
 LOS ANGELES, CA 90025
 PH: (323) 800-5313
 CONTACT: RJ RIEVES

OWNER
REXFORD INDUSTRIAL
11620 WILSHIRE BLVD., 10TH FLOOR
LOS ANGELES, CA 90025
PH: (323) 800-5313
CONTACT: RJ RIEVES

PROJECT DATA - BUILDING 2 AND 3:		ML
ZONE:		
SITE AREA:		141,817 SF / 3.26 AC
FOOTPRINT AREA:		48,607 SF
FIRST FLOOR OFFICE:		5,000 SF
SECOND FLOOR AREA:		5,000 SF
TOTAL BUILDING AREA:		58,607 SF
COVERABLE:		38.45 %
F.A.R.:		41.97 %
PARKING PROVIDED:		
0 - 40,000 SF (1/500 SF)		80 STALLS
40,001 SF - 100,000 SF (1/750 SF)		25 STALLS
100,001 SF - 200,000 SF (1/1,000 SF)		00 STALLS
200,001 SF AND ABOVE (1/2,000 SF)		00 STALLS
TOTAL STALLS		105 STALLS
PARKING PROVIDED:		
ACCESSIBLE STALLS		6 STALLS
STANDARDS STALLS		117 STALLS
COMPACT STALLS (25% MAX)		0 STALLS
TOTAL STALLS		123 STALLS
BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CAL GREEN)		5 STALLS
1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING		1 STALLS
TOTAL BICYCLE STALLS PROVIDED		6 STALLS
LANDSCAPE PROVIDED:		
FRONTAGE: 25' X 254' = 6,350 SF		6,350 SF
6% OF PARKING AREA = 35,863 SF X .06		2,141 SF
TOTAL LANDSCAPE PROVIDED:		8,491 SF
LANDSCAPE PROVIDED: (10,913 SF PARKING LANDSCAPE)		16,673 SF
GENERAL NOTES:		
1. NO MORE THAN 15% OFFICE BUILDOUT IS ANTICIPATED.		
TRASH AREA CALCULATION		
REQUIRED TRASH AREA:		
1% FOR THE FIRST 20,000 SF		200 SF
1/2% FOR AFTER 20,000 SF		198 SF
TOTAL REQUIRED		398 SF
PROVIDED TRASH AREA		566 SF

GENERAL NOTES:

1. EXISTING STRUCTURES ONSITE TO BE REMOVED.
2. CONCEPTUAL MONUMENT SIGN LOCATIONS ARE PROVIDED ONLY. NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE.
3. ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUND.
4. DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
5. DAMAGED SECTIONS OF CURB & GUTTER ALONG PIONEER BLVD. SHALL BE REPAIRED.
6. STATE OF CALIFORNIA GENERAL CONSTRUCTION NPDES PERMITS AND WQD NUMBERS MUST BE OBTAINED PRIOR TO PERMIT.
7. PROVIDE 1 FOOT CANDLE MIN. THROUGH-OUT THE DEVELOPMENT AND SHALL BE APPROVED BY THE POLICE DEPARTMENT.

PROJECT INFORMATION	
ASSESSOR PARCEL NUMBER (S):	8005-010-011
GENERAL PLAN DESIGNATION:	BUSINESS PARK
ZONE DESIGNATION:	ML (LIMITED MANUFACTURING)
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	B/ S-1



0000 PIONEER BLVD
SANTA FE SPRINGS, CA

[illegible]

RG&A PROJECT NO:	20199.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	20199-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT	
RG&A, OFFICE OF ARCHITECTURAL DESIGN	

SITE PLAN

0000 PIONEER BLVD
SANTA FE SPRINGS, CA



REXFORD INDUSTRIAL
11620 WILSHIRE BOULEVARD, 10TH FLOOR
LOS ANGELES, CA 90025
323-800-5313 PH
ATTN: ERIN THRASH

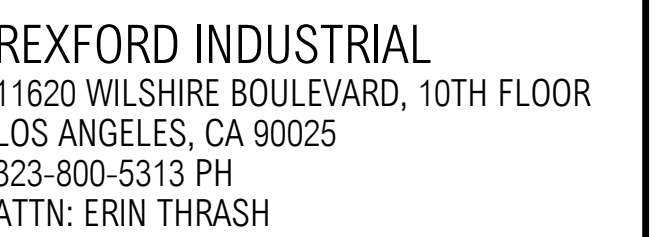
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B/D		
PC		
DD		
SD	8/16/21	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

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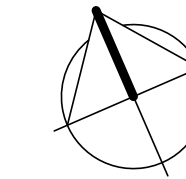
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RGA, OFFICE OF ARCHITECTURAL DESIGN

FLOOR PLAN - BUILDING 2

0000 PIONEER BLVD
SANTA FE SPRINGS, CA



COPYRIGHT
RG&A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
EXTERIOR ELEVATION - BUILDING 2



1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.
2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

	1.	FIELD COLOR FRAZEE - CL 3211W - WASH BASIN
	2.	LIGHT ACCENT COLOR FRAZEE - CL 3214M - WAVELENGTH
	3.	DARK ACCENT COLOR FRAZEE - CL 3215D - ELF
	4.	DARK ACCENT COLOR FRAZEE - CL 3216A - BRAINCHILD
	5.	CANOPIES - ALUCOBOND: NATURAL BRUSHED GRAPHITE
	6.	GLASS - PRIMARY WINDOW PPG SOLARCOOL PACIFICA
	7.	GLASS - ACCENT COLOR AT ENTRIES PPG VISTACOOL PACIFICA

SCALE: 1/16" = 1'-0"



