



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

August 8 2022

6:00 p.m.

Mark Fresquez, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner
Francis Carbajal, Vice Chairperson
Gabriel Jimenez, Chairperson

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

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public 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 and supplemental attachments, are available for inspection in the Planning 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 Jimenez, Carbajal, Hernandez, 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. PUBLIC COMMENT

This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chair.

6. MINUTES

Approval of the minutes of the July 11, 2022 Planning Commission Meeting

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1

Conditional Use Permit (CUP) Case No. 826

A request for approval to establish, operate and maintain an on-demand retail store with delivery service (with optional pick up) for grocery and household items, on property located at 14944 Shoemaker Avenue, Unit I (APN: 7005-001-038), within the M-2, Heavy Manufacturing, Zone. (DoorDash Essential, LLC)

8. CONSENT ITEM

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 18

Compliance review of Alcohol Sales Conditional Use Permit Case No. 18 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site consumption at Tacos Mariscos Las Islitas Restaurant, located at 13345 Telegraph Road, Suite D, within the Neighborhood Commercial Zone (C-1). (Maria Isabel Jara, Owner)

B. CONSENT ITEMConditional Use Permit Case No. 753-2

A compliance review to allow the continued operation and maintenance of a metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone. (Alta Alloys, LLC)

9. PRESENTATION

Update on Senate Bill 743 Implementation: A presentation by the consulting firm of Fehr and Peers on the proposed CEQA (using Vehicle Miles Traveled) and non-CEQA (using Local Transportation Assessment) methods for reviewing transportation related impacts in Santa Fe Springs.

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

August 4, 2022

Date



City of Santa Fe Springs

Planning Commission Meeting

August 8, 2022

APPROVAL OF MINUTES

Minutes of the Planning Commission Meetings

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

Approval of the minutes of the July 11, 2022 Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachments:

Approval of the minutes of the July 11, 2022 Planning Commission Meeting



APPROVED:

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

July 11, 2022

1. CALL TO ORDER

Chair Jimenez called the meeting to order at 6:06 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

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

Staff:

Baron J. Bettenhausen, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Jimmy Wong, Associate Planner
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the June 13, 2022 Planning Commission Meeting

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

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

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 989

Recommendations:

- Open the Public Hearing, receive the staff report and any comments from the public regarding Development Plan Approval Case No.992, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 992, subject to the conditions of approval as contained within Resolution No. 211-2022; and
- Adopt Resolution No. 211-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to present Item No. 7. Also providing a presentation on behalf of Rexford Industries was Representative Steve Masura.

Chair Jimenez asked if any of the Planning Commissioners had any questions.

Commissioner Rounds suggested that Rexford take into consideration to lease to a tenant that will provide a tax revenue stream for the City.

Chair Jimenez opened the Public Hearing at 6:27 p.m. and asked if anyone via Zoom or in the audience wished to speak.

The following spoke in favor of DPA 989:

John Tafoya, Southwest Carpenter's Union Representative

Bill Quisenberry, LIUNA Representative

Chair Jimenez inquired if any comments were submitted via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:31 p.m. and requested a motion.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve Development Plan Approval (DPA) Case No. 989, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Nays: None

Absent: None

City Attorney Baron J. Bettenhausen read the City's appeal process.

8. CONSENT ITEM

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

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 8

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 July 11, 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.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 16

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 July 11, 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.

C. CONSENT ITEM

Conditional Use Permit Case No. 480-5

Recommendations:

- Find and determine that granting a two (2) year time extension of Conditional Use Permit Case No. 480, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with

the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and

- Approve a two (2) year time extension of Conditional Use Permit Case No. 480 (until July 11, 2024), subject to the conditions of approval as contained within the staff report.

D. CONSENT ITEM

Conditional Use Permit Case No. 641-4 & Zone Variance Case No. 68-4

Recommendations:

- Find and determine that granting a two (2) year time extension of Conditional Use Permit Case No. 641 and Zone Variance Case No. 68, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a two (2) year time extension of Conditional Use Permit Case No. 641 and Zone Variance Case No. 68, until July 11, 2024, subject to the original conditions of approval as contained within this staff report.

Chair Jimenez notified Planning Commissioners that Consent Item 8D was being pulled and a presentation would be provided since City Staff received a letter in opposition to CUP No. 641-4 and ZV No. 68-4.

Chair Jimenez requested a motion regarding Consent Item Nos. 8A, 8B, and 8C.

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to approve Consent Item No. 8A, 8B, and 8C, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to provide a presentation for Item No. 8D.

Commissioner Fresquez inquired about the number of extensions granted for Item No. 8D.

Mr. Thompson provided written opposition and spoke against the entitlement.

A discussion ensued regarding Item No. 8D.

Chair Jimenez requested a motion and second for Item No. 8D.

It was moved by Commissioner Rounds, seconded by Commissioner Vice Chair Carbajal to approve Consent Item No. 8D with a two year extension and direct staff to provide a status report within one year to the Planning Commission, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Baron J. Bettenhausen read the City's appeal process.

9. ANNOUNCEMENTS

- ♦ Commissioners

Vice Chair Carbajal invited everyone to purchase tickets for the Fashion Show, hosted by the Women's Club, on August 14, 2022.

- ♦ Staff

None.

10. ADJOURNMENT

Chairperson Jimenez adjourned at 7:13 p.m. to the next Planning Commission meeting scheduled for August 8, 2022 at 6:00 p.m.

ATTEST:

Chair Jimenez

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1

Conditional Use Permit (CUP) Case No. 826

A request for approval to establish, operate and maintain an on-demand retail store with delivery service (with optional pick up) for grocery and household items, on property located at 14944 Shoemaker Avenue, Unit I (APN: 7005-001-038), within the M-2, Heavy Manufacturing, Zone. (DoorDash Essential, LLC)

RECOMMENDATIONS

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit (CUP) Case No. 826, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 826, subject to the conditions of approval as contained within Resolution No. 213-2022; and
- Adopt Resolution No. 213-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------|--|
| A. | Applicant: | DoorDash Essentials, LLC.
302 2nd Street
San Francisco, CA 94107 |
| B. | Property Owner: | RIF-V-Shoemaker Industrial Park, LLC
11620 Wilshire Blvd. Floor 10
Los Angeles, CA 90025 |
| C. | Existing Zone: | M-2 (Heavy Manufacturing) |
| D. | General Plan: | Industrial |

E. CEQA Status: Categorically Exempt (Section 15301, Class 1)

F. Staff Contact: Jimmy Wong, Associate Planner
JimmyWong@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 14944 Shoemaker Ave, Unit I, is comprised of a single parcel (APN: 7005-001-038) measuring 3.97-acres, and is located on the north side of Excelsior Drive. The property has a General Plan land use designation of Industrial and a zoning designation of Heavy Manufacturing (M-2). The property is currently developed with three (3) multi-tenant industrial buildings with approximately 159,867 square feet.

The applicant, DoorDash Essential, LLC, is proposing to occupy one of the units, unit I, for commercial and service type use (DashMart) within the M-2, Heavy Manufacturing, Zone. DashMart is part of DoorDash's on-demand delivery service that provides grocery, specialty, and household items.

CONDITIONAL USE PERMIT (CUP 826)

DashMart Operation Details

Operations: Around 15-25 employees are anticipated to be employed at this location, with 2 to 6 employees working on-site at any given time. In addition, dashes or customers will be picking up orders at any given time with high demand from late evening to midnight. It should be noted that DashMart's proposing to operate 24/7.

Orders: Customers typically place orders using the DoorDash app on their mobile phone, personal device, or computer. After receiving the order, DashMart employees will pick and pack all ordered items and make them available for pick-up for the customers or a dasher.

Inventory: DashMart inventory would include pre-packaged foods and other consumer-packaged household items that are typically stocked at the grocery or convenience stores. Deliver for inventory will occur during normal business hours between 8 AM to 4 PM, which is outside of peak operating hours. DoorDash is not currently seeking an alcohol-sale license, however, there are plans in the future to obtain an Alcohol Conditional Use Permit (ACUP) along with an Alcoholic Beverage Control (ABC) license.

Parking: DashMart will utilize the existing parking, which is parked according to the existing industrial use. It should be noted that the applicant conducted a traffic analysis. After reviewing the submitted traffic analysis, the City's traffic engineer

concluded that the proposed use would not significantly impact the surrounding street system.

FLOOR PLAN

The existing floor plan consists of a lobby, office, and warehouse spaces. The applicant is proposing to utilize the existing building space with no changes to the exterior of the building. The applicant will simply install racks within the warehouse area to store their inventory and convert the existing lobby area to a pick-up area.

STREETS AND HIGHWAYS

The subject site is located on the east side of Shoemaker Avenue and north side of Excelsior Drive. Shoemaker Avenue is designated as a "Local Arterial", and Excelsior Drive is designated as a "Secondary Highway", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are listed as following:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone	Industrial	<u>Automobile Collision Center</u> (13048 Firestone Blvd/ Caliber Collision)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Auto Part Warehouse</u> (15050 Shoemaker Ave./ Top Street Performance)
East	M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone	Industrial	<u>Table Manufacturer</u> (123146 Firestone Blvd./ McDowell-Craig)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse</u> (12811 Excelsior Dr./Maersk Warehouse)

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 Zoning Ordinance.

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

July 26, 2022. The legal notice was also posted in Santa Fe Spring's City Hall, the City Library and the City's Town Center kiosk on July 26, 2022. It was also published in a newspaper of general circulation (Whittier Daily News) on July 26, 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.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (K) of the City's Zoning Ordinance, states that commercial and service type uses within the M-2, Heavy Manufacturing, Zone shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Use Permit
155.243 (K)	Commercial and service type uses which the Commission, after study and deliberation, finds are needed to serve the M-2 District and which will not interfere with the orderly development of the industrial area and which will be compatible with industrial uses.

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA). The proposed use would utilize the existing warehouse space, and no additional square footage will be added to the existing unit. It should be noted that a traffic analysis was submitted to the City's Public Works Department as part of the initial environmental review. The City's traffic engineer concluded that the proposed use would have less than a significant impact on traffic and circulation. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission may grant, conditionally grant or deny approval of a Conditional Use Permit request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval shall be: binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the City's Zoning Ordinance, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

- A) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (213-2022), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 826 are attached to Resolution 213-2022 as Exhibit A.

