



CITY OF SANTA FE SPRINGS
REGULAR MEETING OF THE PLANNING COMMISSION
MONDAY, OCTOBER 9, 2023
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

PLANNING COMMISSION

Francis Carbajal, Chairperson
David Ayala, Vice Chairperson
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner

PLANNING DIRECTOR

Wayne M. Morrell

CITY ATTORNEY

Kristi J. Smith

CITY STAFF

Assistant Director of Planning
Associate Planner
Associate Planner
Assistant Planner
Planning Intern
Planning Intern
Planning Consultant
Planning Consultant
Planning Secretary

Cuong Nguyen
Vince Velasco
Jimmy Wong
Claudia Jimenez
Rudy Lopez
Pablo Castilla
Laurel Reimer
Alejandro De Loera
Teresa Cavallo

NOTICES

Public Comment: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission, please use the "Raise Hand" function via Zoom once the Chairperson opens Public Comment during the meeting. You may also submit comments in writing by sending them to the Planning Secretary's Office at teresacavallo@santafesprings.org. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.

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 Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

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

SB 1439: Effective January 1, 2023 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the Planning Secretary, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.

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

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

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

PLANNING COMMISSION AGENDA**PUBLIC HEARING****1. PUBLIC HEARING (Continued from September 11, 2023)**

ZONE DETERMINATION ("ZD") CASE NO. 2023-01 – TO DETERMINE THAT A BATTERY ENERGY STORAGE SYSTEM WITH DIRECT CONNECTION TO A PUBLIC UTILITY GRID IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED IN THE M-L, LIMITED MANUFACTURING, ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION). (GRIDSTOR LLC)

RECOMMENDATION: That the Planning Commission:

- 1) Receive public testimony from anyone in the audience or on Zoom wishing to speak and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on November 13, 2023.

OLD BUSINESS**2. PARKWAY TREE REMOVAL APPEAL DECISION - RESIDENT REQUEST FOR REMOVAL OF PARKWAY TREE AT 10318 HARVEST AVENUE**

RECOMMENDATION: That the Planning Commission:

1. Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 10318 Harvest Avenue; and
2. Deny the property owner at 10318 Harvest Avenue a permit to remove the parkway tree at his or her own expense.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

3. MINUTES OF THE MARCH 13, 2023 REGULAR PLANNING COMMISSION MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

4. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 542-5 - A COMPLIANCE REVIEW OF A CHURCH USE AT 12227 FLORENCE AVENUE, WITHIN THE M-2-PD, HEAVY MANUFACTURING – PLANNED DEVELOPMENT, ZONE. (CALVARY CHAPEL SANTA FE SPRINGS)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject church use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 542-5 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

5. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 775-3 – A COMPLIANCE REVIEW OF A DIRECT TRANSFER FACILITY AT 12739 LAKELAND ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (CR & R, INC.)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject direct transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and

- 2) Require that CUP Case No. 775 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
 - 3) Take such additional, relation action that may be desirable.
6. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 778-2 – A COMPLIANCE REVIEW OF A RETAIL LOCATION FOR FIREARMS AND AMMUNITION AT 12150 BLOOMFIELD AVENUE, UNIT A, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE (S BROWNE SUPPLY, LLC)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of a retail location for firearms and ammunition, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
 - 2) Require that CUP Case No. 778-2 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
 - 3) Take such additional, relation action that may be desirable.
7. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 792-1 - A COMPLIANCE REVIEW OF A DIGITAL BILLBOARD AT 13060 FIRESTONE BOULEVARD, WITHIN THE M-2-FOZ, HEAVY MANUFACTURING – FREEWAY OVERLAY, ZONE. (GENERAL OUTDOOR ADVERTISING)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject 50-foot tall V-shape digital billboard with 14’ x 48’ display areas, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 792-1 be subject to a compliance review in ten (10) years on, or before, October 9, 2033, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

8. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 797-2 - A COMPLIANCE REVIEW OF AN INDOOR BADMINTON FACILITY AT 11323 SHOEMAKER AVENUE, WITHIN THE M-1-PD, LIGHT MANUFACTURING – PLANNED DEVELOPMENT, ZONE. (SFS BADMINTON CLUB)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject indoor badminton facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 797-2 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

STAFF ANNOUNCEMENTS

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Commissioner announcements; requests for future agenda items; conference/meetings reports. Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Teresa Cavallo, Planning Secetary Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City’s website at www.santafesprings.org; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.



Teresa Cavallo
Planning Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne Morrell, Director of Planning

BY: Alejandro De Loera, Contract Planner

SUBJECT: PUBLIC HEARING (Continued from September 11, 2023) – ZONE DETERMINATION (“ZD”) CASE NO. 2023-01 – TO DETERMINE THAT A BATTERY ENERGY STORAGE SYSTEM WITH DIRECT CONNECTION TO A PUBLIC UTILITY GRID IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED IN THE M-L, LIMITED MANUFACTURING, ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION). (GRIDSTOR LLC)

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Receive public testimony from anyone in the audience or on Zoom wishing to speak and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on November 13, 2023.

FISCAL IMPACT:

N/A

BACKGROUND:

On July 24, 2023, GridStor LLC (the “Applicant”) submitted a request for a Zone Determination (“ZD”) for the Planning Commission to review and determine that a battery energy storage system use with direct connection to a public utility grid is a similar and compatible use with other similarly principally permitted uses listed in the M-L, Limited Manufacturing, Zone (“Project”).

On September 7, 2023, a comment letter from Bridgeland Resources LLC, in opposition of the Project, was received by city staff.

On September 8, 2023, the Applicant submitted a request to defer the Planning Commission's consideration of the Project to the next regularly scheduled Planning Commission meeting. At their meeting on September 11, 2023, the Planning Commission voted unanimously to continue the matter until October 9, 2023.

On October 5, 2023 the Applicant submitted a subsequent request to defer the Planning Commission consideration of the project to the next regularly scheduled Planning Commission meeting on November 13, 2023.

ANALYSIS:

N/A

ENVIRONMENTAL

N/A

DISCUSSION:

At the request of the Applicant, staff is recommending a continuance of the subject Zone Determination to the next regularly held Planning Commission meeting on November 13, 2023. A continuance will provide staff and the Applicant additional time to properly respond to or otherwise conduct additional research necessary to address any concerns raised within the comment letter before they are provided to the Planning Commission for consideration.

SUMMARY

Public Notification

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 31, 2023. The legal notice was also posted at City Hall and the City's Town Center kiosk on August 31, 2023. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on August 31, 2023 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

Since the subject ZD was duly noticed, if any members of the public would like to provide a comment, it is recommended that the Planning Commission receive the public comments. After hearing all public comments, the Commission should then take action on the subject ZD.

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Wayne Morrell, Director of Planning

BY: James Enriquez, P.E., Public Works Director

SUBJECT: **Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue**

DATE: October 9, 2023

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 10318 Harvest Avenue; and
2. Deny the property owner at 10318 Harvest Avenue a permit to remove the parkway tree at his or her own expense.

FISCAL IMPACT

None.

BACKGROUND

On January 13, 2000, the City Council approved a procedure and policy for residents to request the removal of parkway trees in front of their homes. The City will remove parkway trees that meet one or more of the following criteria under the current policy:

The tree must be dead, dying, diseased, damaged beyond restoration, damaging certain structures, or non-conforming with the current City approved Parkway Tree Planting Master Plan.

Trees that are determined not meeting the aforementioned criteria may be removed at the resident's expense, only if the resident is granted a Parkway Tree Removal Permit.