0000 PIONEER BLVD
SANTA FE SPRINGS, CA

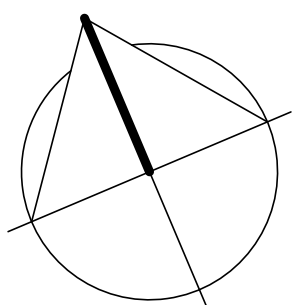


REXFORD INDUSTRIAL
11620 WILSHIRE BOULEVARD, 10TH FLOOR
LOS ANGELES, CA 90025
323-800-5313 PH
ATTN: ERIN THRASH

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MARK	DATE	DESCRIPTION

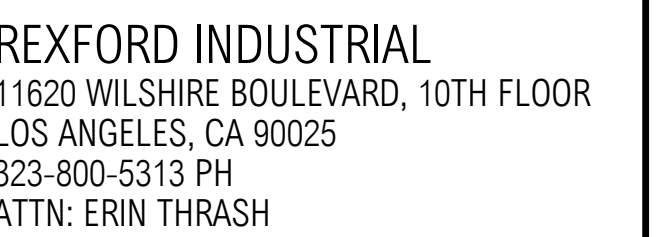
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RG&A, OFFICE OF ARCHITECTURAL DESIGN	

FLOOR PLAN - BUILDING 3

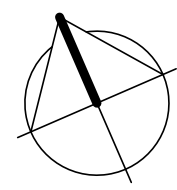


SCALE: 1" = 10'-0"

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SANTA FE SPRINGS, CA

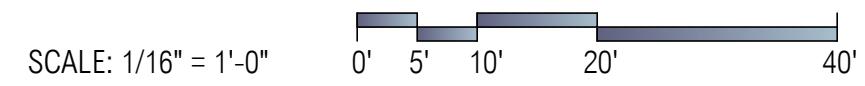


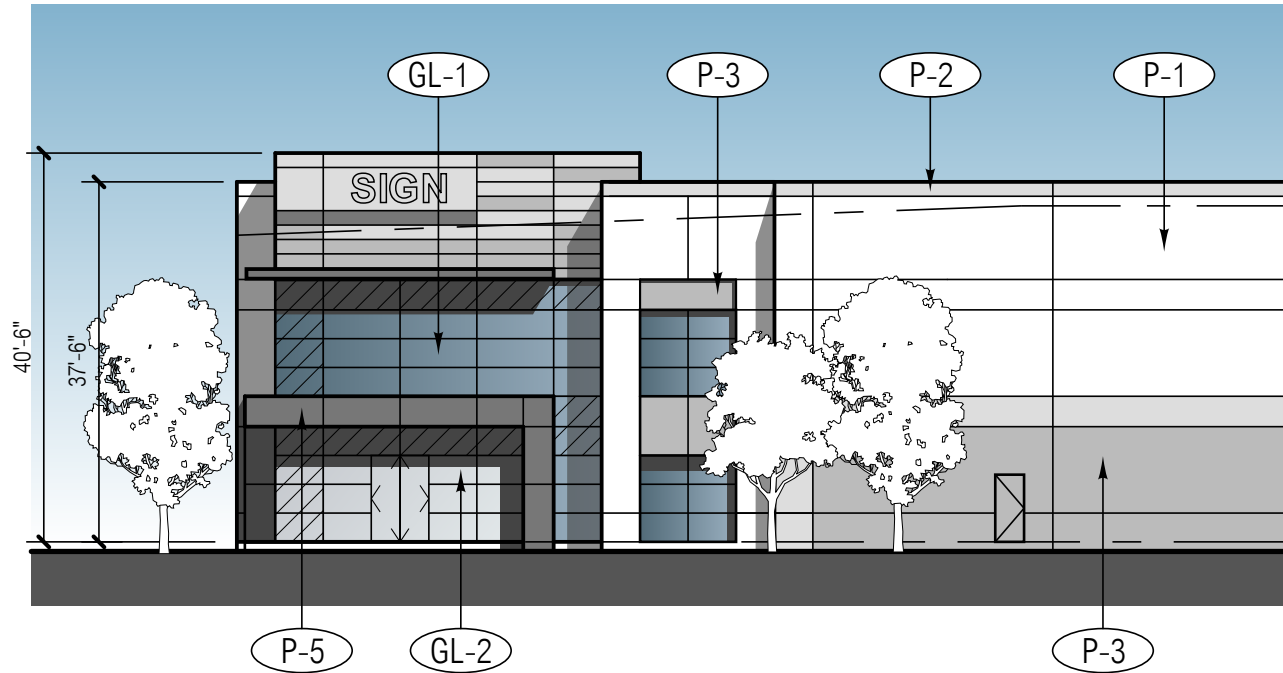
EXTERIOR ELEVATION - BUILDING 3



2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

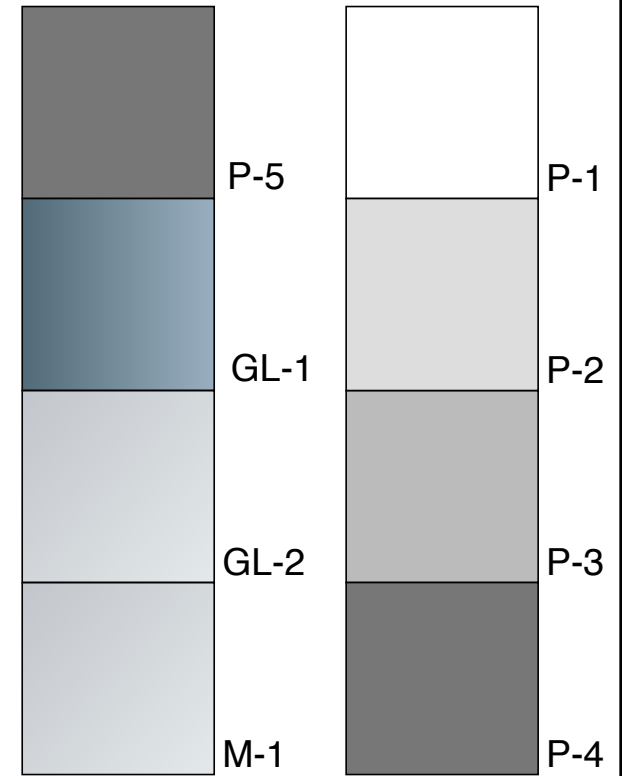
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	2. LIGHT ACCENT COLOR FRAZEE - CL 3214M - WAVELENGTH
	3. DARK ACCENT COLOR FRAZEE - CL 3215D - ELF
	4. DARK ACCENT COLOR FRAZEE - CL 3216A - BRAINCHILD
	5. CANOPIES - ALUCOBOND: NATURAL BRUSHED GRAPHITE
	6. GLASS - PRIMARY WINDOW PPG SOLARCOOL PACIFICA
	7. GLASS - ACCENT COLOR AT ENTRIES PPG VISTACOLOR PACIFICA