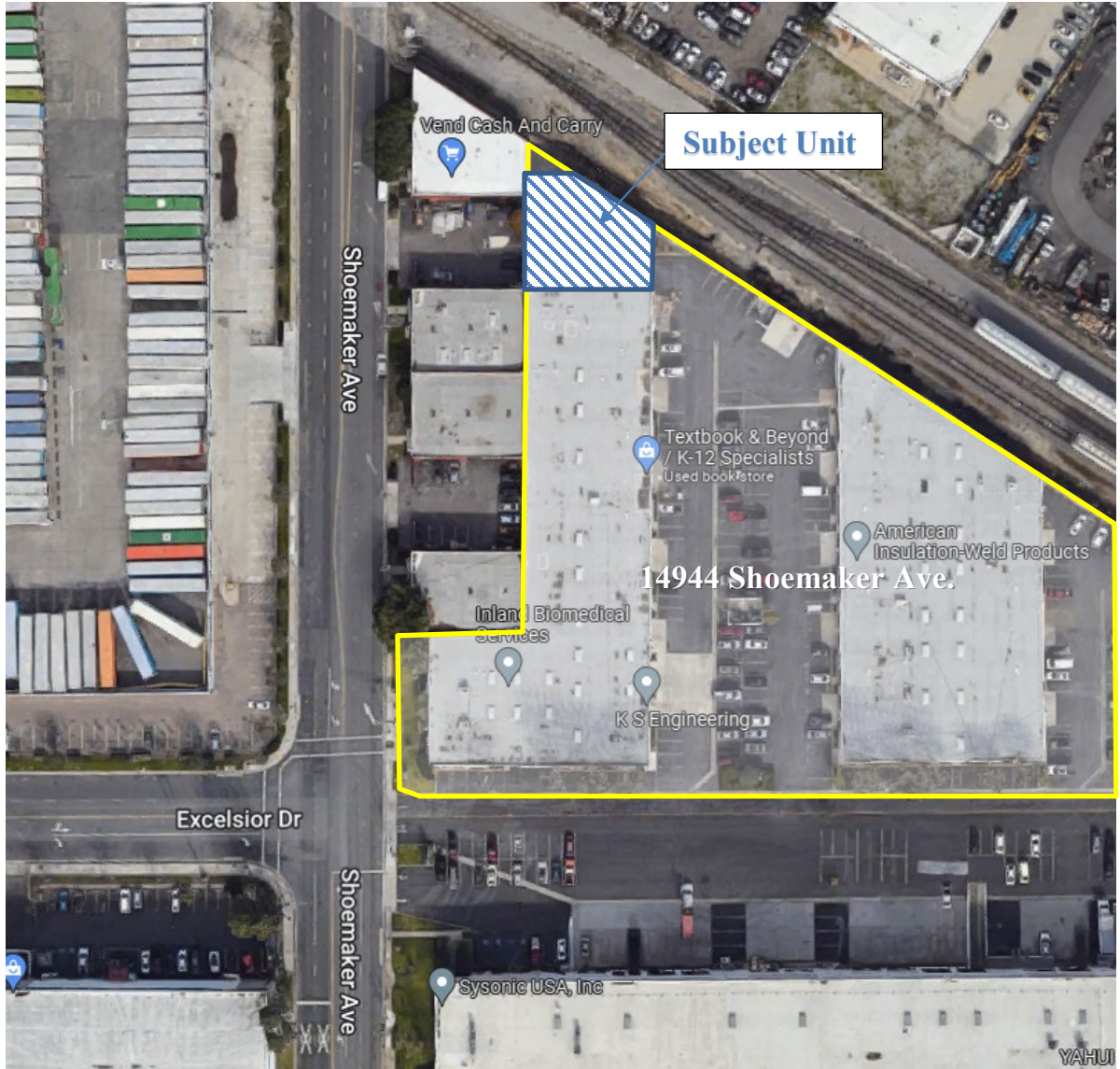


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Proposed Floor Plan
5. Resolution 213-2022
 - a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Attachment 2: Public Hearing Notice**FILE COPY**11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"*

US POSTAGE

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT NO. 826**

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

CONDITIONAL USE PERMIT CASE NO. 826: A request for approval to establish, operate and maintain an on-demand retail store with delivery service (with optional pick up) for grocery and household items, on property located at 14944 Shoemaker Avenue, Unit I (APN: 7005-001-038), within the M-2, Heavy Manufacturing, Zone.

APPLICANT: DoorDash Essential, LLC

PROJECT LOCATION: 14944 Shoemaker Avenue, Unit I (APN: 7005-001-038)

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, August 8, 2022 at 6:00 p.m.**

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

Electronically using Zoom

Go to Zoom.us 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

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA). The proposed use would utilize the existing warehouse space, and no additional square footage will be

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem

City Council

Juanita Martin • John M. Mora • Jay Sarno

City Manager

Raymond R. Cruz

Attachment 2: Public Hearing Notice (Cont.)

added to the existing unit. It should be noted that a traffic analysis was submitted to the City's Public Works Department as part of the initial environmental review. The City's traffic engineer concluded that the proposed use would have less than a significant impact on traffic and circulation. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to 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.

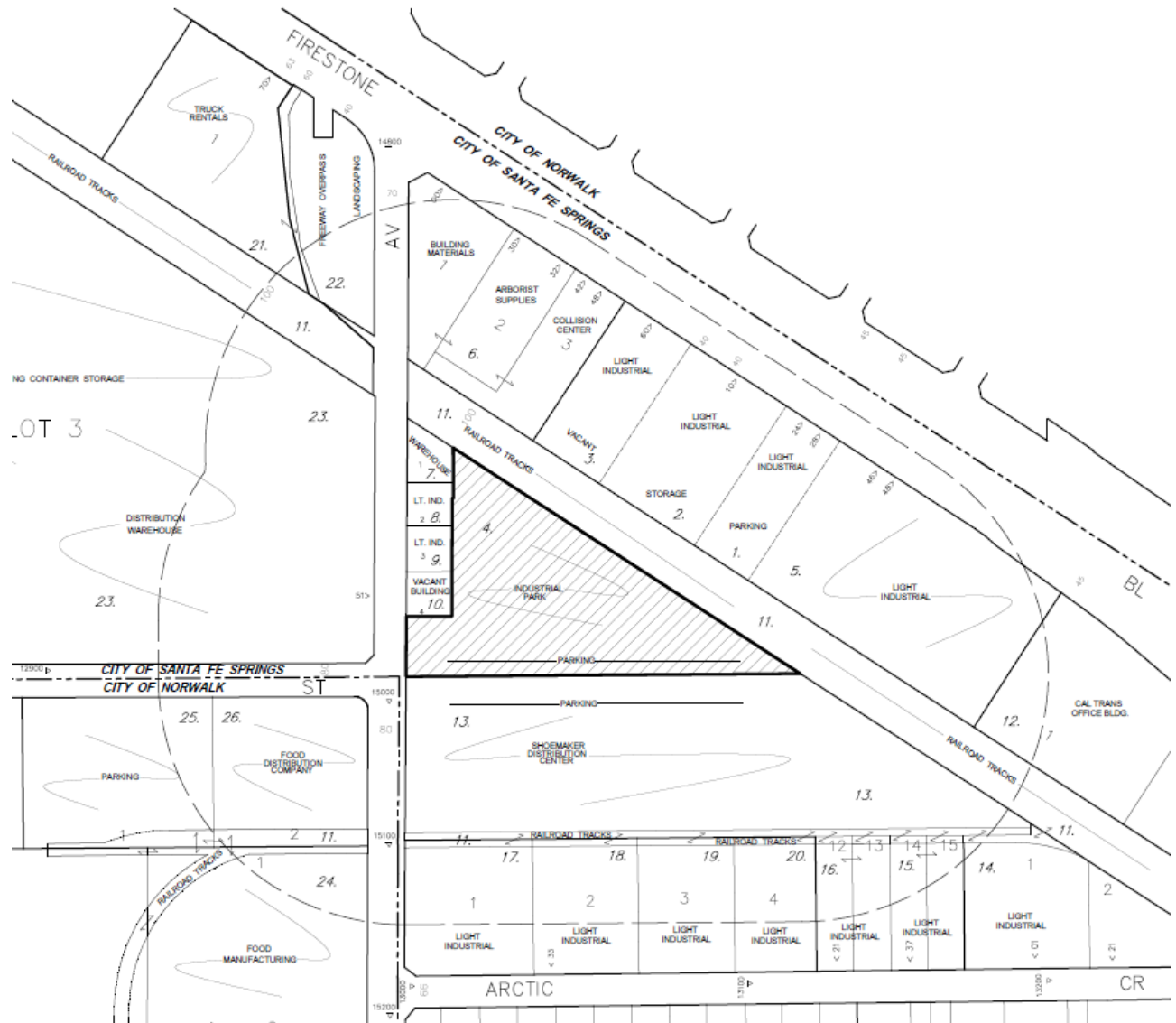
PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at TeresaCavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org. You may also contact the via phone at (562) 868-0511 ext. 7451.

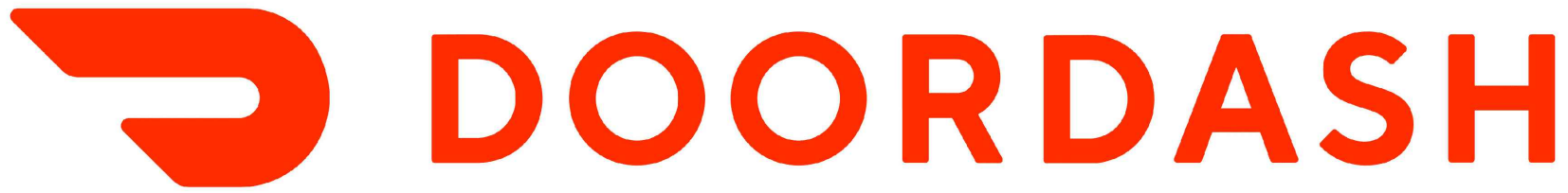
Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

Attachment 3: Radius Map for Public Hearing Notice CITY OF SANTA FE SPRINGS



Attachment 4: Proposed Floor Plan



14944 Shoemaker Ave, Unit 1 Santa Fe Springs, CA 90670

Architectural Specifications

THESE SPECIFICATIONS CONTAIN IMPORTANT INFORMATION RELATING TO BUILDING CODES, CITY ORDINANCES, MATERIALS, AND METHODS.

DIVISION 1 INSTRUCTIONS TO BIDDERS

- 1.1 THESE DOCUMENTS ARE TO BE BID AS AN ENTIRE PACKAGE. NO CONSIDERATION WILL BE GIVEN TO THE CONTRACTOR/SUBCONTRACTORS FOR ITEMS OMITTED DUE TO BIDDING OF PARTIAL DOCUMENTS.
- 2.1 VISIT THE SITE BEFORE SUBMITTING YOUR FINAL BID. NO CONSIDERATION WILL BE GIVEN TO THE CONTRACTOR/SUBCONTRACTORS FOR ITEMS OMITTED DUE TO LACK OF KNOWLEDGE OF EXISTING UNCONCEALED SITE CONDITIONS.
- 3.1 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER THE SCALE OF A DRAWING.
- 4.1 INCLUDE IN YOUR BID THE FOLLOWING ADDITIONAL ITEMS:
 - a. ITEMS TO BE REMOVED IN ORDER TO COMPLETE THE PROJECT. REFER TO DIVISION 2.
 - b. ITEMS TO BE RELOCATED IN ORDER TO COMPLETE THE PROJECT. REFER TO OTHER DIVISIONS WITHIN THESE SPECIFICATIONS.
- 5.1 IF YOU SHOULD FIND APPARENT CONFLICTS IN, OR OMISSIONS FROM THESE DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, CONTACT ONE ARCHITECTURE IN WRITING PRIOR TO SUBMITTING A FINAL BID.
- 6.1 THE CONTRACTOR SHALL GIVE ONE ARCHITECTURE 48 HOURS TO RESEARCH AND REPLY TO ALL QUESTIONS. ONLY WRITTEN RESPONSES FROM ONE ARCHITECTURE SHALL BE CONSIDERED VALID CHANGES TO THE SCOPE OF WORK.

CONTRACTOR'S RESPONSIBILITIES

1.1 THE CONTRACTOR SHALL FILE FOR ALL REQUIRED INSPECTIONS WITH ALL APPLICABLE AGENCIES.

OWNER'S OBLIGATIONS

1.1 THE OWNER WILL PAY FOR ALL NORMALLY REQUIRED BUILDING PERMITS, IMPACT FEES, INSPECTION FEES ETC. AS NEEDED TO COMPLETE THE PROJECT.