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue

PAGE 2 OF 3

Per the adopted Parkway Tree Removal Policy, the Director of Public Works (Director) has been designated with the authority to determine whether or not particular parkway trees meet the City's tree removal criteria. If the Director determines that a tree does not meet the removal criteria, the property owner has fifteen (15) days to file an appeal of the Director's decision to the Planning Commission.

In this case, Ray Ishii residing at 10318 Harvest Avenue is appealing the Director's decision to deny the removal of the parkway tree in front of the home.

ANALYSIS

The existing parkway tree in front of 10318 Harvest Avenue is a Chinese flame tree designated for planting on Harvest Avenue, per the approved Parkway Tree Planting Master Plan. The tree was inspected and found to be healthy as well as in good condition. Therefore, the tree does not meet any of the criteria specified in the Parkway Tree Removal Policy.

In the resident's tree removal appeal, the resident states that the tree caused damage to the sidewalk and that it drops leaves and flowers during the fall and winter months. Unfortunately, these concerns do not meet the approved criteria for tree removal.

ENVIRONMENTAL

None.

DISCUSSION

None.

SUMMARY/NEXT STEPS

In the event that the Planning Commission affirms the Director's decision to not remove the tree, the Planning Commission may choose to issue the resident a Parkway Tree Resident Removal Permit to remove the tree at his or her own expense. The decision by the Planning Commission shall be final.

ATTACHMENT(S):

- A. Attachment A – Parkway Tree Removal Request Form
- B. Attachment B – Denial Letter
- C. Attachment C – Tree Removal Appeal Form
- D. Attachment D – Parkway Tree Removal Policy Adopted January 13, 2000

**Parkway Tree Removal Appeal Decision - Resident Request for Removal of
Parkway Tree at 10318 Harvest Avenue**

PAGE 3 OF 3

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

RECEIVED
 CITY OF SANTA FE SPRINGS
 PUBLIC WORKS

PARKWAY TREE REMOVAL REQUEST FORM 2023 JUN 30 AM 4: 01
SOLICITUDE PAR REMOVER ARBOLES LOCALIZADOS EN LA AVENIDA RESEDENCIAL

1	INSTRUCTIONS: Complete the information. Sign, date, and return to the Department of Public Works. INSTRUCCIONES: Complete la información. Firme, fecha y devuelva al Departamento de Obras Públicas.	
2	NAME / NOMBRE RAY ISHII	DAYTIME PHONE NÚMERO DE CONTACTO DURANTE EL DÍA (562) 650-4056
	ADDRESS DOMICILLO 10318 HARVEST AVE SANTA FE SPRINGS, CA 90670	
3	NUMBER AND TYPE OF TREE(S) NÚMERO Y TIPO DE ÁRBOL(ES) 1 TREE IN PARKWAY	
	REASON FOR THE REQUEST TO REMOVE THE TREE(S)/MOTIVO DE LA SOLICITUD DE ELIMINACIÓN DE/LOS ÁRBOL(ES): 1) Hazard lifting up sidewalk 2) tree root getting to house foundation, possibly sewer line 3) nuisance, drops little yellow flowers which gets everywhere, wheel blows in car, house 4) nuisance, sheds all its leaves which gets everywhere, car, house clogs rain gutters 5) nuisance, when leaves fall so do seeds which grows mini trees (aka weeds) 6) nuisance, attracts box elder bugs causing infestation of bugs everywhere including bugs in the house, somehow they find a way in. All I'm asking for permission to remove the tree, I will pay for it out of my pocket at no cost to the city. I want to landscape (xeriscape) the front but the tree is holding up my plan. I see no advantage for having the tree. For the city, one less tree to trim, one less sidewalk to repair. It's a win-win.  RESIDENT SIGNATURE/ FIRMA DEL RESIDENTE	
	DATE/FÉCHA 6/29/2023	

FOR OFFICE USE ONLY.
 SÓLO PARA USO DE OFICINA.

Age range: Y=young SM=Semi mature EM=Early Mature PM=Post mature
 Height: Tree Height Approximate
 Trunk Diameter: Tree trunk diameter at 1M high
 Vitality: A measure of psychological condition. D=Dead MD=moribund P=Poor M=Moderate

TREE ASSESSMENT DATE: **July 11, 2023**

TREE SPECIES	AGE RANGE	HEIGHT (M)	TRUNK	VITALITY
Koeleuteria Biplinnata "Chinese Flame tree"	15-20	15-30	7-12	Good
Comments: I inspected the tree at 10318 Harvest Ave. on Tuesday July 11, 2023. I found the tree (Chinese Flame tree) to be healthy and in good condition. The sidewalk has been grinded due to minimal lifting so there is no hazard. The tree is deciduous so it drops all its leaves in winter. I cannot justify the removal of this tree and also does not fit the criteria for removal. This tree removal application is denied for those reasons.				

Reviewed by the Director of Public Works.

DATE: **7-12-2023**

Eric Borunda

Revisado por el Director de Obras Públicas.

☐ Approved ☒ Denied



11710 E. TELEGRAPH ROAD ♦ CA ♦ 90670-3679 ♦ (562) 868-0511 ♦ (562) 868-7112 ♦ WWW.SANTAFESPRINGS.ORG

DEPARTMENT OF PUBLIC WORKS

July 18, 2023

Ray Ishii
10318 Harvest Avenue
Santa Fe Springs, CA 90670

Subject: Tree Removal Request - Denial

Dear Mr. Ishii:

We have received your request to remove a parkway tree in front of 10318 Harvest Avenue. The City's Tree Specialist has inspected the tree and surrounding area. After careful consideration, it has been determined that the tree in question does not meet the criteria for removal, and as such your request to remove the parkway tree cannot be approved at this time.

In accordance with the City of Santa Fe Springs' Parkway Tree Removal Policy, you may appeal this decision to the City Planning Commission, whose decision will be final. The Planning Commission has the authority to have the City remove the tree if funds are available, or to issue you a permit for a contractor to remove the tree at your expense.

If you choose to appeal, the enclosed appeal form must be completed and returned no later than fifteen (15) days from the date of this letter. The tree removal appeal form is enclosed for your convenience.

Sincerely,

Yvette Kirin
Interim Director of Public Works

Enclosure: Appeal Form

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Tom Hatch, Interim City Manager



RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS

2023 JUL 26 AM 3:02

TREE REMOVAL APPEAL FORM

FORMULARIO DE APELACIÓN DE ELIMINACIÓN DE ÁRBOLES

DATE OF APPEAL: 7/25/2023

1	INSTRUCTIONS: Complete the form and submit no later than 15 days following the decision of the Public Works Director. INSTRUCCIONES: Complete el formulario y envíelo a más tardar 15 días después de la decisión del Director de Obras Públicas.	
2	NAME NOMBRE <u>RAY ISHII</u>	DAYTIME PHONE NÚMERO DE CONTACTO DURANTE EL DÍA <u>(562) 650-4056</u>
	ADDRESS DOMICILIO <u>10318 HARVEST AVE. SANTA FE SPRINGS, CA 90670</u>	
3	I appeal the decision of the Director of Public Works to deny the removal of the parkway tree at the aforementioned location for the following reason: Apelo la decisión del Director de Obras Públicas de negar la remoción del árbol de la avenida en el lugar antes mencionado por la siguiente razón: <u>As I have stated in my original request, the tree is lifting up the sidewalk creating a tripping hazard.</u> <u>Also the tree is a big nuisance by dropping all its yellow flowers and all its leaves during the fall and winter months causing a big mess to clean up. I am too old and too tired to clean up this mess. It also attracts box elder bugs that infest the area.</u> <u>So please grant me the permission to remove the tree at my own expense. This will not cost the city anything.</u> <u>Thank you,</u> I understand that the decision of the Planning Commission is final. Entiendo que la decisión de la Comisión de Planificación es final. <u>Ray Ishii</u> RESIDENT SIGNATURE/ FIRMA DEL RESIDENTE <u>7/25/2023</u> DATE/FECHA	

FOR OFFICE USE ONLY.
SÓLO PARA USO DE OFICINA.