PARTIAL ENTRY ELEVATION

SCALE 1" = 20'-0"



FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	FIELD COLOR	COLOR: FRAZEE CL 3211W WASH BASIN
P-2	ACCENT COLOR	COLOR: FRAZEE CL 3214M WAVELENGTH
P-3	ACCENT COLOR	COLOR: FRAZEE CL 3215D ELF
P-4	ACCENT COLOR	COLOR: FRAZEE CL 3216A BRAINCHILD
P-5	CANOPY ALUCOBOND	COLOR: NATURAL BRUSHED GRAPHITE
GL-1	GLAZING	BLUE REFLECTIVE GLAZING - PPG SOLARCOOL PACIFICA
GL-2	GLAZING	BLUE REFLECTIVE GLAZING - PPG VISTACOOOL PACIFICA
M-1	MULLIONS	CLEAR ANODIZED ALUMINUM

PIONEER BLVD.
OFFICE / WAREHOUSE

000 PIONEER BLVD
SANTA FE SPRINGS, CA

REXFORD INDUSTRIAL

RGA

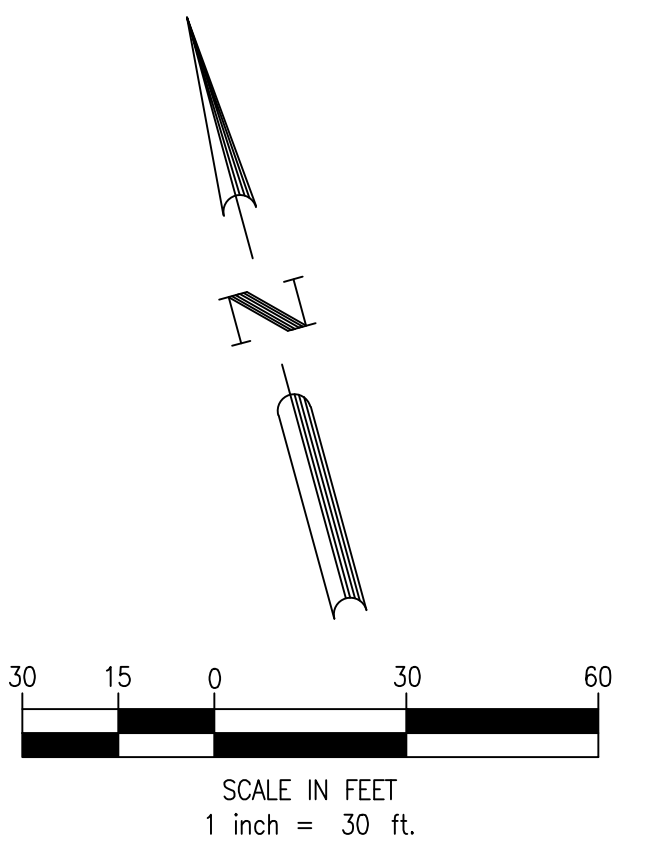
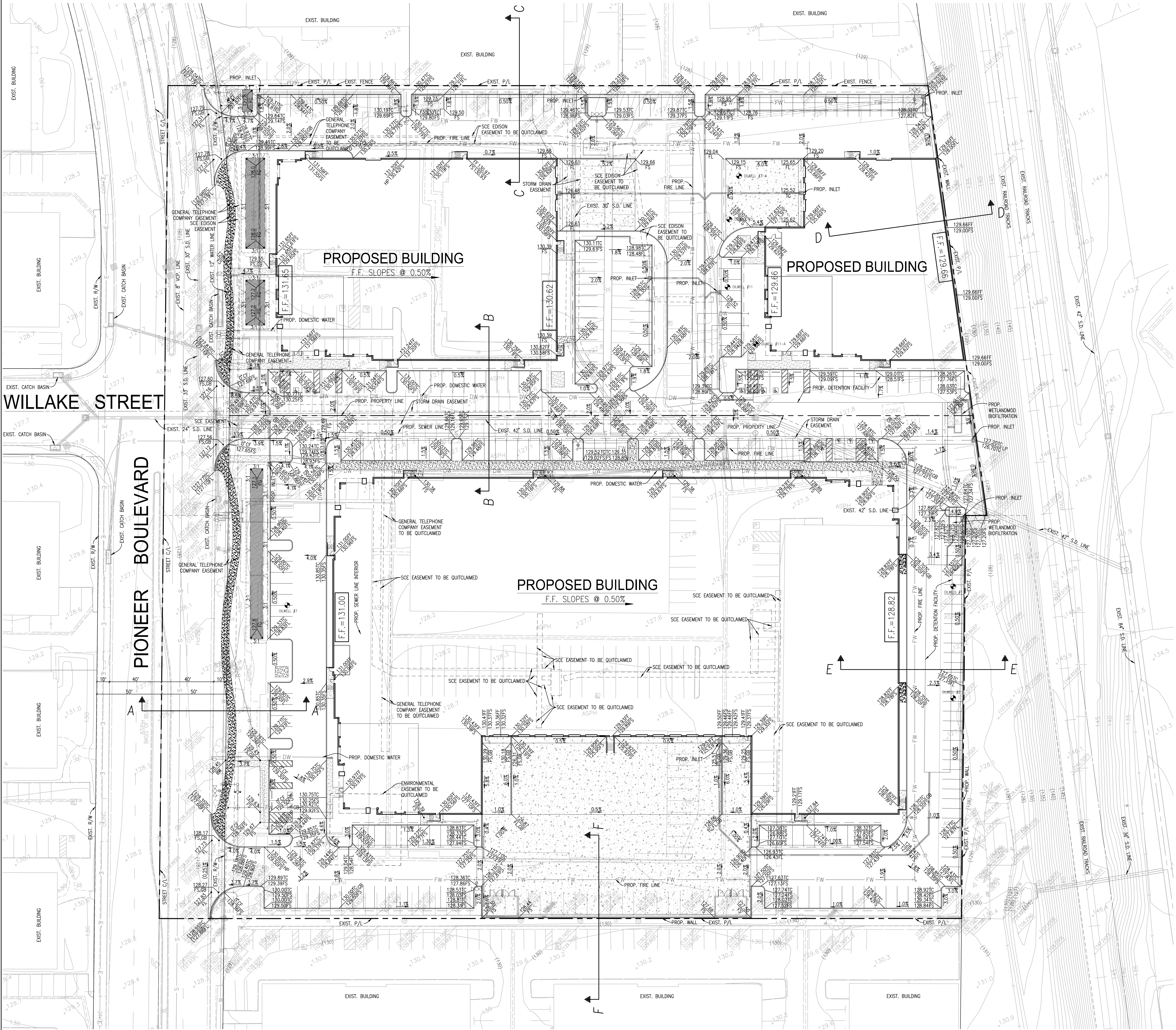
Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