2.1 THE OWNER WILL PAY FOR ALL CHANGES TO THE WORK RESULTING FROM CONDITIONS THAT COULD NOT HAVE BEEN KNOWN TO THE CONTRACTOR OR ONE ARCHITECTURE BY VISUAL INSPECTION OF THE SITE.

3.1 THE OWNER WILL MAKE THE SITE ACCESSIBLE TO THE CONTRACTOR DURING THE PERIOD OF CONSTRUCTION, AND WILL NOT HOLD THE CONTRACTOR RESPONSIBLE FOR TIME DELAYS OR COST INCREASES CAUSED BY OWNER OR TENANT ACTIONS.

DIVISION 2 DEMOLITION

- 1.1 REMOVE ALL EXISTING FLOORING, WALLS, DOORS, CEILINGS, CASEWORK, ETC. AS REQUIRED TO ALLOW FOR ALL NEW WORK.
- 2.1 REMOVE OR RELOCATE ALL COMPONENTS OF THE MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS AS REQUIRED TO ALLOW FOR ALL NEW WORK. RELOCATION OF ITEMS TO REMAIN SHALL COMPLY WITH ALL CODES AND ORDINANCES.
- 3.1 WHERE DEMOLITION HAS OCCURRED, REPAIR OR REPLACE ANY REMAINING FLOORS, WALLS OR CEILINGS TO "LIKE NEW" CONDITION. MATCH ADJACENT NEW FINISHES.

DIVISION 17 ACCESSIBILITY REQUIREMENTS

- 1.1 ALL WORK SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES (ADAAG) AND ANSI STANDARDS A-117.1, LATEST EDITION.
- 2.1 ALL THRESHOLDS SHALL BE A MAXIMUM 1/2" HEIGHT AND BEVELED.
- 3.1 ALL DOOR HANDLES SHALL BE LEVER TYPE. CENTER OF LEVER TO BE INSTALLED 36" ABOVE FINISH FLOOR.
- 4.1 LAVATORY FAUCETS SHALL BE LEVER TYPE.
- 5.1 HOT WATER AND DRAINPIPES UNDER LAVATORIES SHALL BE INSULATED.
- 6.1 TOILET PAPER DISPENSER SHALL BE CONTINUOUS FLOW TYPE.
- 7.1 FLUSH CONTROL VALVE AT WATER CLOSET SHALL BE ON THE WIDE SIDE OF THE CLOSET AND MOUNTED AT NO GREATER THAN 42" ABOVE THE FINISH FLOOR.

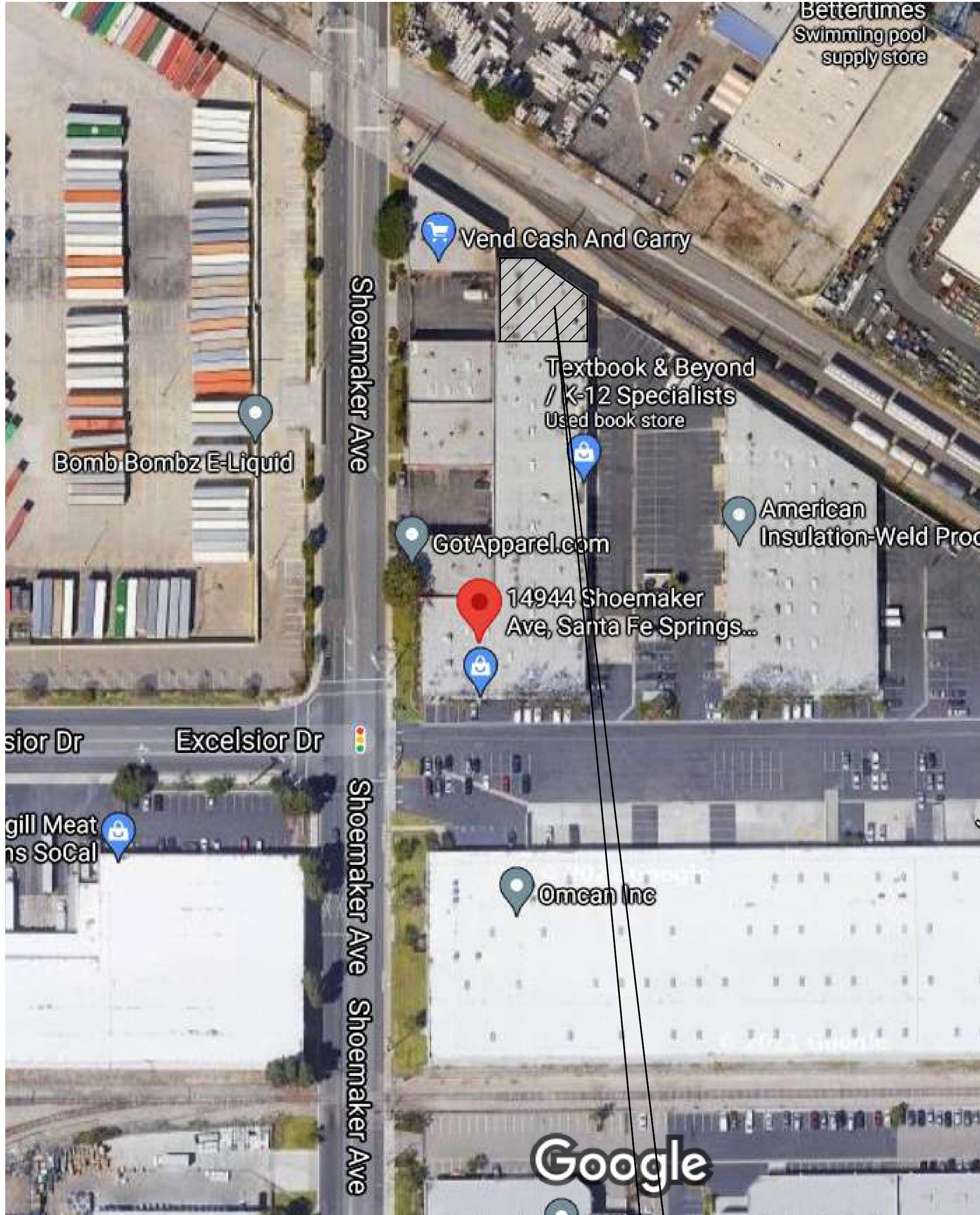
Deferred Submittals

PER IBC SECTION 106.3.4.1
ONE ARCHITECTURE, THE REGISTERED DESIGN PROFESSIONAL IN CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.

PER IBC 106.3.4.2
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

DEFERRED SUBMITTALS:

Location Map



- PARKING STALLS ON-SITE: 170
- EXISTING USES ON-SITE: 40,054 SQ. FT. OF INDUSTRIAL USE
- PARKING STALLS REQUIRED FOR ALL USES ON SITE: 80 (CODE SEC. 155.481(D)(2))

How to read these plans.

THESE PLANS ARE DRAWN USING A LEGEND FORMAT. THE LEGENDS ON EACH SHEET EXPLAIN THE MANY SYMBOLS USED THROUGHOUT THE PLANS.

A SYMBOL SHOWN IN A LEGEND DOES NOT NECESSARILY MEAN THAT THE ITEM OCCURS WITHIN THE SCOPE OF THIS PROJECT. REVIEW THE PLANS AND SPECIFICATIONS CAREFULLY TO DETERMINE THE COMPLETE SCOPE OF WORK.

About this project...

COMMERCIAL TENANT IMPROVEMENT OF AN EXISTING TENANT SPACE WHICH WILL OPERATE AS A WAREHOUSE FACILITY FOR CONVENIENCE STORE ITEMS THAT WILL BE DISTRIBUTED BY DASHMART. THERE SHALL BE NO MERCANTILE USE AND ONLY EMPLOYEES AND INDEPENDENT CONTRACTORS KNOWN AS "DASHERS" WILL BE ABLE TO ACCESS THE SPACE.

PROJECT SCOPE INCLUDES MINOR MODIFICATIONS TO ADD A BREAK AREA FOR EMPLOYEES. THE SCOPE ALSO INCLUDES THE NECESSARY MECHANICAL, PLUMBING AND ELECTRICAL IMPROVEMENTS TO SUPPORT THE USE. NO STRUCTURAL WORK IS REQUIRED.

Project Scope of Work

THIS PROJECT IS A TENANT IMPROVEMENT PROJECT OF AN EXISTING SHELL SPACE. PROPOSED WORK INCLUDES:

DEMOLITION: - PARTIAL REMOVAL OF NON LOAD BEARING PARTITION WALL. IMPROVEMENTS AS NECESSARY, SEE DIVISION 2 OF SPECIFICATIONS.

EXTERIOR: - NONE REQUIRED. ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.

INTERIOR: - PAINT, CARPET, CERAMIC TILE, AND ACOUSTICAL CEILING FOR REPAIRS ONLY, AS NEEDED.

MECHANICAL: - NEW ROOF TOP UNITS TO SUPPORT THE WAREHOUSE AREA
- DISTRIBUTION OF AIR INCLUDING DUCTWORK AND REGISTERS

PLUMBING: - MOP SINK AND KITCHEN SINK

ELECTRICAL: - OUTLETS FOR GENERAL USE
- LIGHT FIXTURES
- ELECTRICAL PANELS

FIRE SPRINKLER: - NOT INCLUDED UNDER THIS PERMIT. SEE GENERAL NOTES THIS SHEET.

FIRE ALARM: - NOT INCLUDED UNDER THIS PERMIT. SEE GENERAL NOTES THIS SHEET.

(SEE PLANS FOR FULL DESCRIPTION OF WORK)

General Notes

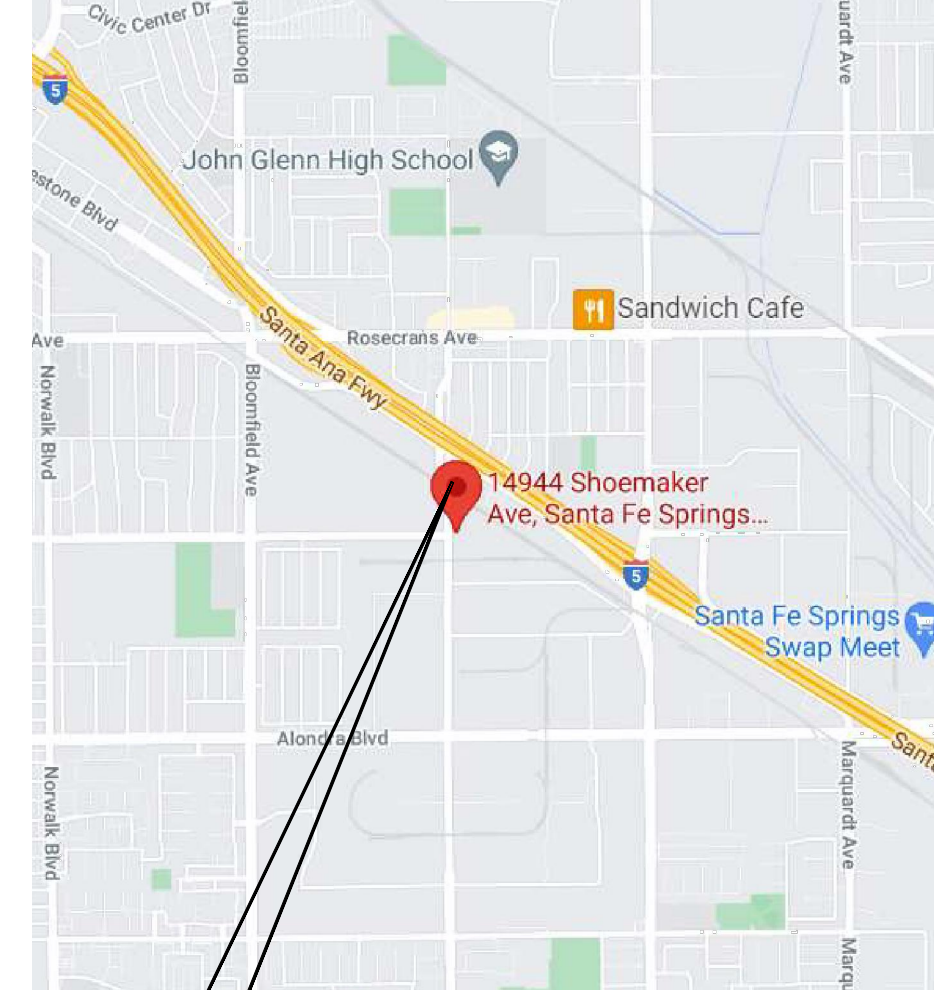
A. SITE IMPROVEMENTS, LANDSCAPING, PARKING, SHELL STRUCTURE, WATER AND SEWER MAIN LINES, AND ELECTRICAL DISTRIBUTION ARE EXISTING SYSTEMS AND ARE TO BE MODIFIED ONLY TO THE EXTENT SHOWN IN THESE DOCUMENTS.