Reviewed by Director of Public Works

Date: _____

☐ Original Decision Reversed

☐ Referred to Planning Commission

Comment:

Comments:

January 6, 2000

MEMORANDUM TO THE HONORABLE CITY COUNCIL

COUNCIL MEETING: January 13, 2000

approved.

NEW BUSINESS - Revision to the City's Tree Removal Policy

A few months ago, the City Council appointed Councilmember Louie Gonzalez and Mayor Pro Tempore Betty Putnam to an ad-hoc committee to address concerns relating to parkway trees that residents wanted removed for various reasons, but which did not meet the existing criteria for removal. There has been an increase in such incidents in recent years, due to the aging of the City's tree stock. Most of the residential trees in Santa Fe Springs were planted in the 1950s, when the city incorporated, and are only now reaching full maturity, which is creating problems as these trees interact with the infrastructure and hardscape. It is clear that the tree removal criteria need to be updated to reflect this evolving condition.

Having said that, it is important that the Council not lose sight of the objective and purpose of the existing policy. The City has recognized the benefits of maintaining a large and robust tree population. Some of those benefits include, the fact that trees improve our air by reducing carbon dioxide; trees provide shade and can help cool homes by up to 20 degrees in the summer; trees provide privacy and help reduce noise and glare; trees provide a pleasant ambiance to neighborhoods, thus increasing property valuation; and, crime levels in communities are reduced when there are extensive street tree systems and well-landscaped parks. The City's existing policy reflects the desire to realize these benefits to the fullest. Over the years, the City has gone to great lengths to preserve and maintain its tree stock and has been rewarded for its effort through its designation as a "Tree City USA." Any revision to the tree removal policy should balance the preservation of the City's tree stock with the practical concerns of its residents.

At the request of the Committee, staff analyzed the tree removal policies of several surrounding cities; including, Brea, Cerritos, Downey, Irvine, La Mirada, Long Beach, Norwalk, Pasadena and Whittier. Most provided for some variation of "Dead, Dying and Diseased" as its criteria, and all seemed to struggle with the balance between preservation and practicality mentioned above. After careful consideration, two main deficiencies in our policy emerged. Firstly, the removal criteria are too narrowly defined.(i.e.,staff feels hamstrung by the criteria); secondly, the lack of an appeals process does not allow for mutually satisfactory resolution of disputes.

The proposed revisions that follow strive to mitigate the problems that stem from the two

deficiencies described above. They don't, however, remedy all of the concerns raised by residents in the recent past, a matter that shall be addressed in more detail below. This is primarily due to the fact that the revisions are, in essence, a compromise between preservation and practicality. However, it is a compromise that gives staff more leeway and discretion in making administrative decisions by broadening the removal criteria to include dangerous, damaged beyond restoration, damaging certain structures and non-conforming to the existing Master Street Tree Plan, and by allowing staff to make decisions in the field. Likewise, the revisions allow for a more mutually satisfactory appeals process by giving the Planning Commission the ability to adjudicate appeals of administrative decisions to deny removal of trees. This will provide a mechanism whereby residents can voice their concerns outside of the bureaucratic realm, in front of a panel of their peers. While this will not satisfy each and every resident who has a complaint about a tree, it will confer upon those residents the respect and satisfaction of an official hearing in front of an official body of the City, and hopefully convey to those persons the complexity and broader aspects of the City's Tree Removal Policy in a way that is mutually satisfactory.

The following is a list of proposed revisions to the City's Tree Removal Policy:

1. BROADENING OF REMOVAL CRITERIA

Criteria for Removal of Parkway Trees:

Dead, dying, diseased, dangerous, damaged beyond restoration, damaging certain structures or non-conforming to the existing Master Street Tree Plan.

NOTE:

- 1) "Dangerous" shall mean conditions such as but not restricted to:
 - A tree whose limbs are growing into power lines which cannot reasonably be trimmed and are an immediate hazard.
 - A tree that is leaning to the point of being unstable in heavy winds.
 - A tree that has experienced extensive root pruning, making it a hazard.
 - A tree that is blocking any traffic control device and simple trimming cannot remedy the visibility problem.
 - A tree that presents a hazard to the general public or causes a liability to the City.
- 2) "Damaging certain structures" refers to trees that cause damage to structures as follows:
 - Sidewalks, curbs, drives, buildings and other structures, such that the cost to repair the damage exceeds the appraised value of the tree (using the appraisal method established by the International Society of Arboriculture).
 - Damage to sewer and underground utilities is not a grounds for removal but may be considered under "Resident Removal" criteria. Proof of damage to sewer lines shall be evidenced by the submission of three plumber's invoices denoting root blockage for at least twelve months. In cases of damage to sewer lines, the City

may provide a one (1) time root destroyer. Future root destroyer will be the resident's responsibility.

2. INCORPORATION OF THE PLANNING COMMISSION INTO THE APPEALS PROCESS

City Removal of Trees:

The City may remove a City tree and bear all the costs entailed if the Director of Public Works determines that the suspect tree meets the removal criteria.

Appeals:

Appeals of the Director's decision will be heard by the Planning Commission. In adjudicating appeals of the Director of Public Works tree removal decision, the Planning Commission is authorized to either reverse the Director's decision, whereby the City would pay for the removal of the tree if funds are available, or, if it is determined that non-removal places a burden on the property owner substantially greater than the benefit to the public, the Planning Commission is authorized to grant a "Resident Removal Permit", which allows a resident to remove the tree in question at the resident's expense.

Resident Removal:

A "Resident Removal Permit" allows a resident to remove a "parkway tree" at his/her own expense. Removal shall include extraction of the tree's stump. A City inspector shall inspect the tree and surrounding infrastructure before and after the removal of the tree. The resident will be liable for any damage to the infrastructure incurred during removal. The planting of a City approved replacement tree is required unless the resident petitions the City to not replace the removed tree. The Planning Commission may grant such a permit in the manner described above, or the City's Director of Public Works may issue such a permit upon reasonable proof of damage to the resident's property. Twenty such permits will be allowed each year.

3. WHAT THE REVISED POLICY DOES NOT ADDRESS

There are two scenarios that the proposed revisions to the City's Tree Removal Policy will not assuage: (1) The adamant resident who cannot comprehend the broader benefit of tree preservation and whose tree does not meet either City removal or resident removal criteria; and, (2) the resident whose tree meets the resident removal criteria, but is unwilling to bear the cost of removing the tree.

The resident in the first scenario will never be completely satisfied, unless we change the tree

policy such that preservation is no longer a concern at all. This resident's parkway tree may indeed be a nuisance. But, the question is, is that nuisance greater than the benefit that the community as a whole reaps from the city-wide tree stock. If the policy is revised to appease this type of situation, the bar will be lowered such that it obligates the City to remove all of the resident's neighbors' trees who have similar nuisance level problems. If the City wants to maintain and promote the abundance of the Citywide tree stock, then it must indiscriminately enforce the removal criteria. That said, the proposed revisions to the tree policy do allow for a greater level of citizen participation in the process and provides a forum where the disgruntled resident can air her concerns to her peers in a non-bureaucratic setting; the Planning Commission.