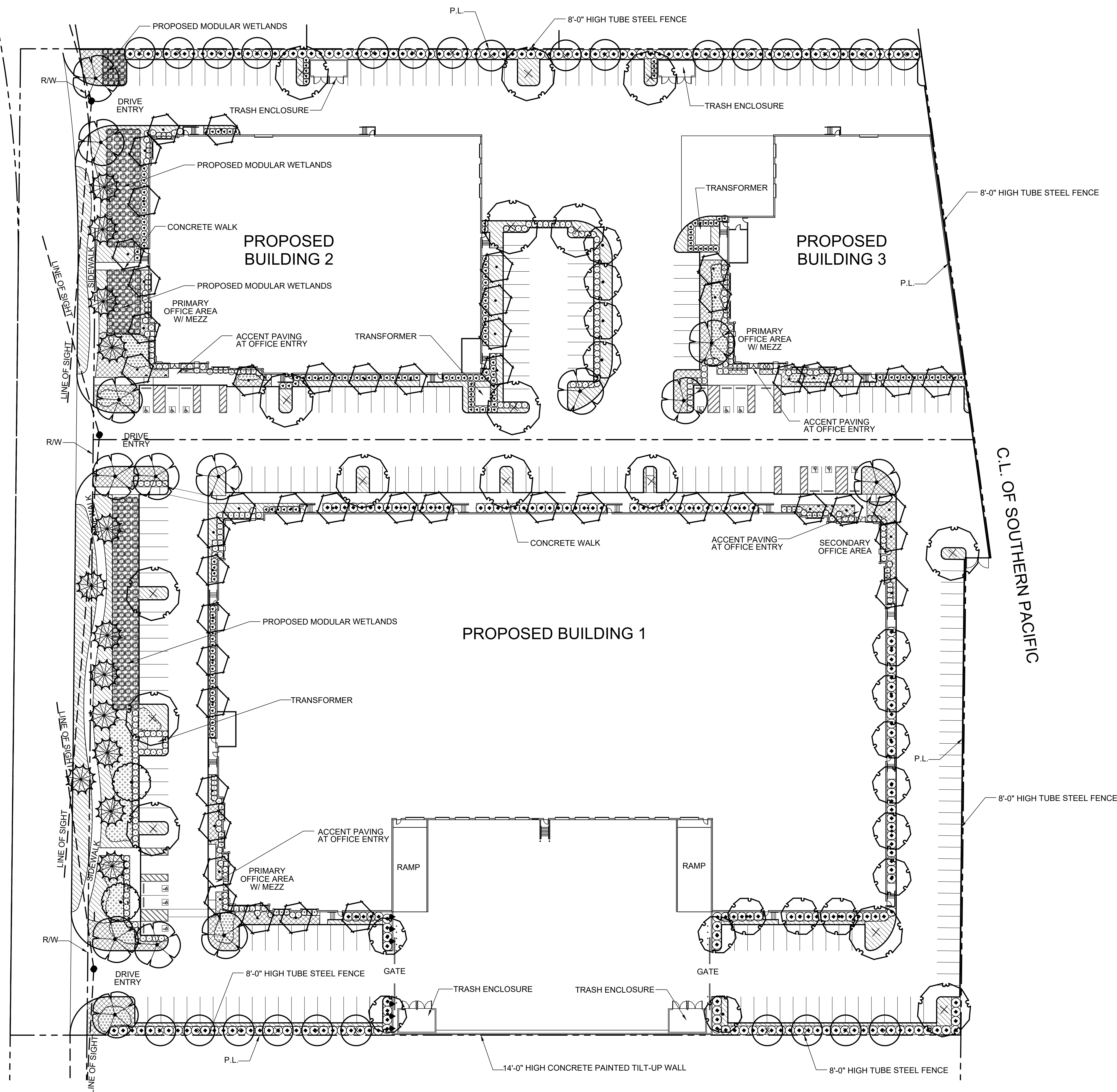
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FX 949-341-0922

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MARK	DATE	DESCRIPTION

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CHK'D	BY:	CS
COPYRIGHT		RG, OFFICE OF ARCHITECTURAL DESIGN
SHEET	TITLE	