B. ALL PRODUCTS LISTED BY ICC, UL OR EQUIVALENT NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTION. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN APPROVED EVALUATION REPORT OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

C. FIRE SPRINKLER APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE SPRINKLER SYSTEM, PLANS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY.

D. FIRE ALARM SYSTEM APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE ALARM SYSTEM, PLANS AND CUT SHEETS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY.

Vicinity Map



Sheet Index

- A-0 COVER SHEET
- A-1 DEMOLITION PLAN
- A-2 FLOOR PLAN
- A-3 ACCESSIBILITY / EGRESS PLAN
- A-4 CEILING PLAN
- A-5 FINISH AND DOOR SCHEDULES
- D-1 DETAILS
- M-1 MECHANICAL PLAN / CALCULATIONS
- P-1 PLUMBING PLAN & RISER DIAGRAM
- E-1 LIGHTING PLAN
- E-2 POWER PLAN
- E-3 ONE LINE DIAGRAM / SCHEDULES

Code Compliance

THIS PROJECT SHALL ADHERE TO THE FOLLOWING CODES:

- 2019 CALIFORNIA BUILDING CODE W / LOCAL AMENDMENTS
- 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 11 W / LOCAL AMENDMENTS
- 2019 CALIFORNIA ELECTRICAL CODE W / LOCAL AMENDMENTS
- 2019 CALIFORNIA PLUMBING CODE W / LOCAL AMENDMENTS
- 2019 CALIFORNIA MECHANICAL CODE W / LOCAL AMENDMENTS
- 2019 CALIFORNIA BUILDING CODE CHAPTER 11B W / LOCAL AMENDMENTS
- 2010 ADA STANDARDS

Project Information

ZONING:	3100 MISCELLANEOUS INDUSTRIAL
CONSTRUCTION TYPE:	III NON SPRINKLERED
SUITE AREA:	6888 s.f.
OCCUPANCY TYPE:	S-2
OCCUPANT LOAD:	
WAREHOUSE:	5922 / 500 = 11.84 USE 12
BUSINESS:	659 / 150 = 4.39 USE 5
TOTAL:	16.23 USE 17

SPACES WITH ONE EXIT (Table 1006.2.1):
EXITS PROVIDED: 1
MAX. OCCUPANCY LOAD: 29; Provided 17 < 29; OK
COMMON PATH OF TRAVEL 100 feet
(Table 1006.2.1):
EXIT ACCESS TRAVEL DISTANCE 300 feet (non-sprinklered)
(Table 1017.2):
EGRESS WIDTH PER OCCUPANT Required: (17 occupants x .2) MIN.: = 3.4 inches
(Section 1005.3.2): Provided: 33 inches
ACCESSIBLE ROUTE 36" Clear path from Front Entry to Rear Exit
(Sect. 1104.3):
ACCESSIBLE FACILITIES (2) Unisex Accessible restrooms provided
(Sect. 1109.2):

Parking Calculations

EXISTING PARKING TO REMAIN - NO NEW PARKING NECESSARY

Plumbing Fixture Calculations

FOR THIS PROJECT:

MEN'S WATER CLOSETS (1/100)
REQUIRED: 1
PROVIDED: 1

MEN'S LAVATORIES (1/100)
REQUIRED: 1
PROVIDED: 1

WOMEN'S WATER CLOSETS (1/100)
REQUIRED: 1
PROVIDED: 1

WOMEN'S LAVATORIES (1/100)
REQUIRED: 1
PROVIDED: 1

DRINKING FOUNTAINS (1/1000) IF OCCUPANCY MORE THAN 15
REQUIRED: 1
PROVIDED: 1

SERVICE SINK
REQUIRED: 1
PROVIDED: 1

Status of Documents

THESE PLANS ARE ISSUED FOR BIDDING AND PERMITTING. FINAL PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER APPROVAL BY ALL GOVERNING AGENCIES. AGENCY ITEMS AND ADDENDA ITEM, IF ANY, WILL BE ADDED TO FINAL PLANS AND WILL BE PROPERLY NOTED AS SUCH.

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DOORDASH

Revisions

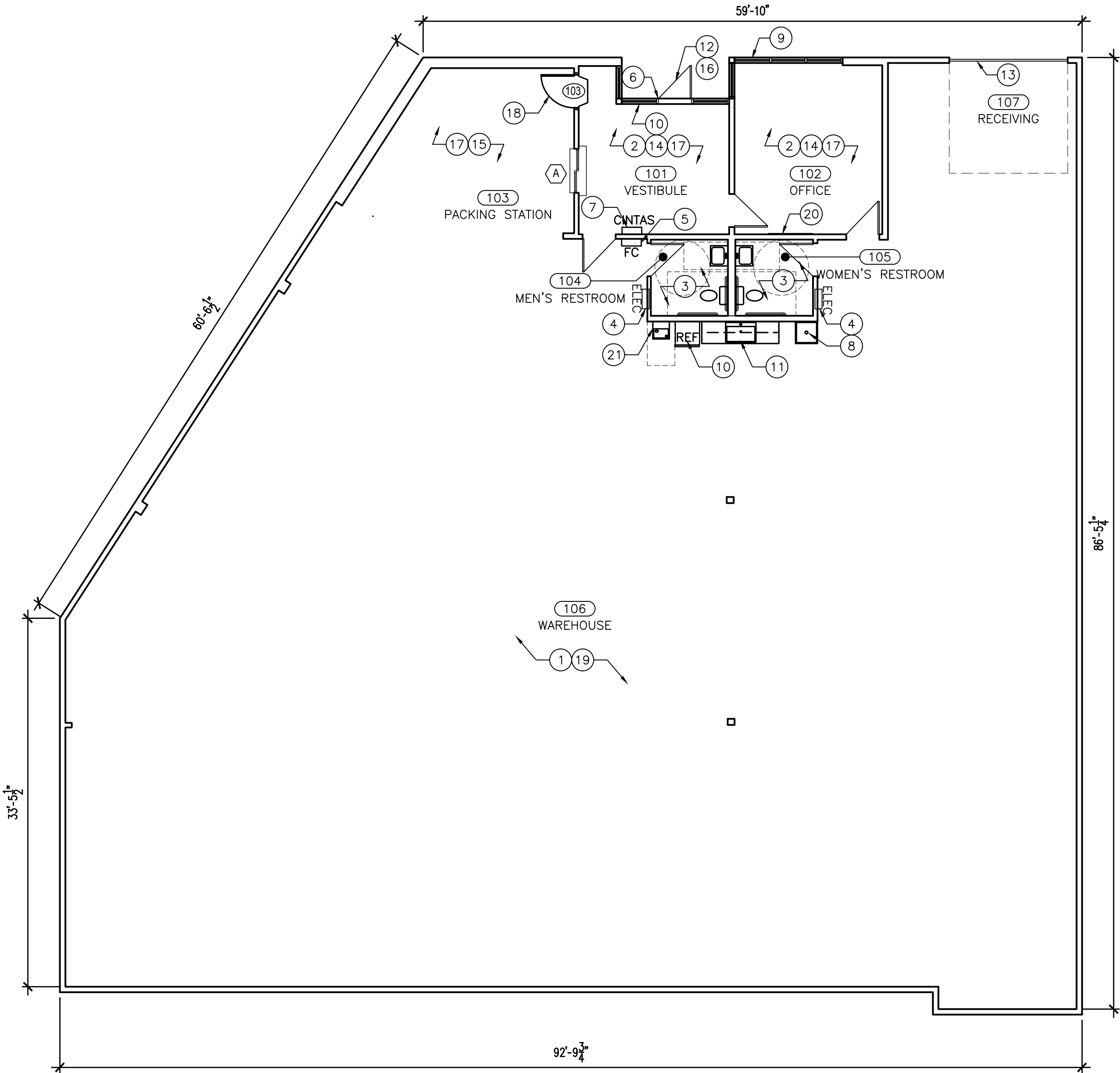
Door Dash
14944 Shoemaker Ave
Unit # 1
Santa Fe Springs,
CA 90670
06-11-2021
CA-512