The second scenario is similarly unaffected by the proposed revisions. The City's current policy allows for resident removal at resident cost. The problem has been, and will continue to be, that removing the tree is either cost prohibitive for the resident or the resident is adverse to paying for removal as a matter of principle.

The latter is somewhat related to the first scenario where the resident is unappreciative of the broader benefits that trees yield. The cost-prohibitive problem, although not addressed in these revisions, might be ameliorated through a program either analogous to or subsumed by the City's Home Repair Program. The use of housing-set-aside money to remove trees that are doing damage to property is consistent with the current use of those funds.

FISCAL IMPACT STATEMENT

The Director of Public Works and the Director of Finance and Administrative Services do not anticipate that the recommended policy will exceed this year's tree removal budget authorization, due to the timing of implementation. However, a budget adjustment may be necessary for FY 2000/2001 if, as we expect, more trees are removed as a result of the new policy. Any such revision will be brought to the City Council along with other revisions in June.

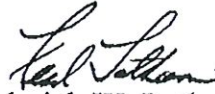
*assign tree removal
project number.*

INFRASTRUCTURE STATEMENT

Staff expects that the implementation of the proposed revisions will have the long term effect of reducing infrastructure damage and repair costs, due to the ongoing and periodic removal of overgrown trees.

RECOMMENDATION

- 1) Adopt the proposed revisions to the tree removal criteria
- 2) Place the responsibility for tree removal appeals and related issues under the purview of the Planning Commission.
- 3) Authorize staff to investigate the feasibility of broadening the scope of the Home Repair Program to include tree removal.



Frederick W. Latham
City Manager



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Teresa Cavallo, Planning Secretary

SUBJECT: MINUTES OF THE MARCH 13, 2023 REGULAR PLANNING COMMISSION MEETING

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT

N/A

BACKGROUND

Staff has prepared the minutes for the following meeting:

- Regular Planning Commission Meeting of March 13, 2023

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. March 13, 2023 Regular Meeting Minutes

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



APPROVED:

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

March 13, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. MINUTES

A. Approval of the minutes of the November 14, 2022 Planning Commission Meeting

B. Approval of the minutes of the December 12, 2022 Planning Commission Meeting

- C. Approval of the minutes of the January 9, 2023 Planning Commission Meeting
- D. Approval of the minutes of the February 8, 2023 Adjourned Planning Commission Meeting

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

Ayes: Ayala, Carbajal, Flores, Jimenez and Mora
Nays: None
Absent: None

7. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 999

Recommendation:

- Open the Public Hearing and receive the staff report and comments from the public regarding Development Plan Approval (DPA) Case No. 999 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence, with mitigations, that the proposed project will have a significant adverse immitigable impacts on the environment; and
- Approve Development Plan Approval Case No. 999, subject to the conditions of approval as contained within Resolution No. 229-2023; and
- Adopt Resolution No. 229-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 7.

Chair Carbajal asked if any Planning Commissioners had any questions.

Commissioner Flores inquired about the west elevations and the site being previously occupied by an oil company and if the site was inspected for hazardous materials on site. Asst. Planner Claudia Jimenez responded that an Environmental Study was done and a Mitigated Negative Declaration and Phase I was completed by Environmental Specialist Mark Blodgett.

Vice Chair Ayala requested an explanation on how 14 docking station would not cause

an impact to traffic in the surrounding area. Asst. Planner Jimenez explained that when the development was initially submitted the Traffic Engineer at the time deemed that a traffic analysis was not required. When the newly hired City's Traffic Engineer reviewed the development, he requested a traffic analysis and requested that the driveway be relocated 30-feet away from Florence Avenue to avoid queueing. The trucks are coming off Norwalk Boulevard and down Telegraph Road. A discussion ensued about the traffic analysis.

Commissioner Mora inquired about the entrance and exit of this development. Asst. Planner Claudia Jimenez responded that ingress would be off Norwalk Boulevard and egress would be off Florence Avenue and no truck parking will be at this location.

Chair Carbajal opened the Public Hearing open at 6:23 p.m. and requested if the applicant would like to speak on this project. Applicant's representative Jeff Hamilton thanked Asst. Planner Claudia Jimenez and Planning Department for their assistance on bringing this entitlement before the Planning Commission. Mr. Hamilton addressed all the Planning Commissioner's concerns regarding traffic.

There being no public comments or the Commission having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:26 p.m.

Chair Carbajal asked for a motion for DPA 999. Vice Chair Ayala moved to continue DPA 999 to the April 10, 2023 Planning Commission meeting and Commissioner Flores seconded that motion which passed by the following roll call vote:

Ayes:	Ayala, Carbajal, Jimenez, Flores, and Mora
Nays:	None
Absent:	None

Chair Carbajal reopened the Public Hearing for DPA 999 that was continued to April 10, 2023 Planning Commission meeting.

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

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 15

Recommendation:

That the Planning Commission, based on Staff's compliance review report, find that the subject alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before March 13, 2028, 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

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 79

Recommendation:

That the Planning Commission, based on Staff's compliance review report, find that the subject alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before March 13, 2028, 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.

Chair Carbajal requested a motion for Consent Item Nos. 8A and 8B.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approved Consent Item Nos. 8A and 8B, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora
Nays: None
Absent: None

9. ANNOUNCEMENTS

- Commissioners

Commissioner Mora announced that 560 participants ran in the City's Shamrock 5K.

Commissioners Mora, Jimenez, and Carbajal will be cooking at the upcoming pancake breakfast.

- Staff

Asst. Director of Planning Cuong Nguyen explained Senate Bill 1214 and what changes to expect under SB1214.

10. ADJOURNMENT

Chair Carbajal adjourned the meeting at 6:38 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Carbajal

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Rudy Lopez, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 542-5 - A COMPLIANCE REVIEW OF A CHURCH USE AT 12227 FLORENCE AVENUE, WITHIN THE M-2-PD, HEAVY MANUFACTURING – PLANNED DEVELOPMENT, ZONE. (CALVARY CHAPEL SANTA FE SPRINGS)**

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject church use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 542-5 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On August 16, 2023, Calvary Chapel Santa Fe Springs (“Applicant”) filed a Compliance Review request for CUP Case No. 797 to continue the operation and maintenance of a church use at 12227 Florence Avenue (APN: 8009-020-023) (“Project Site”)

Project/Applicant Information

Project Location:	12227 Florence Avenue
Project Applicant:	Calvary Chapel Santa Fe Springs
Property Owner:	Pastor Ray Loo
General Plan Designation:	Industrial
Zoning Designation:	M-2-PD, Heavy Manufacturing – Planned Development
Existing Use on Property:	Church

In accordance with Section 155.329(A) of the City’s Zoning Ordinance, any use in a Planned Development Zone shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses:
155.239	Requirements (A) A Conditional Use Permit shall be required for the establishment of any use, structure, or improvement or the change of any use in a Planned Development Zone.

The subject site, located at 12227 Florence Ave, is comprised of one parcel (APN: 8009-020-023) measuring approximately 9.1-acres. The site is zoned M-2-PD (Heavy Manufacturing – Planned Development Overlay) and is currently occupied by various office and industrial uses. The site is currently developed with four industrial buildings that total approximately 184,900 sq. ft. The applicant, Calvary Chapel Santa Fe Springs, is located on the northeast corner of Norwalk Boulevard and Florence Avenue, occupying the southwest building.