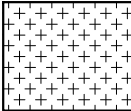
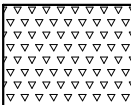
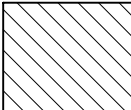
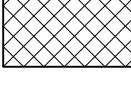
C.L. OF PIONEER BLVD.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	MULCOL	QTY
	Koelreuteria bipinnata / Chinese Flame Tree Multi-Trunk	36"box	Med	14
	Melaleuca quinquenervia / Cajuput Tree Standard	24"box	Med	26
	Pinus canariensis / Canary Island Pine	24"box	Low	13
	Podocarpus gracillor / Fern Pine	24"box		17
	Quercus virginiana / Southern Live Oak	24"box	Low	16
	Rhus lancea / African Sumac	24"box	Low	2
	Tristania conferta / Brisbane Box	24"box	Med	49

CONCEPT PLANT SCHEDULE

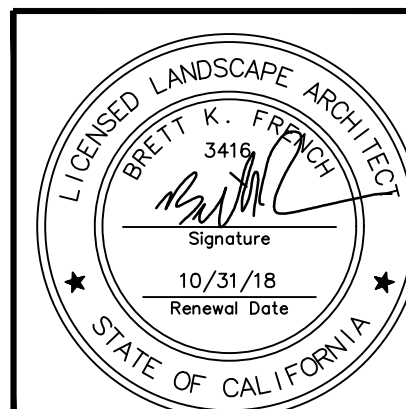
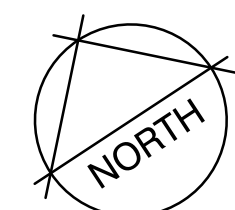
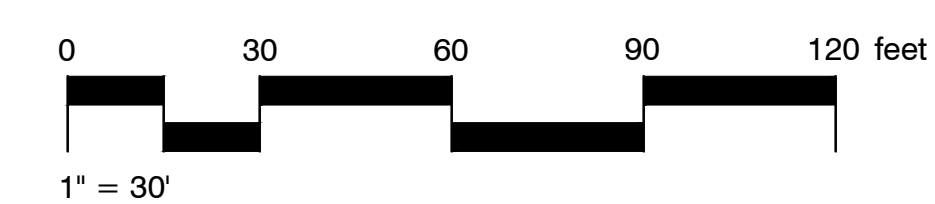
- **FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - 1 GAL**
Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Raphiolepis indica 'Jack Evans' / Indian Hawthorn
- ☼ **GRASSES - LOW WATER - 1 & 5 GAL**
Muhlenbergia capillaris 'Autumn Blush' / Pink Muhly
Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly Space 4' o.c.
Pennisetum x 'Fairy Tails' / Evergreen Fountain Grass
- **LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER**
Callistemon citrinus / Lemon Bottlebrush Shrub
Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush
Elaeagnus pungens 'Tricoloralini' / Silverberry
Heteromeles arbutifolia / Toyon - Space 6' o.c.
Nerium oleander 'White' / White Oleander
- ▲ **SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER**
Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
Nerium oleander 'Pink' / Pink Oleander
Nerium oleander 'Red' / Red Oleander
Nesretlingia fruticosa / Coast Rosemary - Space 4' o.c.
Xylosma congestum 'Compacta' / Compact Xylosma
- ▼ **VINES FOR SCREENING - 5 GAL - LOW WATER**
Bougainvillea x 'San Diego Red' / Bougainvillea
Macfadyena unguis-cati / Yellow Trumpet Vine spaced @ 10' o.c.
-  **SHRUB PALETTE - LOW WATER USE**
Shrub
Agave americana / Century Plant - Space 6' o.c.
Aloe striata / Coral Aloe
Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
Bougainvillea x 'Rosenda' / Bougainvillea
Callistemon citrinus / Lemon Bottlebrush Shrub - Space 5' o.c.
Callistemon citrinus 'Little John' / Dwarf Bottle Brush - Space 3' o.c.
Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush
Elaeagnus pungens 'Tricoloralini' / Silverberry
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
Macfadyena unguis-cati / Yellow Trumpet Vine spaced @ 10' o.c.
Muhlenbergia capillaris / Pink Muhly
Muhlenbergia capillaris 'Autumn Blush' / Pink Muhly
Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly Space 4' o.c.
Nerium oleander 'Petite Pink' / Petite Pink Oleander - Space 4' o.c.
Nerium oleander 'Pink' / Pink Oleander
Nerium oleander 'Red' / Red Oleander
Nerium oleander 'White' / White Oleander
Pennisetum x 'Fairy Tails' / Evergreen Fountain Grass
Salvia greggii 'Furnace Red' / Furnace Red Salvia
Nesretlingia fruticosa / Coast Rosemary - Space 4' o.c.
Xylosma congestum 'Compacta' / Compact Xylosma
-  **SHRUB PALETTE - MEDIUM WATER USE**
Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Phormium tenax 'Amazing Red' / Amazing Red Flax
Raphiolepis indica 'Jack Evans' / Indian Hawthorn
Rosa floribunda 'Iceberg' / Iceberg Rose
-  **GROUND COVER PALETTE - LOW WATER USE - 1 GAL**
Acacia redolens 'Desert Carpet' TM / Bank Cactian Space 4' o.c.
Lantana montevideensis 'New Gold' / Trailing Lantana Space 3' o.c.
Lonicera japonica 'halliana' / Halls Honeysuckle
Rosmarinus officinalis 'Hunting Carpet' / Huntington Carpet Rosemary - Space 3' o.c.
-  **GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL**
Dianella tasmanica 'Casa Blue' / Flax Lily
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Pennisetum setpatholium / Rye Puffs
Rosa x 'Noble' Flower Carpet Red / Rose
Trachelospermum jasminoides / Chinese Star Jasmine

NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260



DRAWN BY	DATE
BFK	09-25-18

JOB NO.
RGA00109

SHEET NO.
11

1 OF 1 SHTS.

DEVELOPED BY:

THE BROOKHOLLOW GROUP
151 KALMUS DRIVE, SUITE F-1
COSTA MESA, CA 92626.
CONTACT: ROBERT KNAPP
PH: 714-850-3906

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

PROPOSED DEVELOPMENT:
PIONEER BLVD. DEVELOPMENT

0000 PIONEER BLVD.
SANTA FE SPRINGS, CA


EnviroNics
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Berro • San Clemente, CA 92672
Ph. (949) 626-4663

REVISIONS



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 23, 2022

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone

Ordinance No. 1122: An Ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.243 (Conditional Uses) within Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code regarding water-pumping and treatment plants within the M-2, Heavy Manufacturing, Zone.