A-0

Cover Sheet

Keynotes

1. EXISTING FLOORING TO REMAIN. CLEAN, POLISH AND SEAL FLOORS.
2. EXISTING CARPET FLOORING TO REMAIN.
3. EXISTING ADA ACCESSIBLE RESTROOM TO INCLUDE REQUIRED GRAB BARS. ALL PLUMBING IS TO BE WORKING AND FUNCTIONAL (TOILETS, SINKS, ETC.). INSTALL FRP-1 ON ALL WALLS TO 4'-0" A.F.F. REFER TO SHEET D-1 FOR DETAILS.
4. SURFACE MOUNTED ELECTRICAL PANEL LOCATION.
5. INSTALL FIRE EXTINGUISHER IN CABINET -2A-10BC. TO BE SEMI RECESSED IN WALL IN APPROVED CABINET AT THIS LOCATION.
6. INSTALL JCI CARD READER @ 44" A.F.F. TO THE TOP OF READER. CARD READER TO BE HID SIGNO READERS. COORDINATE INSTALLATION WITH OWNER.
7. INSTALL CINTAS SAFETY WALL WITH FIRST AID CABINET (ON LEFT) AND AED CABINET (ON RIGHT) AT 48" A.F.F. TO TOP OF CABINET. MOUNT CABINETS 6-8" APART FROM EACH OTHER (OR) ABOVE ONE ANOTHER AT 48" A.F.F. TO TOP OF BOTTOM CABINET.
8. INSTALL NEW MOP SINK. INSTALL FRP-1 TO 4'-0" A.F.F. ON TWO (2) WALLS AROUND SINK. REFER TO PLUMBING PLAN AND PLUMBING FIXTURES SCHEDULE ON SHEET P-1.
9. APPLY NEW WINDOW FILM APPLICATION TO ENTIRE STOREFRONT GLASS. USE 3M™ SCOTCHCAL™ CLEAR VIEW GRAPHIC FILM IJ8150. COORDINATE INSTALLATION WITH OWNER.
10. NEW APPLIANCES BY OTHERS.
11. INSTALL NEW 7'-0" WIDE LOWER CABINETS (CB-1, CB-2), COUNTERTOP (CT-1), CABINET PULLS (PU-1), SINK (SK-1), FAUCET (FC-1) AND GARBAGE DISPOSAL (GD-1). INSTALL 7'-0" WIDE X 12" DEEP UPPER CASEWORK ABOVE (CB-3, CB-4). REFER TO FINISH SCHEDULE ON SHEET A-5 AND PLUMBING FIXTURES SCHEDULE ON SHEET P-1.
12. RE-USE EXISTING ENTRY DOOR. PROVIDE HARDWIRED MORTISE LOCK SET. COORDINATE ONSITE VISIT WITH JCI AND BOYETT TECHNICIAN TO ASSESS THE WORK AND MATERIALS REQUIRED TO INTEGRATE THE DOOR DASH SYSTEM.
13. EXISTING ROLL-UP DOOR TO REMAIN. PAINT AS REQUIRED.
14. EXISTING CEILING GRID AND TILES TO REMAIN. REPLACE STAINED OR MISSING CEILING TILES THROUGHOUT (MATCH EXISTING CEILING TILE).
15. EXISTING GYPSUM BOARD CEILING TO REMAIN, REPAIR AND REPLACE GYPSUM BOARD CEILING AS REQUIRED TO ACCEPT NEW WALL CONFIGURATION.
16. PROVIDE SIGNAGE ABOVE FRONT DOOR IN 2" BLOCK LETTERS WITH CONTRASTING BACKGROUND THAT READS, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
17. PATCH AND REPAIR ANY DAMAGES ON ROOM WALLS TO A LEVEL 4 FINISH AND PAINT. REFER TO FINISH SCHEDULE.
18. NEW DUTCH DOOR 3'-0" X 7'-0" WITH METAL FRAME. USE HMF EXPRESS DUTCH DOOR. PROVIDE HARDWIRED MORTISE LOCK SET. FIELD VERIFY EXISTING OPENING
19. CONTRACTOR TO HIRE EXISTING BUILDING ROOFER TO PATCH ANY NEW PENETRATIONS IN THE ROOF.
20. 3x3 FIRE RATED PLYWOOD PANEL.
21. NEW DRINKING FOUNTAIN.



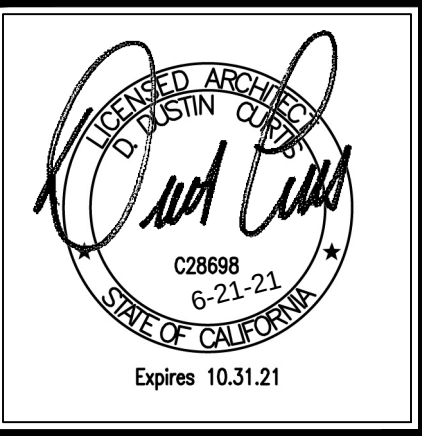
Floor Plan
1/8" = 1'-0"

Wall Legend		
	INTERIOR WALL	Exist. Walls
	CMU WALL	
	INTERIOR WALL W/ 3-5/8" STUDS SEE DETAIL A1, SHEET D-1	New Walls
	INTERIOR WALL WITH INSULATION SEE DETAIL A1, SHEET D-1	
	INTERIOR WALL W/ 6" STUDS SEE DETAIL A1, SHEET D-1	
	TENANT DEMISING WALL SEE DETAIL A2, SHEET D-1	
	ONE HOUR RATED WALL SEE DETAIL A3, SHEET D-1	
	LOW WALL SEE DETAIL A4, SHEET D-1	
	5/8" GYP BD ON 2"X25 GA. METAL FURRING STRIPS AT 24" O.C. WITH BATT OR RIGID INSULATION ON EXISTING CMU WALL.	
	5/8" GYP BD ON 2"X25 GA. METAL FURRING STRIPS AT 24" O.C. WITH BATT OR RIGID INSULATION ON EXISTING CONCRETE WALL.	

Doors		
SEE DETAIL A15, SHEET D-1 FOR REQUIRED DOOR CLEARANCES.		
		EXISTING DOOR OR PAIR OF DOORS
		NEW DOOR OR PAIR OF DOORS
		RELOCATED DOOR OR PAIR OF DOORS. REFER TO DEMOLITION PLAN ON SHEET A-1.
		POCKET DOOR

Windows	
	EXISTING WINDOW TO REMAIN
	NEW WINDOW. REFER TO DOOR/WINDOW SCHEDULE ON SHEET A-5 AND DETAIL A9 ON SHEET D-1.
	SIDE LITE: 2'-0" X 7'-0" WITH TEMPERED GLASS

- General Notes
- A. FURNITURE PLACEMENT SHALL NOT RESTRICT ADA ACCESS REQUIRED.
- B. CONTRACTOR TO PROVIDE MIN. R-30 BATT INSULATION AT ENTIRE DECK SPACE IF NOT CURRENTLY INSTALLED.
- C. CONTRACTOR TO PROVIDE MIN. R-19 BATT INSULATION IN ALL FRAMED EXTERIOR WALLS IF NOT ALREADY PROVIDED.
- D. ROOF PENETRATIONS AND ROOF WORK TO BE PERFORMED BY LANDLORD'S CONTRACTOR IF REQUIRED, VERIFY WITH LANDLORD.
- E. STORAGE CONTENT MUST BE KEPT A MINIMUM OF 24" BELOW CEILING.



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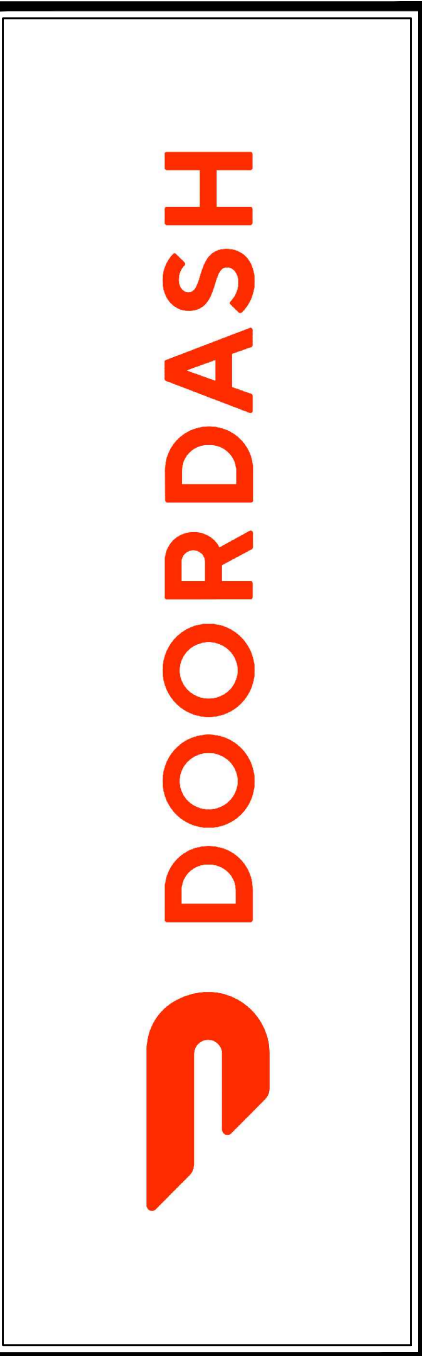
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Revisions

Door Dash

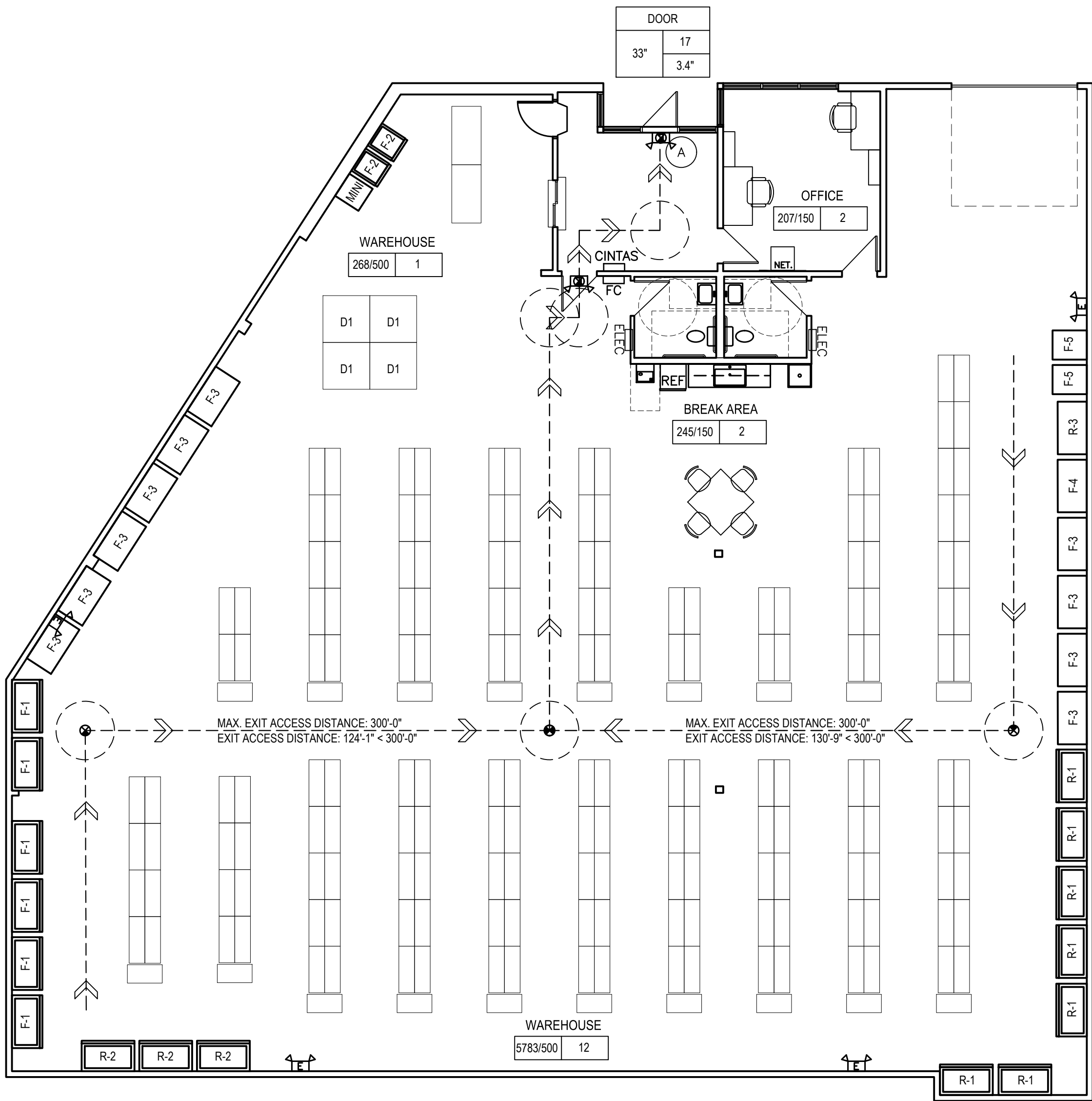
14944 Shoemaker Ave
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06-11-2021