On April 14 and April 24, 1997, the Planning Commission and Community Development Commission initially granted a CUP to Applicant to establish, operate, and maintain a church use on the Project Site. The original approval was for a period of three (3) years. Since then, the subject CUP has undergone four (4) separate compliance reviews, including an amendment on July 11, 2016, to allow the expansion into the neighboring unit and, thus, occupy the entire ±19,000 sq. ft. building. The last compliance review extended CUP 542 for a period of five (5) years.

ANALYSIS:

As a 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 before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on September 12, 2023, and found the church use was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS:

Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to 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. Staff is therefore recommending that CUP 542 be subject to a compliance review in five (5) years, on or before, October 9, 2028, to ensure the church use is still operating in strict compliance with the conditions of approval (see Attachment E).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Photograph of Subject Property
3. Attachment C – Time Extension Request Letter
4. Attachment D – Receipt
5. Attachment E – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



ATTACHMENT B – PHOTOGRAPH OF SUBJECT PROPERTY



ATTACHMENT C – TIME EXTENSION REQUEST LETTER



Calvary Chapel Santa Fe Springs

WORD • PRAYER • WORSHIP • MISSIONS

To City of Santa Fe Springs Planning Dept

RE: Renewal of conditional use permit 542

Date 8/16/23

I would like to request a renewal of CUP 542 for Calvary Chapel Santa Fe Springs. We have been serving in the community for over 25 years. We have consistently held our services for adults and the children the entire time. We currently hold services on Sundays at 9am, 11 am and 6pm. We also hold a mid week service at 7pm. These services involve gathering people together for worship and study of the Bible. These are the main things we do which remain unchanged. We have smaller meetings that take place through the week for youth and other specialized groups. These groups normally involve less then 50 people.

We occasionally host weddings and funerals but we limit those events to weekends to avoid filling the parking lot and creating a disturbance for the businesses who occupy the business park.

We have added no other uses to our current activities.

If there is any other needed information please feel free to contact me.

Thank you for your consideration,

Pastor Ray Loo



ATTACHMENT D – RECEIPT

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
	1010	3199	423015	C.R.	PLO201	\$ 563.00

Calvary Chapel Santa Fe Springs
(NAME)
12227 Florence Ave
(ADDRESS)
Compliance Review - CUP 542
(CITY AND STATE)
(DESCRIPTION)

RECEIPT

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

106526-0006 08/24/2023 12:23PM

1 MISCELLANEOUS
Description: CONDITIONAL
USE PERMIT (PLO201)
Reference 1: 12227
Reference 2: FLORENCE
CONDITIONAL USE PERMIT
(PLO201)
2024 Item: PLO201
CONDITIONAL USE PERMIT
(PLO201) 563.00

563.00

Subtotal 563.00
Total 563.00

CHECK 563.00
Check Number 011834

Change due 0.00

Paid by: CALVARY CHAPEL 12227 FLORENCE
IVE

Comments: HA
EV - CUP 542

Thank you for your payment

CUSTOMER COPY

ATTACHMENT E – CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Kevin Yang 562.868.0511 x3811)

1. That the proposed changes increase the building area above 12,000 square feet and provide an occupancy load greater than 300 people. Per section 902.2.1.3 of the 2013 edition of the California Fire Code, the applicant shall provide fire sprinkler protection throughout the occupancy. **(Satisfied)**
2. That all plan submittals shall be provided prior to the installations for fire alarm monitoring, sprinkler protection, tenant improvement, and emergency exit lighting for A-3 occupancy. **(Satisfied)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

3. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1-foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission. **(Satisfied)**
4. That, prior to the construction phase, the applicant shall provide an emergency phone number and a contact person (i.e. superintendent, project manager) to the Department of Police Services. Emergency information shall allow the emergency services to reach the applicant or their representative at any time, 24 hours a day. **(Satisfied)**
5. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with its individual permanent number address. **(Satisfied)**
6. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's

expense and also contains the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Satisfied)**

7. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, 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 as possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**
8. That the applicant and/or members of the assembly shall not conduct any outdoor activities. This includes the use of canopies, tables, or other items which will reduce, and/or encroach into the required off-street parking at any time. The applicant and/or entity may apply for a Special Event Permit to conduct temporary outdoor activities. The Permit request shall be submitted to the Department of Police Services thirty (30) days prior to the event. At that time, the proposed event will be evaluated and provided with separate conditions of approval. **(Ongoing)**
9. That the applicant and/or members of the assembly shall notify the Department of Police Services of any special or open public event(s) (concerts, special guest speakers, etc.) that could increase the parking demands on the premises, or require security. Notification of the event shall be provided to the Police Services thirty (30) days prior to the event and prior to any advertisement of the proposed event. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7569)

10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**
11. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(Satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Rudy Lopez 562.868.0511 x7519)

12. That this approval shall allow the applicant, Calvary Chapel Santa Fe Springs, to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue. **(Ongoing)**
13. Approval of Amendment of Conditional Use Permit No. 542 is contingent upon approval of Modification Permit Case No. 1272. **(Satisfied)**
14. That Modification Permit Case No. 1272 allows for a forty (40) parking stall reduction to the minimum parking development requirements associated with the subject property. Said parking reduction is specific to the subject church use. **(Ongoing)**
15. That the remaining 384 parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time. **(Ongoing)**
16. That the applicant understands and agrees that any future changes to the floor plan whereby the seating area or the square footage of the activity area is increased, the subject **Conditional Use Permit &** Modification Permit would need to be approved and otherwise amended by the Planning Commission. **(Revised – Ongoing)**
17. That, in the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to provide the 32 reserved stalls in order to immediately mitigate the parking issues. **(Ongoing)**
18. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls. If parking issues or complaints arise due to the proposed expansion and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction. **(Ongoing)**
19. That the hours of operation for the church activities shall be limited to the following:
 - Church Services:
 - Sunday: 8:30 am – 1:30 pm; 6:00 pm – 8:00 pm
 - Bible Study:
 - Monday, Tuesday, Wednesday & Friday: 7:00 pm – 9:00 pm
 - Prayer Meeting:

- Thursday: 7:00 pm – 8:00 pm & Saturday: 7:00 am – 8:00 am

Any change(s) to said hours must be approved by the Director of Planning prior to the commencement of such change. **(Ongoing)**

20. That all church activities shall be conducted within the subject building at all times. Further, Calvary Chapel Santa Fe Springs shall actively and continually remind their congregation that loitering within the parking areas after congregational hours is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Ongoing)**
21. That all noise, music, and other related audible sounds shall be controlled and maintained within the church facility. **(Ongoing)**
22. That food shall not be prepared or served at the site at any time without City and/or health department approval. **(Ongoing)**
23. That the parking areas shall not be used for special-event activities, e.g., car washing or other fundraising events, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall. **(Duplicate of Condition #27)**
24. That church services shall only be conducted in the sanctuary as shown on the floor plan submitted by the applicant and on file with this case, i.e., the sanctuary area shall not exceed 3,828 sq. ft. as shown. Additionally, the sanctuary area and Fellowship Hall shall not be used for assembly purposes simultaneously. **(Ongoing)**
25. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Satisfied)**
26. That prior to submitting plans to the Building Division for plan check, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof-mounted equipment. All roof-mounted mechanical equipment and/or ductwork that projects above the roof or roof parapet of the proposed development and is visible from the adjacent property or a public street shall be screened by an enclosure that is consistent with the architecture of the building and approved by the Director of Planning or designee. **(Satisfied)**
 - a. To illustrate the visibility of equipment and/or ductwork, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and

- iii. A building cross-section drawing that shows the roof-mounted equipment and its relation to the roof and parapet lines.