RECOMMENDATION

- Continue this matter to the next regularly scheduled Planning Commission meeting on March 14, 2022.

In accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements outlined in Sections 155.860 through 155.864 of the City's Municipal Code, this matter was set for Public Hearing. The legal notice of Public Hearing for the proposed Zone Text Amendment was published in a newspaper of general circulation (Whittier Daily News) on February 11, 2022, as required by the State Zoning and Development Laws.

Staff is recommending a continuance of the subject Zone Text Amendment (ZTA) to the next regularly held Planning Commission meeting on March 14, 2022. A continuance will provide staff with additional time to refine the report and associated research materials, and allow the City Attorney's office sufficient time to review the materials before they are provided to the Planning Commission for consideration.

Since the subject ZTA was duly noticed, if any members of the public who is participating in the teleconference meeting would like to provide a comment, it is recommended that the Planning Commission open the public hearing and receive the public comments. After hearing all public comments, the Commission should then take action to continue the subject ZTA to the March 14, 2022 meeting date.

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

Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Planning Commission Meeting

February 23, 2022

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at the premises doing business as Springlake Liquor located at 10945 Norwalk Boulevard, in the C-4, Community Commercial, Zone. (Cassandra Oum)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before February 23, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The subject liquor store shares the commercial property at 10945 Norwalk Boulevard with a Mexican restaurant commonly known as Mr. Piggies Taqueria (the ownership and name was recently changed). The property has contained a liquor store on the site since the 1960's, when the property was initially developed. The liquor store has been through several ownership changes.

In compliance with Section 155.628 of the City's Code the owner applied for and was granted Alcohol Sales Conditional Use Permit Case No. 11 by the Planning Commission and the City Council at their respective meetings of October 6, and October 9, 2001.

In the early part of 2011, Cassandra Oum purchased the liquor store and changed the business' name to Springlake Liquor. Since its initial approval, Staff has conducted several compliance review inspections of the liquor store. The last compliance review occurred on October 10, 2016. At which time, Staff conducted the on-site review and reported its favorable findings to the Planning Commission. This matter is before the Planning Commission because another compliance review is now due.

ITEM NO. 9A

CALLS FOR SERVICE

Crime records indicated that the liquor store has not had any calls for service stemming as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to the adjoining residential areas in Santa Fe Springs and Norwalk, and the gentleman's bar next door.

After conducting said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to a Type 21 License.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff further recommends another compliance review within five years, no later than February 23, 2027.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 17, which references the new compliance review due date.

1. That signs noting: "Customer Parking Only, Unauthorized Vehicles will be Towed Away" shall be maintained within the parking area.
2. That the Applicant shall continue to comply with the Zoning Regulations in respect to not exceeding 25% coverage of the window area of the premises.
3. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
4. That the Type 21 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
5. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.

6. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
7. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
9. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
11. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.
12. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
13. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
14. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
15. That the owner, corporate officers and managers shall cooperate fully with all city officials, and law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant

or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

17. ***That this Permit shall be subject to a compliance review in five years, no later than February 23, 2027, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
20. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
21. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