CA-512

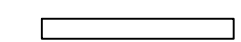
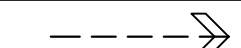
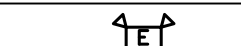
A-2

Floor Plan

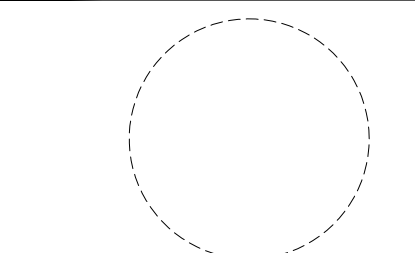
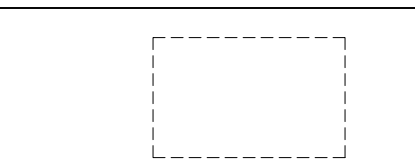


 **Accessibility / Egress Plan**
1/8" = 1'-0"

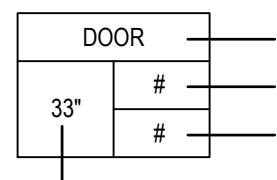
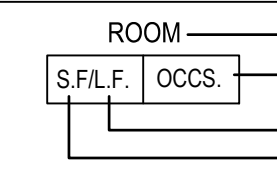
Life Safety Plan Legend

	EXTERIOR/INTERIOR WALL
	TRAVEL DISTANCE
	COMMON PATH OF TRAVEL
	FIRE EXTINGUISHER
	EXIT LIGHT W/ BATTERY PACK
	WALL MOUNTED EMERGENCY LIGHT

Accessibility Legend

	5'-0" WHEEL CHAIR TURNING RADIUS
	CLEAR FLOOR AREA CLEARANCES, AS REQUIRED BY CODE. ALSO SEE DETAIL A5 ON SHEET D-1.

Egress Legend

	INDICATES DOOR OR STAIR EGRESS
#	OCCUPANT LOAD
#	EGRESS CAPACITY IN INCHES (OCCUPANT LOAD X .15)
	DOOR OR STAIR CLEAR WIDTH
	INDICATES ROOM OR AREA EXITED
S.F./F.	OCCUPANT LOAD
OCCS.	LOAD FACTOR AREA SERVED

General Notes

- A. FURNITURE PLACEMENT SHALL NOT RESTRICT ADA ACCESS REQUIRED.
B. TACTILE EXIT SIGNAGE TO BE PROVIDED PER NFPA 101 7.10.1.3.



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DOORDASH

Revisions

Door Dash
14944 Shoemaker Ave
Unit # 1
Santa Fe Springs,
CA 90670

06-11-2021

CA-512

A-3

Accessibility/Egress Plan

**Attachment 5: Resolution 2013-2022
Exhibit A – Conditions of Approval**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 213-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 826**

WHEREAS, a request was made for a Conditional Use Permit (CUP Case No. 826) to establish, operate and maintain an on-demand retail store with delivery service (with optional pick up) for grocery and household items, on property located at 14944 Shoemaker Avenue, Unit I (APN: 7005-001-038), within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the east side of Shoemaker Avenue, with Accessor's Parcel Number of 7005-001-038, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Conditional Use Permit (CUP Case No. 826) is DoorDash Essentials, LLC., 302 2nd Street, San Francisco, CA 94107; and

WHEREAS, the property owner is RIF-V-Shoemaker Industrial Park, LLC, 11620 Wilshire Boulevard, Floor 10, Los Angeles, CA 90025; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 826, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on July 26, 2022, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on July 26, 2022 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on August 8, 2022 concerning Conditional Use Permit Case No. 826.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Sections 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the request for the establishment, operation and maintenance for an on-demand retail store with delivery service (with optional pick up) for grocery and household items on property located at 14944 Shoemaker Avenue, Unit I is exempt from CEQA. The proposed use would utilize the existing warehouse space, and no additional square footage will be added to the existing unit. It should be noted that a traffic analysis was submitted to the City's Public Works Department as part of the initial environmental review. The City's traffic engineer concluded that the proposed use would have less than a significant impact on traffic and circulation. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

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

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

The subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. A commercial and service type use, provided that a Conditional Use Permit is granted, would be consistent with the current zoning and land use designation. The primary concerns would be to ensure that the proposed use will not impact traffic in the immediate vicinity, that there is sufficient parking to accommodate the proposed use, and that the proposed commercial and service type use is compatible with the surrounding industrial use.

First, a traffic analysis was submitted to the City's Public Works Department as part of the initial environmental review. The City's traffic engineer concluded that the proposed use would have less than a significant impact on traffic and circulation.

Second, the proposed use will only employ 15-25 employees, with 2 to 6 employees working on-site at any given time. Ten (10) parking stalls were allocated to DashMart to ensure that there is sufficient parking to accommodate the proposed use.

Lastly, DashMart is not a standard retail storefront use. Most sales would be delivered directly to end customers by delivery contractors (“Dashers”), which means the facility operates similarly to a catering service, warehouse, or parcel delivery service. These are uses that are principally permitted within the M-2 zoning district. The peak order volume occurs between 9 pm to 12 am, which occurs after daytime working hours and rush hour, ensuring minimal impact to adjoining businesses and roadways.

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

The subject property is fully developed with three (3) multi-tenant industrial buildings. The applicant is planning to occupy one of the units. The applicant intends to make interior modifications to the building to accommodate their proposed use. No exterior modifications to the existing building are proposed.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 213-2022 to find that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15301, Class 1 (Existing Facility), and to approve Conditional Use Permit Case No. 826 to establish, operate and maintain an on-demand retail store with delivery service (with optional pick up) for grocery and household items, on property located at 14944 Shoemaker Avenue, Unit I (APN: 7005-001-038), within the M-2, Heavy Manufacturing, Zone.

ADOPTED and APPROVED this 8th day of August, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
Conditions of Approval
Conditional Use Permit Case No. 826
14944 Shoemaker Avenue

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868-0511 x3811)

1. 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.
2. 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.
3. 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)

4. Permits and approvals. 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.
5. 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.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo at 562.409.1850 x3335)

6. The applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the portion of the property occupied by the applicant from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) adjacent to the subject suite. Further, all new 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) days

from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.

7. Alcoholic beverages shall not be stored or distributed from the location until proper City approvals and ABC Licenses are first obtained.
8. All tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times.
9. The applicant and/or his employees shall not interfere with the ongoing operation of the existing businesses located on the subject property at any time.
10. The applicant shall not stack, store, or maintain any trash, cardboard, pallets, or similar items within the parking area at any time.
11. All drivers employed by the operation shall adhere to all Vehicle Codes on or off the property at all times.
12. All directional signs and/or traffic signs shall be reviewed and approved by the Department of Police Services and Planning Department prior to their installation.
13. Trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
14. Off-street parking areas shall not be reduced or encroached upon at any time. This includes queueing areas for pick-ups or deliveries.
15. That the buildings and/or parking areas involved in the operation of this Applicant, including any lighting, fences, walls, cabinets, and poles shall be maintained by the applicant or landlord, as applicable, 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.
16. 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.
17. 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.

18. Fencing around the perimeter of the subject location shall not be permitted.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

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

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

20. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054, if applicable.
21. Applicant understands and agrees that any new exterior mechanical equipment shall be screened from view on all sides. Additionally, all new 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, as applicable for new improvements.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans, if any new exterior mechanical equipment is proposed:
 - 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
22. 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.

23. 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.
24. Vehicles associated with the business will not park on the street at the subject site. 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 business shall not obstruct or impede any traffic around the site's perimeter.
25. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
26. The subject use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
27. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Shoemaker Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
28. 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).
29. 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 tenant improvements. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
30. 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.

31. The tenant improvement shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
32. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
33. Conditional Use Permit Case No. 826 shall be subject to a compliance review in one years, until 8/8/2023. Approximately three (3) months before 8/8/2023, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
34. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, 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. Notwithstanding the foregoing, the applicant shall not be liable for the defense or indemnification of the City for actions arising out of the sole active negligence or willful misconduct of the City.

35. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
36. No parking of vehicles shall be allowed in front of the overhead loading door. All loading and unloading shall occur within the interior of the building. Parking by trucks, cars or any other type of vehicles associated with the Applicant shall not compromise the width of the fire lane. Should the width of fire lane be compromised by vehicles associated with the Applicant at any time, the owner shall, within 60 days upon receipt of notice from the Planning Department, frame-in the loading door. This process would require plans to be submitted for approval to the Building Division and Planning Department.
37. This approval shall allow the applicant, DoorDash Essentials, LLC, to establish, operate, and maintain a commercial and service type use involving an on-demand logistics platform that provides grocery, specialty, and household items, within the M-2, Heavy Manufacturing, Zone at 14944 Shoemaker Ave, Unit I.
38. The subject use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
39. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
40. Delivery trucks used for food products shall be limited to the hours that least impact other tenants within the subject parcel. Prior to operation, the owner/applicant shall submit to the Planning Department a tentative delivery schedule for approval.
41. Delivery vehicles used for picking up order(s) shall not idle engines and shall not be parked for more than 15 minutes.
42. The applicant shall only employ a maximum of 10 employees per shift. The applicant shall provide updated parking information when the maximum number of employees per shift exceeds 10. In such event, additional parking stalls must be assigned to the DashMart by the landlord.
43. The applicant shall work with the property owner and Department of Planning and Development for additional assigned parking if there are issues related to on-site parking.



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 18

Compliance review of Alcohol Sales Conditional Use Permit Case No. 18 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site consumption at Tacos Mariscos Las Islitas Restaurant, located at 13345 Telegraph Road, Suite D, within the Neighborhood Commercial Zone (C-1). (Maria Isabel Jara, Owner)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before August 8, 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

At their respective meetings of October 27 and November 10, 2008 the Planning Commission and City Council initially granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 18 to restaurant.

Several ownership changes have occurred during the lifetime of the establishment. Maria Isabel Jara took ownership of the establishment at the beginning of 2022. The restaurant provides a full service Mexican and Mariscos (seafood) cuisine with a sit down dining experience; adult customers have the option of buying bottled beer for on-site consumption. The restaurant is open daily throughout the week.

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

CALLS FOR SERVICE

Records indicated that since the new ownership change at the beginning of 2022 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 surrounding site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit.

After conducting said inspection, Staff found that the restaurant establishment and the sale of alcoholic beverages has not had a negative impacts on any of the neighboring uses, which comprise mostly of other food establishments and a few small service providers. The restaurant has shared parking with the other tenants of the retail development and complies with the current parking regulations.

The restaurant use, along with the alcohol sales activity, is currently being maintained and operated in full compliance with all of the City's Zoning Regulations, and with 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 the issued Type 41 License (On-Sale Beer and Wine – Eating Place).

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 August 8, 2027.

CONDITIONS OF APPROVAL

The only modification to the condition involves Item 12 regarding the date for the next compliance review.

1. That the sales, service and consumption of alcoholic beverages shall only be permitted during the business hours as specified by the Alcoholic Beverage Control.
2. That the Type 41 Alcoholic Beverage Control license allowing on-site consumption of beer and wine in connection with a bonafide eating place shall be restricted to the sale for consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.
3. That the Type 41 Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, nor operated as a public premises; thus, alcoholic beverage sales shall not comprise more than 25% of gross sales.
4. That alcoholic beverages shall not be consumed on any other property than the subject licensed premises under the control of the licensee/applicant.
5. That the Applicant shall be responsible for maintaining control of litter on the subject property generated by, or originating from, the subject restaurant use.