- 27. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities (**car wash & fundraising**), unless prior written approval is obtained from the Director of Planning, Director of Police Services, and the Fire Marshall. (**Revised – Ongoing**)
- 28. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. (**Ongoing**)
- 29. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business. (**Ongoing**)
- 30. That the Department of Planning and Development shall first review and approve all new sign proposals for the subject church. 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. (**Ongoing**)
- 31. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.* (**Satisfied**)
- 32. That the 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 charged to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org. (**Satisfied**)

33. That church services shall only be conducted in the sanctuary as shown on the plot plan submitted by the applicant and on file with this case. **(Duplicate of Condition #24)**
34. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code, and all other applicable County, State, and Federal regulations and codes shall be complied with. **(Ongoing)**
35. That Conditional Use Permit Case No. ~~542-4~~ **542-5** shall be subject to a compliance review in five (5) years, on or before ~~November 13, 2022~~ **October 9, 2028**. Approximately three (3) months before ~~November 13, 2022~~ **October 9, 2028**, 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. **(Revised – Ongoing)**
36. That the applicant, Calvary Chapel Santa Fe Springs, agrees to defend, indemnify, and hold harmless the City of Santa Fe Springs, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers, or employees receive notice of any such claim, action, or proceeding, the City shall promptly notify the applicant of such claim, action, or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
37. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit. **(Ongoing)**
38. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Pablo Castilla, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 775-3 – A COMPLIANCE REVIEW OF A DIRECT TRANSFER FACILITY AT 12739 LAKELAND ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (CR & R, INC.)**

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject direct transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 775 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On August 09, 2023, CR & R, LLC (“Applicant”) filed a Compliance Review request for CUP Case No. 775 to continue the operation and maintenance of a direct transfer facility at 12739 Lakeland Road (“Project Site”).

Project/Applicant Information

Project Location: 12739 Lakeland Road
(APN: 8011-016-022)
Project Applicant: CR & R, Inc.
Property Owner: CR & R Inc.
General Plan Designation: Industrial
Zoning Designation: M-2 (Heavy Manufacturing)
Existing Use on Property: Direct Transfer Facility

In accordance with Section 155.243 (C)(5) of City’s Zoning Ordinance, salvage, reclamation, recycling, wrecking, storage and disposal activities are required to obtain a CUP prior to commencement of such activities.

Code Section:	Conditional Uses:
§155.243 (C)(5)	Industrial, waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

On October 17, 2016, the Planning Commission initially approved CUP Case No. 775, a request to allow the establishment, operation and maintenance of a direct transfer facility at the Project Site. The first compliance review for the subject property was approved in July of 2017. The latest compliance review, approved in 2019, extended CUP 775 for a period of three (3) years.

ANALYSIS:

As a 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 before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on August 11, 2023 and found the direct transfer facility was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

SUMMARY:

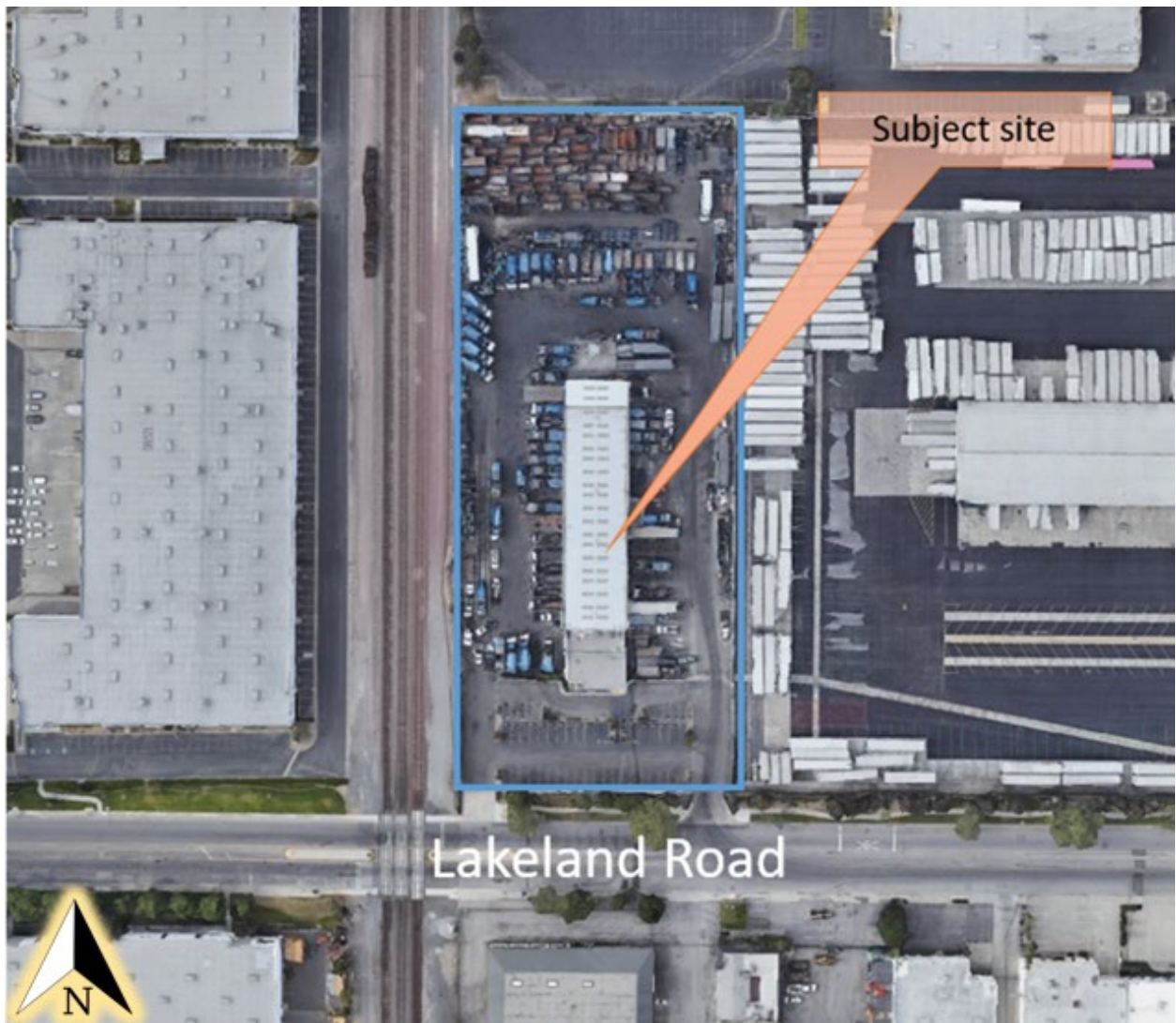
Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 775 be subject to a compliance review in five (5) years, on or before, October 9, 2028, to ensure the direct transfer facility is still operating in strict compliance with the conditions of approval (see Attachment E).