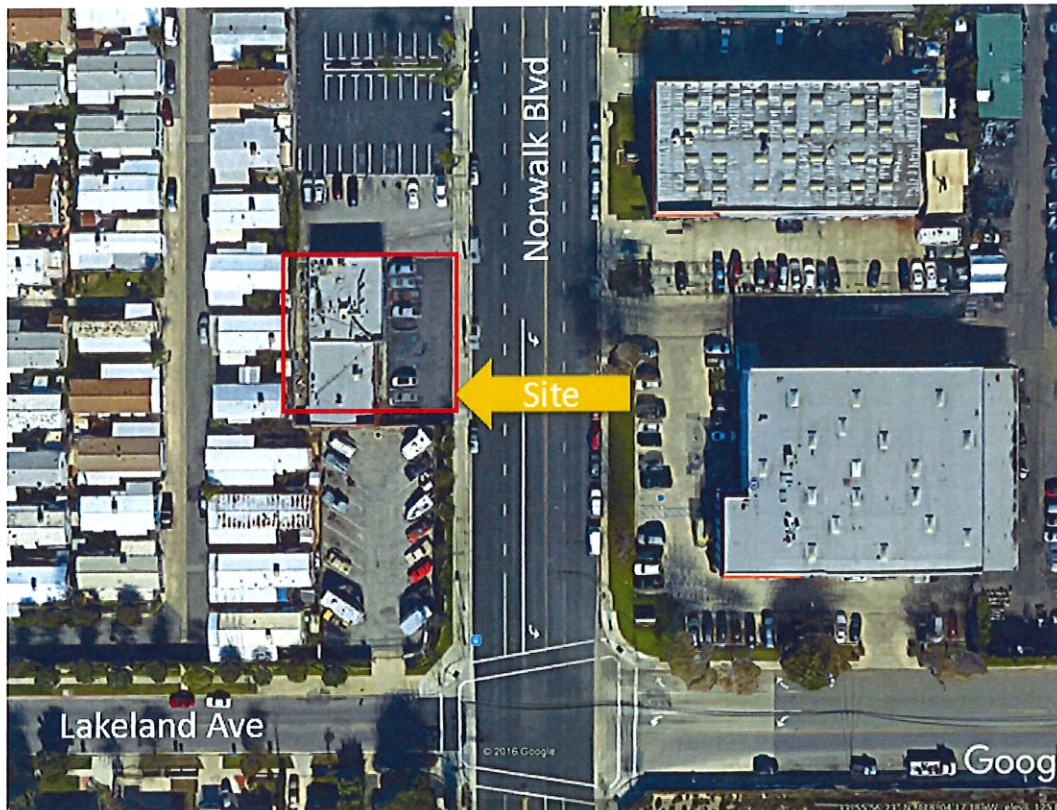


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



City of Santa Fe Springs

Alcohol Sales Conditional
Use Permit Case No. 11

10945 Norwalk Boulevard



City of Santa Fe Springs

Planning Commission Meeting

February 23, 2022

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 56

Compliance review for Alcohol Sales Conditional Use Permit Case No. 56 to allow the continued operation and maintenance of an alcoholic beverage use involving the sales of alcoholic beverages for off-site consumption by 7-Eleven, Inc., located at 13203 Telegraph Road, located in the C-4, Community Commercial, Zone. (7-Eleven, Inc.)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before February 23, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The subject 7-Eleven store was built on the northwest corner of Telegraph Road and Los Nietos Road in 2012. The store currently provides small retail items, including snacks and fountain drinks. The store also provides beer for off-site consumption. In compliance with the City's codes, the 7-Eleven Corporate offices applied for and were granted Alcohol Sales Conditional Use Permit Case No. 56 by the Planning Commission and the City Council at their respective meetings of May 29, and June 14, 2012.

Following the approval of ASCUP Case No. 56, the store was granted a Type 20 License, Off-Sale Beer and Wine, by the California Department of Alcoholic Beverage Control (ABC).

The last compliance review occurred in 2016. Consequently, this matter is before the Planning Commission because another review of this matter is now due to determine if the business, in respect to the sale and storage of alcoholic beverages, is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Crime records indicated that the liquor store has not had any calls for service as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to the adjoining school.

After conducting said investigation, Staff found that the establishment is currently being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to a Type 20 License.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than February 23, 2027.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 17, which references the new compliance review date.

1. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. the following day. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.
2. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.
4. That the Applicant and/or his employees shall continue to be responsible for maintaining control of litter on the subject property.

5. Storage coolers containing alcoholic beverages shall have mechanisms for locking them to restrict access by customers between the hours of 2:00 a.m. and 6:00 a.m.
6. That the Applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the license premises as set forth in Section 25602(a) of the State Business and Professions Code.
7. That the Applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the Applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the Whittier Police Department and shall post signs, approved by the Department of Police Services, prohibiting loitering.
11. That the owner, corporate officers and managers shall cooperate fully with all City officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. Pallets and other objects should not be left outside to allow roof access.
13. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.
14. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.

15. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
16. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
17. ***That this Permit shall be subject to a compliance review in five years, no later than February 23, 2027, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

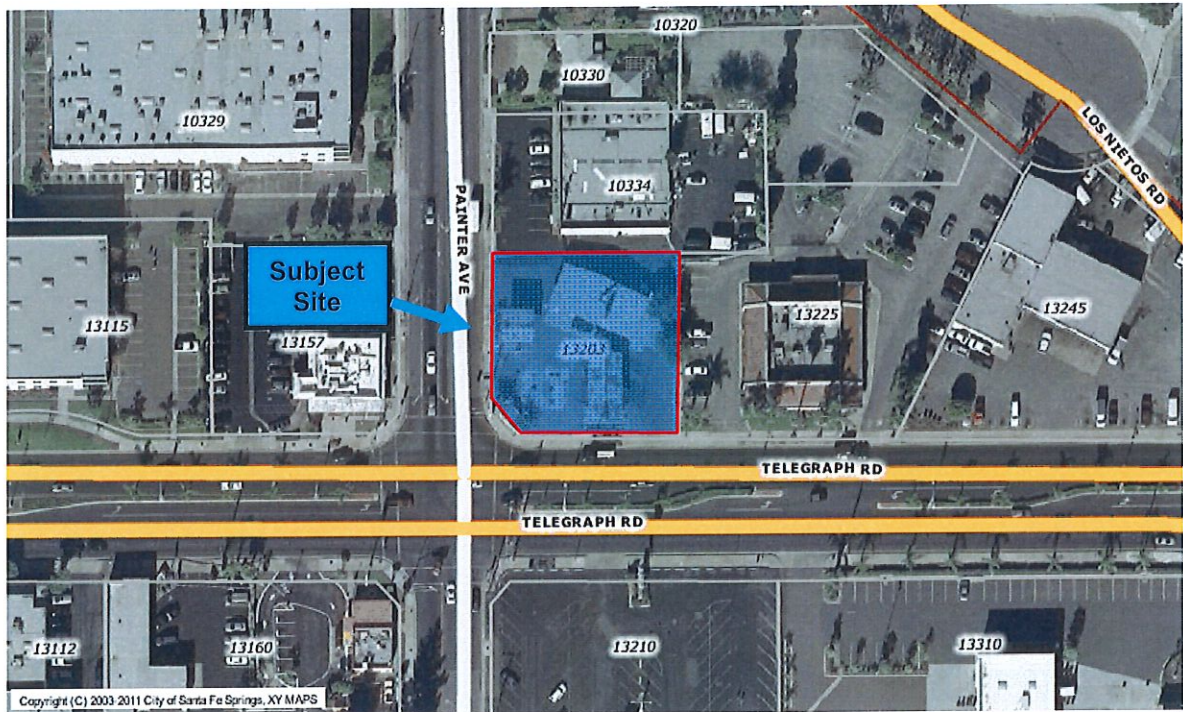


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 56
7-Eleven Inc.
13203 Telegraph Rd.



City of Santa Fe Springs

Planning Commission Meeting

February 23, 2022

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 64

Compliance review for Alcohol Sales Conditional Use Permit Case No. 64 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before February 23, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

In 2015, the Applicant, Kevin Vuu, opened a Dickey's Barbecue Pit franchise within the newly remodeled Santa Fe Springs Plaza, located on the northeast corner of Carmenita Road and Telegraph Road. The 1,920 square foot restaurant provides on-site dining as well as take-out services.