6. That there will be a corporate officer or manager, 25 years of age or older, on the licensed premises during all public business hours who will be responsible for the alcohol sales activity. The general manager and any newly/subsequent hired manager(s) of the licensed premises shall obtain an ABC Manager's Permit, and the City of Santa Fe Springs Director of Police Services shall be provided a copy of said Manager's Permit, including the name, age, residential address and related work experience of the intended manager prior to the manager assuming manager's responsibilities.
7. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
8. That the operation shall abide by all Building Codes, Fire Codes, Business and Professions Codes and other applicable Codes and any other local governmental regulations.
9. That live entertainment, amplified music, or dancing shall be prohibited on the premises at all times. The applicant shall apply for an Entertainment Conditional Use Permit with the Department of Police Services if such entertainment is desired.
10. That there shall be no bar or lounge area upon the licensed premises maintained for the primary purpose of alcohol sales or consumption of alcoholic beverages directly to patrons for consumption.
11. ***That this Permit shall be subject to a compliance review in five years, no later than August 8, 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.***
12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than 60 (sixty) days prior to signing of the transfer agreement.
13. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department permits in a place conspicuous to all employees of the location.
14. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the

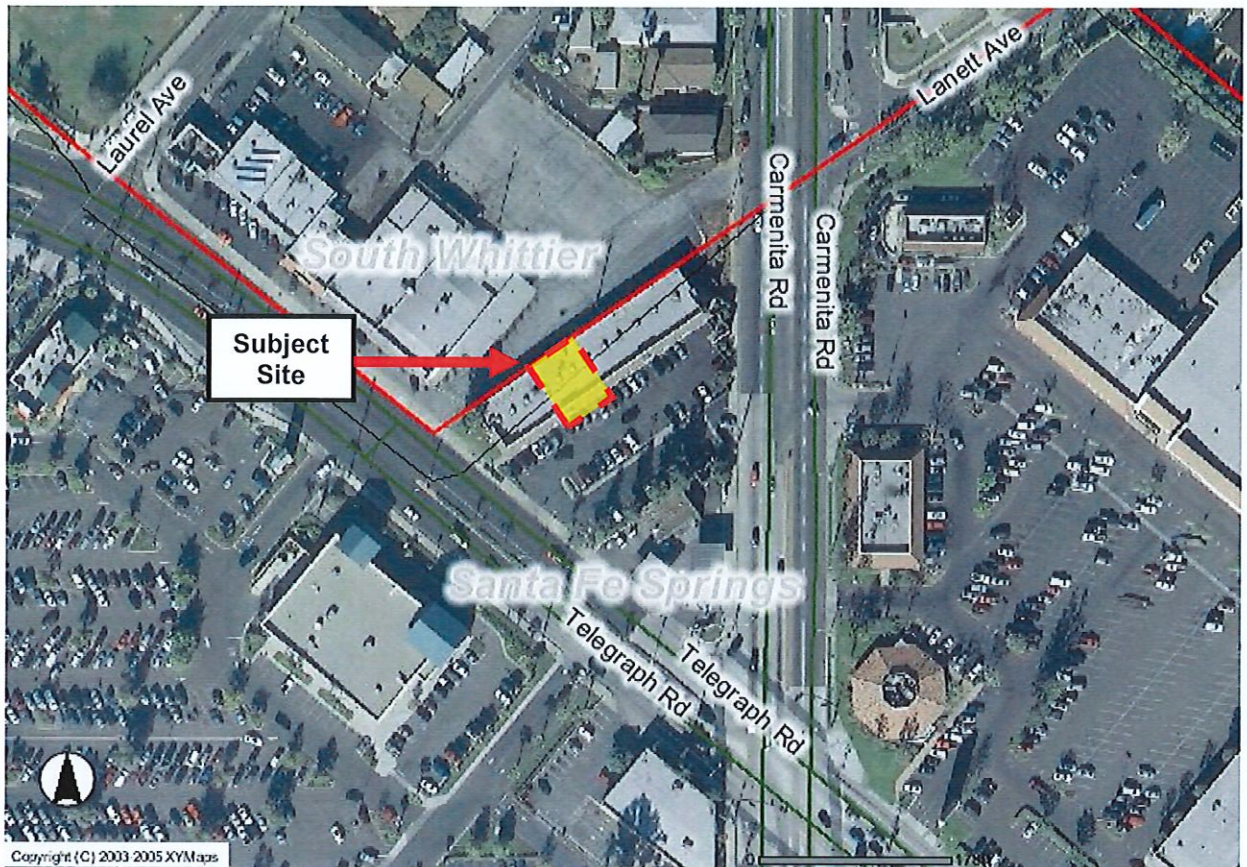
Director of Planning and Development.

15. 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.
16. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment:
Location Map



Alcohol Sales Conditional Use Permit Case No. 18
Located at:
13345 Telegraph Road Suite D
Santa Fe Springs



CONSENT ITEM

Conditional Use Permit Case No. 753-2

A compliance review to allow the continued operation and maintenance of a metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone. (Alta Alloys, LLC)

RECOMMENDATIONS:

- Find that the continued operation of the subject metal recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Require that Conditional Use Permit Case (CUP) No. 753, be subject to a compliance review in five (5) years, on or before August 8, 2027, to ensure the subject metal recycling facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

On March 10, 2014, The Planning Commission approved CUP Case No. 753, a request made by United Alloys & Metals to establish, operate, and maintain a metal recycling facility on property located at 9600 John Street. On July 31, 2021 Alta Alloys, LLC acquired the business and assumed the responsibility of ensuring compliance with the conditions of approval for CUP 753. The business does not accept salvaged metal or materials from walk-in customers and will continue to operate within the building's interior only.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (C)(5) of the City's Zoning Ordinance, states that a metal recycling facility shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)(5)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid Conditional Use Permit has been issued (C) Salvage, reclamation, recycling, wrecking, storage, and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage, and

	processing including metal, rags, wood, wood residues, sawdust, wood chips, rubber, oil, glass, and paper.
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STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. An inspection of the subject property was conducted on June 30, 2022 and revealed that the metal recycling facility continues to operate in strict compliance with the required conditions of approval. As a result, the use is compatible with the surrounding developments and will not impose a nuisance to the public or environment.

STAFF RECOMMENDATION

Staff finds that, if the metal recycling facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 753 be subject to a compliance review in five (5) years, on or before, August 8, 2027, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions area provided as a strike-through or bold.

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:
(Contact: Eric Scott 562.868.0511 x 3812)

1. Permits and approvals. That the owner and developer 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 having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(Ongoing)**
2. The owner and operator 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.
(Ongoing)

3. That the Owner and Operator shall not receive discarded major appliances and remove Materials that Require Special Handling (MRSH) on site unless the owner/operator is designated as a Certified Appliance Recycler by the Department of Toxic Substances Control Board.
(Ongoing)
4. That the Owner and Operator are prohibited from accepting any material that does not meet the definition of scrap metal pursuant to section 66260.10 of Title 22 of the California Code of Regulations. **(Ongoing)**
5. That the Owner and Operator are prohibited from accepting any material defined as a hazardous waste pursuant to State of Federal law.**(Ongoing)**
6. That the Owner and Operator must maintain an EPA identification number if any hazardous waste is generated at the facility.**(Ongoing)**
7. That the Owner and Operator must implement storm water runoff best management practices to prevent contaminants from entering the storm drain system. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Chad Van Meeteren 562.868.0511 x 3811)

8. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code. **(Satisfied)**
9. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirements for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits. **(Ongoing)**
10. The interior gates or fences are not permitted across require Fire Department access roads unless otherwise granted prior approved by the City Fire Department. **(Ongoing)**
11. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm 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.

12. 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 the 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/ provision of mitigation improvements approved by the City's Fire Chief. **(Ongoing)**
13. That prior to submitting plans to the Building Department of Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed. **(Ongoing)**
14. 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. **(Satisfied)**
15. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(Satisfied)**
16. Provide two Fire Lane pathways for fire truck access and exit. **(Satisfied)**
17. Provide approved method of fire protection for titanium storage. **(Satisfied)**

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562.868.0511 x7545)

STREETS

18. 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 owner shall pay the actual cost of sign installation. **(Satisfied)**
19. That owner and/or developer shall pay for the removal of three existing driveways located at the center of the property, construct full height curb & gutter per City Standard R-6.4A, install landscaping and re-stripe parking lot layout to accommodate northerly and southerly most driveways. **(Satisfied)**

MISCELLANEOUS

20. That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. A professional civil engineer registered in the State of California shall prepare the grading plan. The owner shall pay drainage review fees in conjunction with this submittal. **(Satisfied)**

POLICE SERVICES DEPARTMENT:**(Contact: Luis Collazo 562.868-0511 x3335)**

21. That the applicant vacate the center driveways, re-construct the curb, and gutter as required by the City's Public Works standards. That landscaping shall be installed to provide a continuous landscaping frontage along John Street. **(Satisfied)**.
22. That the parking stalls adjacent to the street frontage shall be provided with wheel stops. The wheel stops shall be maintained and immediately repaired/replaced if damaged. **(Satisfied)**
23. That not all material and merchandise shall be visible from public view at all times. **(Ongoing)**

WASTE MANAGEMENT:**(Contact: Maribel Garcia 562.409.7569)**

24. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact, Maribel Garcia, Municipal Affairs Manager, at (562) 868-0511 Ext. 7569 for said application. **(Revised)**
25. The applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**
26. The applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any

recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 1003, passed 8-27-09) Penalty, see § 10.97. (Ongoing)

27. The applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition # 26. **(Ongoing)**
28. 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. **(Ongoing)**

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

29. That this approval shall allow the applicant, ~~United Alloys and Metals~~ Alta Alloys, LLC, to establish, operate and maintain a 75,500 sq. ft. metal recycling facility at the subject property located at 9600 Johns Street. **(Revised)**
30. That the site or operation shall not operate any objectionable noises and shall operate in accordance with the Santa Fe Springs Municipal Code. **(Ongoing)**
31. That all roof mounted equipment, roll up doors, and exhaust vents shall not be visible or shall be completely screened from view. **(Ongoing)**
32. That all bollards adjacent to vacated driveway approaches shall be removed from the subject property. All potholes shall be properly filled and rehabilitated. **(Satisfied)**
33. No runoff of hazardous materials shall be generated from the business operation or said site. **(Ongoing)**
34. That at a minimum, the landscape area eliminated by the proposed installation of the trash enclosure/ cardboard enclosure area be replaced by an equivalent landscape area. A landscape plan must be submitted to the Planning Department for review and approval immediately. **(Satisfied)**
35. That the empty drum storage and custom bin storage area be provided with slats (color to match the building). **(Satisfied)**

36. That the storage of drums and customs bins shall not exceed the height of the 8' high chain link fence and shall be completely screened from view. The height of the fence shall be measured from the lowest adjacent grade. **(Ongoing)**
37. That the applicant shall provide truck-turning radius on site plan to show that a semi-truck can enter and exit the site in a forward manner. **(Satisfied)**
38. That no more than three vehicles (two-24' flatbed trucks as well as one-pickup truck) shall be stored on-site per the approved plan. **(Ongoing)**
39. That the applicant shall provide a note on the T.E. Elevation to clarify that it will be smooth stucco finish and painted to match the building's primary color. **(Satisfied)**
40. That the applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosures remain closed and locked at all times. **(Ongoing)**
41. That the entire site shall be permanently maintained, free of trash, junk, debris, etc., and in an otherwise neat and attractive manner. **(Ongoing)**
42. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area. **(Ongoing)**
43. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No materials, sorted, baled, or otherwise, shall be stored outside the building (with the exception of the cardboard, empty drum, and custom bins, which all have their own designated and fully screened storage areas). **(Ongoing)**
44. That 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 and Development, Director of Police Services and the Fire Marshall. **(Ongoing)**
45. That all vehicles associated with the business 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. **(Ongoing)**

46. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on John Street, use street as a staging area, or to back up onto the street from the subject property. **(Ongoing)**
47. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case. **(Ongoing)**
48. That the Applicant shall understand, and accept, that this Permit is solely being granted for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any State or regulatory local laws as they apply to the recycling activities. **(Ongoing)**
49. That the Applicant, ~~United Alloys and Metals~~ Alta Alloys, LLC, within thirty days of the approval of this Permit, shall submit and obtain approval for a Recycling Regulatory Permit from the Department of Police Services. **(Revised)**
50. That the Applicant shall not accept any salvage material from walk-in customers. Should the Applicant decide to accept salvage material, they should apply and be approved by the State for a Second Hand Dealers License prior to the acceptance of any walk-in material. The Applicant shall also understand that the acceptance of walk-in material without the proper State Licenses may be subject to criminal charges against him if it is found that the material being accepted was obtained in an illegal manner. **(Ongoing)**
51. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
52. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
53. That CUP Case No. 753-2 shall be subject to a compliance review after ~~one (1) five (5) years~~, on or before ~~September 13, 2022~~. **August 08,**

2027 approximately three (3) months before August 8, 2027, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(Revised)**

54. That the applicant, ~~United Alloys and Metals~~ **Alta Alloys, LLC**, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case Permit No. 753, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Revised)**
55. That the facility operator(s) shall be strictly liable for all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
56. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**
57. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

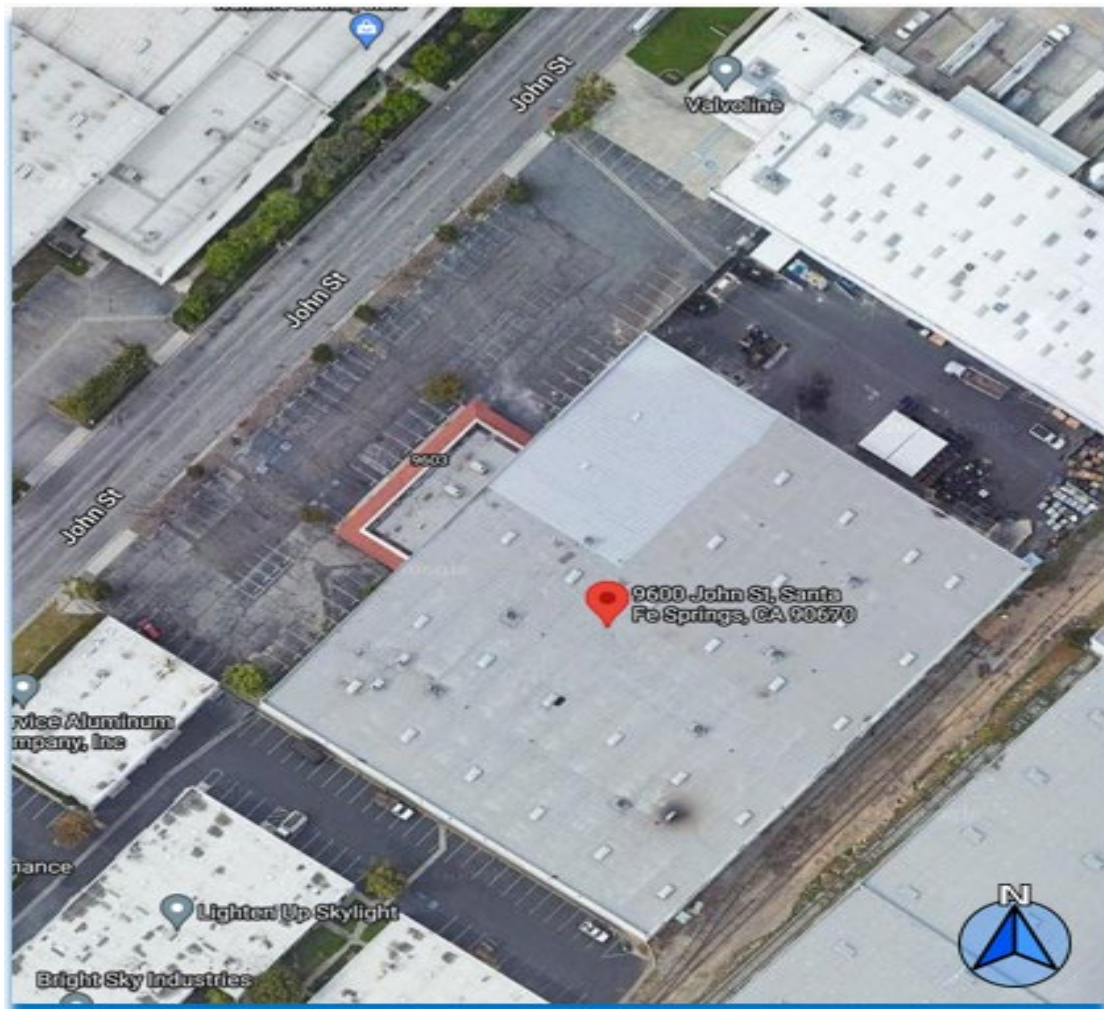


Wayne M. Morrell
Director of Planning

Attachments:

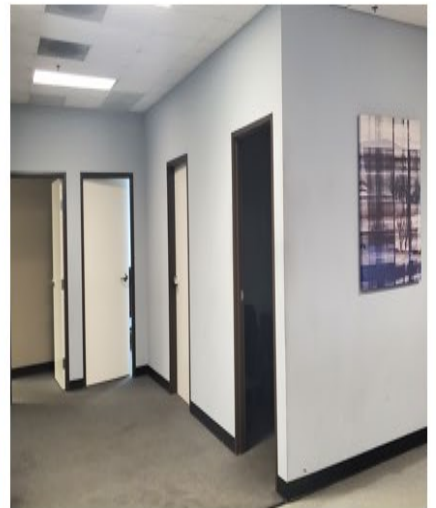
1. Aerial Photograph
2. Site Photos
3. Compliance Review Request Letter

Attachment 1: Aerial Photograph



Conditional Use Permit (CUP) No. 753-2
Location: 9600 John Street
APN: 8168-009-034
Applicant: Alta Alloys, LLC

Attachment 2: Site Photos



Attachment 3: Compliance Review Request Letter



ALTA ALLOYS LLC

June 16, 2022

City of Santa Fe Springs
Attn: Claudia Jimenez
11710 Telegraph Rd.
Santa Fe Springs CA 90670

RE: CUP 753-2

Alta Alloys LLC is requesting a review for the compliance of the subject permit.

Alta Alloys processes Super Alloys as stated in the application. There have been no changes in process since the initial application.

Sincerely,



Hoyt Bochy
Alta Alloys
9600 John St.
Santa Fe Springs CA 90670
(562) 367-3122



PRESENTATION

Update on Senate Bill 743 Implementation: A presentation by the consulting firm of Fehr and Peers on the proposed CEQA (using Vehicle Miles Traveled) and non-CEQA (using Local Transportation Assessment) methods for reviewing transportation related impacts in Santa Fe Springs.

RECOMMENDATION

- Receive the presentation by the City's consultant, Fehr and Peers, and provide feedback as desired.

BACKGROUND

The passage of SB 743. (Steinberg, 2013) changed how transportation impacts are measured under the California Environmental Quality Act (CEQA) in the review of land use and transportation plans and projects. SB 743 removed Level of Service (LOS) as the primary measure of transportation impacts of environmental significance and required the Governor's Office of Planning and Research (OPR) to develop revisions to CEQA Guidelines establishing criteria for determining the significance of transportation impacts. OPR subsequently selected Vehicles Miles Travelled (VMT) as the preferred metric to comply with SB 743, as it is more aligned with the state's goals of reducing GHG emission through promotion of infill development, active transportation and other sustainable land use and transportation projects.

Two types of projects, land use development projects and transportation infrastructure projects, are affected by SB 743.

- Land Use - Development projects and area plans (e.g., General Plan or Housing Element) will continue to require a transportation impact analysis. Transportation impact studies, however, conducted as part of the CEQA process will now be required to base project impacts on VMT. CEQA guidance says that municipalities will determine thresholds of significance to determine VMT related impacts.
- Transportation Infrastructure - Prior to SB 743, transportation projects that had the potential to worsen vehicle delay, such as adding a pedestrian scramble phase, may have resulted in an environmental impact under CEQA. With SB 743 in place, transportation projects that promote travel by non-motorized modes are no longer considered to result in an environmental impact. CEQA guidance says transportation

projects that reduce, or have no impact on, VMT should be presumed to cause a less than significant transportation impact.

At the City Council meeting of September 26, 2019, the City Council authorized the Director of Planning to release a Request For Proposal (RFP) to qualified consultants to create a Vehicle Miles Traveled (VMT) methodology to evaluate transportation impacts consistent with the California Environmental Quality Act (CEQA) and meet the requirements of Senate Bill (SB) 743.

After releasing the RFP, the City received three (3) proposals. The proposals received were from EPD solutions, Inc., Minagar and Associates and Fehr & Peers. All three proposal were evaluated based on the evaluation criteria and point system as outlined in the City's RFP. Fehr & Peers was selected as the firm to create a VMT methodology for the City to evaluate transportation impacts consistent with CEQA and SB 743.

On October 19, 2021, the City Council authorized the Mayor or designee to execute a Professional Services Agreement (PSA) with Fehr & Peers. The execution of the PSA paved the way for a kick-off meeting between the consultant and staff. The meeting was used to discuss the City's goals and objectives for the study. As part of the overall efforts to create a VMT methodology, it is staff's goal to ensure that the Planning Commission is provided with continual updates to remain informed of the progress made and also allow the Commission with opportunities to provide feedback throughout the process.

On March 14th of this year, staff had asked Fehr & Peers to deliver a brief PowerPoint presentation to the Planning Commission to provide the Commission with a general overview of SB 743, a basic understanding of Vehicle Miles Traveled (VMT), and a quick outline of the implementation process and next steps.

Project Updates

Staff has continued to work with Fehr and Peers to develop VMT metrics and threshold options for land use projects in the City, including potential mitigation options and various screening options. To date, the project team has completed relevant background data collection, pilot project testing, defined the VMT methodology thresholds and mitigations, and drafted Local Transportation Assessment guidelines.

As part of the update, Fehr and Peers will provide the Planning Commission with a detailed overview of the proposed CEQA (*using Vehicle Miles Traveled*) and non-CEQA (*using Local Transportation Assessment*) methods for reviewing transportation related impacts in Santa Fe Springs. The overview will clarify when

projects may be screened from a VMT analysis and potential VMT mitigation using selected examples from the Transportation Demand Management (TDM) strategies. The presentation will also go over the required analysis and items for a Local Transportation Assessment report which must be completed for projects generating over 50 peak hour trips. Fehr and Peers will then conclude with the remaining steps necessary to adopt the proposed Transportation Study Guidelines.



Wayne M. Morrell
Director of Planning