Wayne M. Morrell
Director of Planning

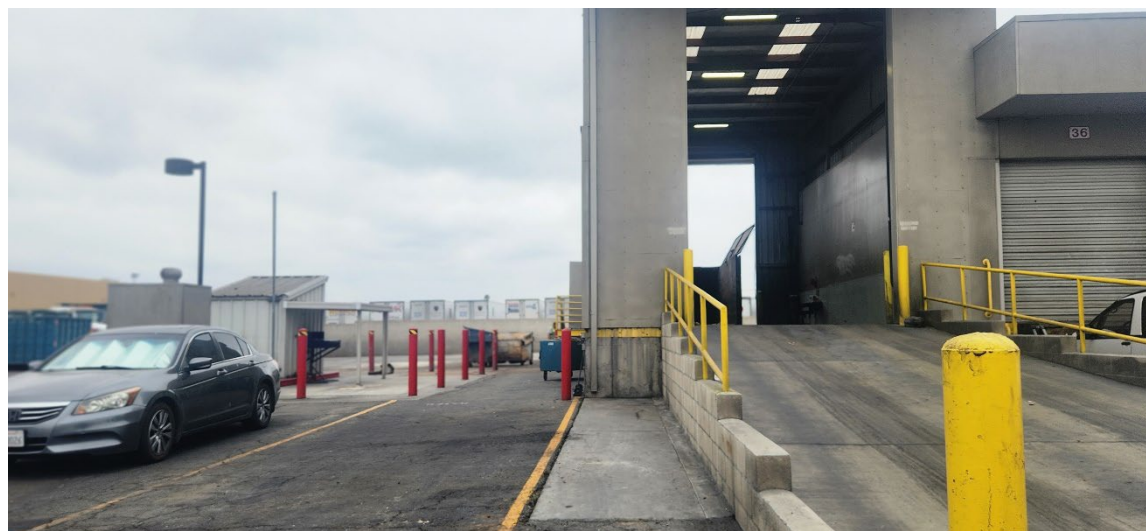
ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Photograph of Subject Property
3. Attachment C – Time Extension Request Letter
4. Attachment D – Receipt
5. Attachment E – Conditions of Approval

ATTACHMENT A – AERIAL PHOTOGRAPH



ATTACHMENT B – PHOTOGRAPH OF SUBJECT PROPERTY



ATTACHMENT C – TIME EXTENSION REQUEST LETTER



City of Santa Fe Springs
Planning of Department and Development
Attention: Ms. Claudia Jimenez
11710 Telegraph Road
Santa Fe Springs, California 90670-3679

August 9, 2023

RE: CUP 775-2 for 12739 Lakeland Road, Santa Fe Springs

Dear Ms. Jimenez:

The purpose of this letter is to respond to your recent email dated August 9th, 2023 regarding the review of compliance for the Conditional Use Permit (CUP Number 775-2) at CR&R Inc.'s Lakeland Road facility located at 12739 Lakeland Road in the City of Santa Fe Springs (Site). Condition Number 40 in the Conditions of Approval of the CUP requires a compliance review of the Site each year. This letter is our official request to the City for a review of the compliance with the permit at the Site. The CUP is for solid waste truck maintenance and parking, a Direct Transfer facility that handles up to 150 tons per day of municipal (non-hazardous) solid waste, and administrative offices. The Site is operating in compliance with the conditions of the CUP and there have been no changes or alterations to the use.

Please do not hesitate to contact the undersigned at johnm2@crrmail.com or at (714) 372-8281 if you have any questions or require additional information.

Sincerely,

CR&R Inc.

A handwritten signature in blue ink, appearing to read "J. McNamara".

John McNamara, PG/CEG Vice President of Environmental Compliance

Attachments: None

Cc: Mr. Dan Stepanian/ CR&R, Inc.

11292 Western Ave.
P.O. Box 125
San Ramon, CA 94580-2912

T: 800.526.9677
T: 714.526.9049
T: 714.540.6347

crrwasteservices.com

p. 1

the local the green of generation A small green leaf icon.

ATTACHMENT D – RECEIPT

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT

City of Santa Fe Springs

(NAME)
11000 Western Ave

(ADDRESS)
Santa Fe Springs, CA 90670

(CITY AND STATE)
Complains to Lakeland

(DESCRIPTION)
re. 10739 Lakeland

RECEIPT

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

006478-0009 08/11/2023 09:46AM

MISCELLANEOUS

Description: CONDITIONAL
USE PERMIT (PL0201)
Reference 1: 12739
Reference 2: LAKELAND
CONDITIONAL USE PERMIT
(PL0201)
2024 Item: PL0201
CONDITIONAL USE PERMIT
(PL0201)

563.00

563.00

Subtotal 563.00
Total 563.00

CHECK 563.00
Check Number: 125885

Change due 0.00

Paid by: CR&R INCORPORATED 12739
LAKELAND



Comments: HA

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

DUPLICATE RECEIPT

ATTACHMENT E – CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION

(Contact: Eric Scott 562.868-0511 x3812)

1. That the owner/operator shall reimburse the City for all costs associated with investing and responding to odor complaints from inadequate or faulty odor control equipment. **(Ongoing)**
2. That the owner/operator shall, if applicable, comply with all South Coast Air Quality Management Districts' Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility. **(Ongoing)**
3. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations. **(Ongoing)**

ENGINEERING/PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868.0511 x 7545)

4. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan. **(Ongoing)**
5. That the hydrology study shall be submitted to the City if requested by the City Engineer. The study be prepared by a Professional Civil Engineer. **(Ongoing)**
6. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). **(Ongoing)**

WASTE MANAGEMENT

(Contact: Maribel Garcia 562.868-0511 x7569)

7. That 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 the preceding conditions. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Pablo Castilla 562.868-0511 x7358)

8. That this approval shall allow CR&R (henceforth referred to as the “the applicant” to establish, operate, and maintain a direct transfer use (up to 150 tons of non-hazardous municipal solid waste per day) within the existing approximately 13,650 sq. ft. industrial building located at 12739 Lakeland Road. (Ongoing)
9. That the applicant agrees and understands that the proposed direct transfer use, as described by the applicant in their application materials, involves the immediate transfer of non-hazardous municipal waste from collection trucks directly to transfer trucks. Waste material should therefore be confined to only the collection and/or transfer trucks. **(Ongoing)**
10. That the applicant understands and agrees that the existing conditions identified in Conditional Use Permit Case No. 623 which relate to the city-franchised rubbish hauling use and e-waste recycling use that currently operate on the subject site shall remain in full effect. **(Ongoing)**
11. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Conditions Use Permit Case No. 775. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report. **(Ongoing)**
12. That a Host Fee agreement between the applicant and the City shall be required prior to the operation of the proposed project. Said agreement shall contain language specifying that the applicant shall pay City a tipping fee of \$ 1.00 per ton. In no instances shall the applicant accept materials from the general public. **(Ongoing)**
13. That the applicant agrees and understands that the proposed transfer use solely involves CR&R collection vehicles and is thus not open to the general public. In no instances shall the applicant accept materials from the general public. **(Ongoing)**
14. That the applicant shall designate in-house staff or otherwise hire a consultant (familiar with updating a Non-Disposal Facility Element-(NDFE)) to assist the Planning staff with updating the City’s existing NDFE, pursuant to AB 341. Pursuant to Section 41730 et. Seq. of the California Public Resource Code (PRC), every California City and county is required to prepare and adopt a NDFE for all new non- disposal facilities, and any expansion of existing non-disposal facilities.