To maintain its consistency with the other franchises, Dickey's Barbecue Pit proposed to provide beer and wine to its adult customers in addition to its barbecue cuisine. In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant requested and was granted Alcohol Sales Conditional Use Permit Case No. 64 by the Planning Commission and the City Council at their respective meetings of August 10 and August 27, 2015.

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

CALLS FOR SERVICE

Crime records indicated that the restaurant has not had any calls for service as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to the adjoining school and the residential units within the County area.

After conducting said investigation, Staff found that the establishment is currently being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of their regulations as they pertain to a Type 41 License.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than February 23, 2027.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 17, which references the new compliance review date.

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted within the outdoor eating area. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
3. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.

4. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
5. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in the Business and Professions Code.
6. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
7. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607 (a) of the State Business and Professions Code.
8. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
9. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
10. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits; said permits are available through the Department of Planning.
11. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
12. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
13. That the applicant shall continue to maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
14. That the applicant and/or his employees shall not allow any person to loiter on

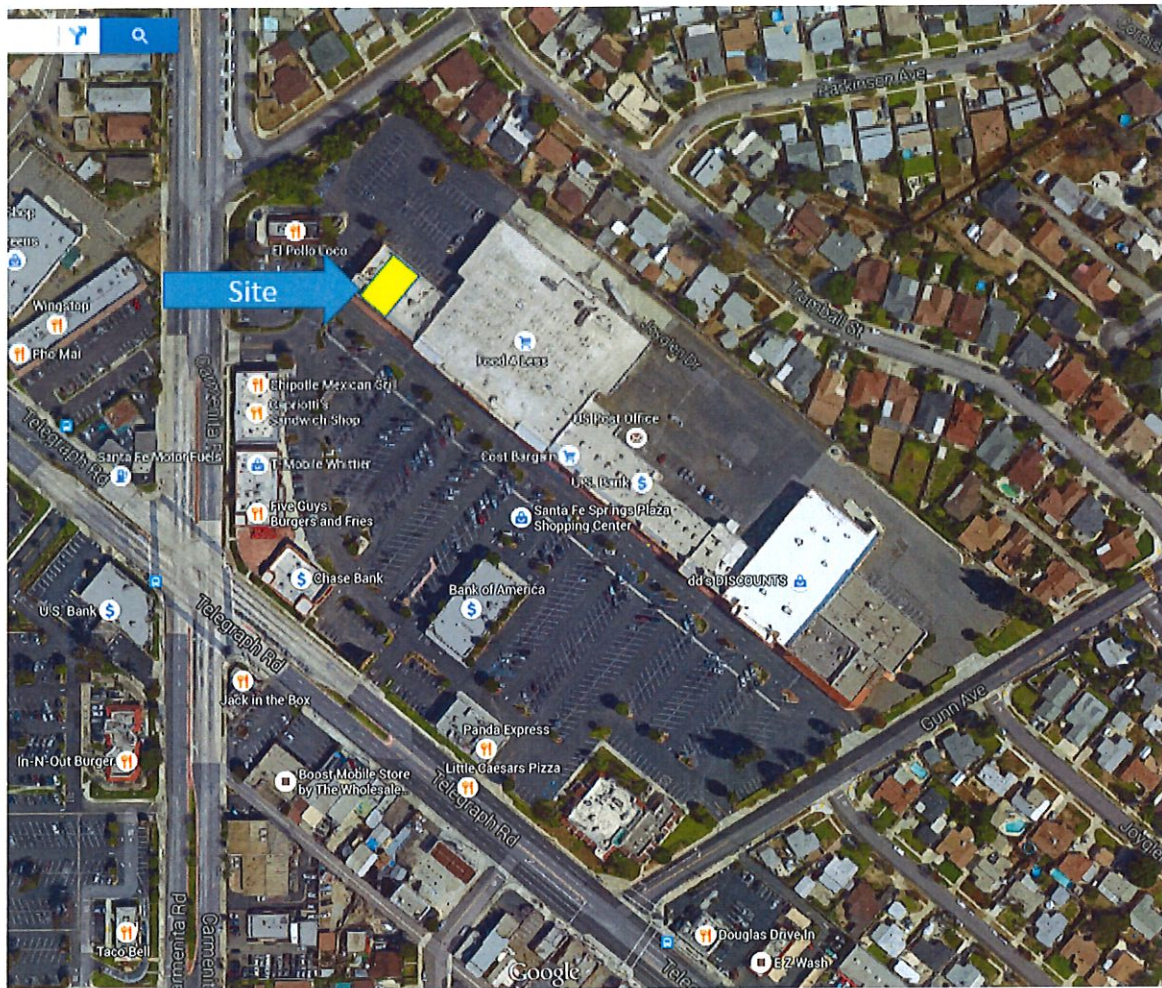
14. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
15. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials and law enforcement personnel and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
16. That in the event the applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
17. ***That this Permit shall be subject to a compliance review in five years, no later than February 23, 2027, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
19. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment: Location Map

LOCATION MAP



DICKEY'S BARBECUE PIT
13403 TELEGRAPH ROAD



PRESENTATION

2021 Planning and Development Department Accomplishments

RECOMMENDATION

- Receive the presentation the Planning staff and provide feedback as desired.

BACKGROUND

Staff has prepared a brief PowerPoint presentation to highlight the accomplishments achieved by Planning and Development Department throughout the past year. The presentation highlights the development projects that were entitlement this past year as well as provide an update on development projects that are currently underway or otherwise recently completed. The presentation also provides a final tally of plan checks, building permits and business licenses processed, as well as statistics surrounding development activities. Lastly, the presentation identifies other noteworthy accomplishments such as the Most Business Friendly City Award Silver Certificate, updates on city-owned sites, and other long-range planning projects.

The presentation is not just a recap of the 2021 accomplishments by staff but also a representation of the many important, and sometimes difficult, decisions made by the Planning Commission. Many of these accomplishments would not be possible without the commitment by the entire Planning Commission and your ability to make decisions in the community's best interest.

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

Wayne M. Morrell
Director of Planning