The City's existing NDFE, therefore, must be amended to include the proposed project. **(Ongoing)**

15. That the applicant understands and agrees that an application for a Development Plan Approval, to allow the re-cladding of the exiting metal exterior with a non-metallic exterior (to match the existing front office area), shall be filled with the Planning Department within 12 months from the date of approval by the Planning Commission. **(Satisfied)**
16. That the applicant shall provide staff with a check in the amount of \$2,285.25 (within 3 days from the date of approval by the Planning Commission) made payable to Los Angeles County Clerk to cover fees associated with the mandatory filing of a Notice of Determination and related Fish and Game fees. **(Satisfied)**
17. That signage with language stating, "Please Contact Us with Questions or Complaints Regarding This Facility", shall be installed at the exterior of the site at all times. Said signage shall include the wording "Security", "LEA", "City of Santa Fe Springs", "SCAQMD", and the respective phone number for each. Signage shall be installed prior to operation. **(Ongoing)**
18. That the applicant shall maintain a log of special/unusual occurrences. This log shall include but is not limited to: fires, the discharge and disposition of hazardous or non-permitted waste, significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log on-site so as to be available at all times to site personnel and Enforcement Agencies. **(Ongoing)**
19. That the applicant shall obtain all the necessary permits and approvals from the building, planning, engineering, and fire departments for necessary site/building improvements related to the proposed direct transfer use. **(Ongoing)**
20. That the proposed direct transfer use shall otherwise be substantially in accordance with the site plan, floor plan, elevations, and project description submitted by the applicant and on file with the case. **(Ongoing)**
21. That the applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such change, certain changes may also require prior approval from other departments. **(Ongoing)**
22. That the proposed direct transfer use shall be limited to the following hours of operation: Monday through Sunday from 5:00 am – 7:00 pm. Changes to said hours shall require approval from the Director of Planning. **(Ongoing)**

23. That all vehicles associated with the proposed direct transfer use 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 vehicle associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
24. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Lakeland Road, use said street as a staging area, or to back-up onto the street from the subject property. **(Ongoing)**
25. That the applicant shall require that all collection trucks and transfer trucks enter and exit the site in accordance with the proposed circulation plan (as indicated in the site plan submitted by the applicant and on file with the case) to ensure truck traffic will not impact the employee parking area. If necessary, the applicant shall install signage, employ on-site spotters(s) to direct traffic, educating drivers, etc. to ensure that truck maneuvering occurs as depicted in the site plan. **(Ongoing)**
26. That during the hours of operation, an attendant or attendants shall be present to supervise the loading and unloading of materials that will occur from the collection trucks to the transfer trucks. **(Ongoing)**
27. That the proposed direct transfer use, including loading and unloading of materials, shall be conducted entirely within an enclosed building. **(Ongoing)**
28. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.**(Ongoing)**
29. That all waste collection vehicles entering or leaving the subject site in connection with the direct transfer use shall be fully covered to prevent materials from escaping and littering the roadways. **(Ongoing)**
30. That all trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads. **(Ongoing)**
31. That the proposed direct transfer use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. The applicant also understands and agrees that if the City receives complaints that allege the proposed use has exceeded the City's maximum noise limits, the City may hire a certified acoustical engineer to measure site related noise levels. The applicant shall assume the responsibility of suspending and/or mitigating non-compliant noise if a violation is document, and shall reimburse the City for acoustical engineering costs. The applicant shall otherwise cooperate with the Director of Planning to address substantial noise complaints which can be mitigated through reasonable efforts. **(Ongoing)**

32. That the proposed direct transfer use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. Nevertheless, 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. **(Ongoing)**
33. That the applicant shall comply with all SCAQMD Rules and Regulations for operating a direct transfer use. These rules shall include Rule 402 which prohibit the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers. **(Ongoing)**
34. That the applicant shall be required to obtain and maintain any permits required by the SCAQMD. **(Ongoing)**
35. That the proposed direct transfer use shall continuously operate and be maintained in a neat and orderly manner. The applicant shall conduct daily (at a minimum) litter pick-up on-site, and along adjacent properties and streets, such that any litter resulting from the proposed direct transfer use will be removed. The obligation to clean-up debris in public right-of-ways and/or routes shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped. **(Ongoing)**
36. That the applicant shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less than once per month. In the event of apparent pest/vector activity, within twenty-four (24) hours of City notification, the applicant shall implement vector control measures sufficient to remedy the vector nuisance. **(Ongoing)**
37. That in the event of confirmed pest or litter issue, within twenty-four (24) hours of City notification, the applicant shall implement control measures sufficient to remedy said pest or litter issue. **(Ongoing)**
38. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings. **(Ongoing)**
39. That the 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.
(Ongoing)

40. Conditional Use Permit Case No. 775 shall be subject to a compliance review in ~~three (3)~~ **five (5)** years, on or before ~~August 12, 2019~~ **October 9, 2028** to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
41. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Ongoing)**
42. That the applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
43. That the applicant agrees and understands that all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
44. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional 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 subject conditional use permit. **(Ongoing)**
45. 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).**

The Zoning Ordinance sets forth an appeal period of fourteen (14) days, beginning with the date you receive the letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the

timewithin which judicial review must be sought is governed by the provisions of California Code of Civil Procedures, Section 1094.6.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Pablo Castilla, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 778-2 – A COMPLIANCE REVIEW OF A RETAIL LOCATION FOR FIREARMS AND AMMUNITION AT 12150 BLOOMFIELD AVENUE, UNIT A, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE (S BROWNE SUPPLY, LLC)**

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of a retail location for firearms and ammunition, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City’s Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 778-2 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On July 24, 2023, S Browne Supply, LLC filed a Compliance Review request for Conditional Use Permit Case No. 778 to continue the operation and maintenance of a retail sale of firearms and ammunition at 12150 Bloomfield Avenue, Unit A (“Project Site”).

Project/Applicant Information

Project Location: 12150 Bloomfield Avenue, Unit A
(APN: 8026-019-023)
Project Applicant: S Browne Supply
Property Owner: Pom Partners
General Plan Designation: Industrial
Zoning Designation: M-2 (Heavy Manufacturing)
Existing Use on Property: Multiple Industrial Uses

Several sections of the City’s Zoning Ordinance require S Browne Supply to obtain a CUP prior to initiating the retail sale of firearms and ammunition in the M-2, Heavy Manufacturing, Zone:

Code Section:	Conditional Uses:
§155.243(B)(6)	Storage of firearms of any type, including rifles, hand guns and similar weapons totaling five or more in any combination, including wholesale transfer, retail as specified in §155.243(N), storage, distribution or delivery of any firearm(s).
§155.243(B)(7)	Storage of ammunition, munitions, bullets, including smokeless gunpowder in amounts totaling 20 pounds or more.
§155.243(N)	Retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification: 1. Active and retired sworn law enforcement personnel. 2. Law enforcement agencies. 3. Fire Fighters, Volunteer Fire Fighters, and Paramedics. 4. Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials. 5. Corrections Officers, including Parole and Probation Officers. 6. Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services. 7. Security companies with a valid certification by the California Bureau of Security & Investigative Services. 8. Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators. 9. Law Enforcement Academy Cadets with enrollment documentation from the Academy.

§155.648(A)	A conditional use permit shall be required for the establishment of a storage use involving explosives, firearms or ammunition pursuant to §155.243 of this chapter.
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The applicant, S Browne Supply, LLC, was established in 2014 as a minority and woman-owned small business specializing in the sale of law enforcement products to qualified first responders. Today, the business consists of sales to individual officers and to local, state, and federal agencies.

On May 8, 2017, the Planning Commission initially granted a CUP to S Browne Supply to establish, operate, and maintain a retail sale of firearms and ammunition on the subject property located at the Project Site. The original approval was for a period of one (1) year. Since then, the subject CUP has undergone one (1) separate compliance review on July 9, 2018. The last compliance review extended CUP 778 for a period of five (5) years.

ANALYSIS:

As a 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 before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on July 25, 2023 and found the retail location for firearms and ammunition was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

SUMMARY:

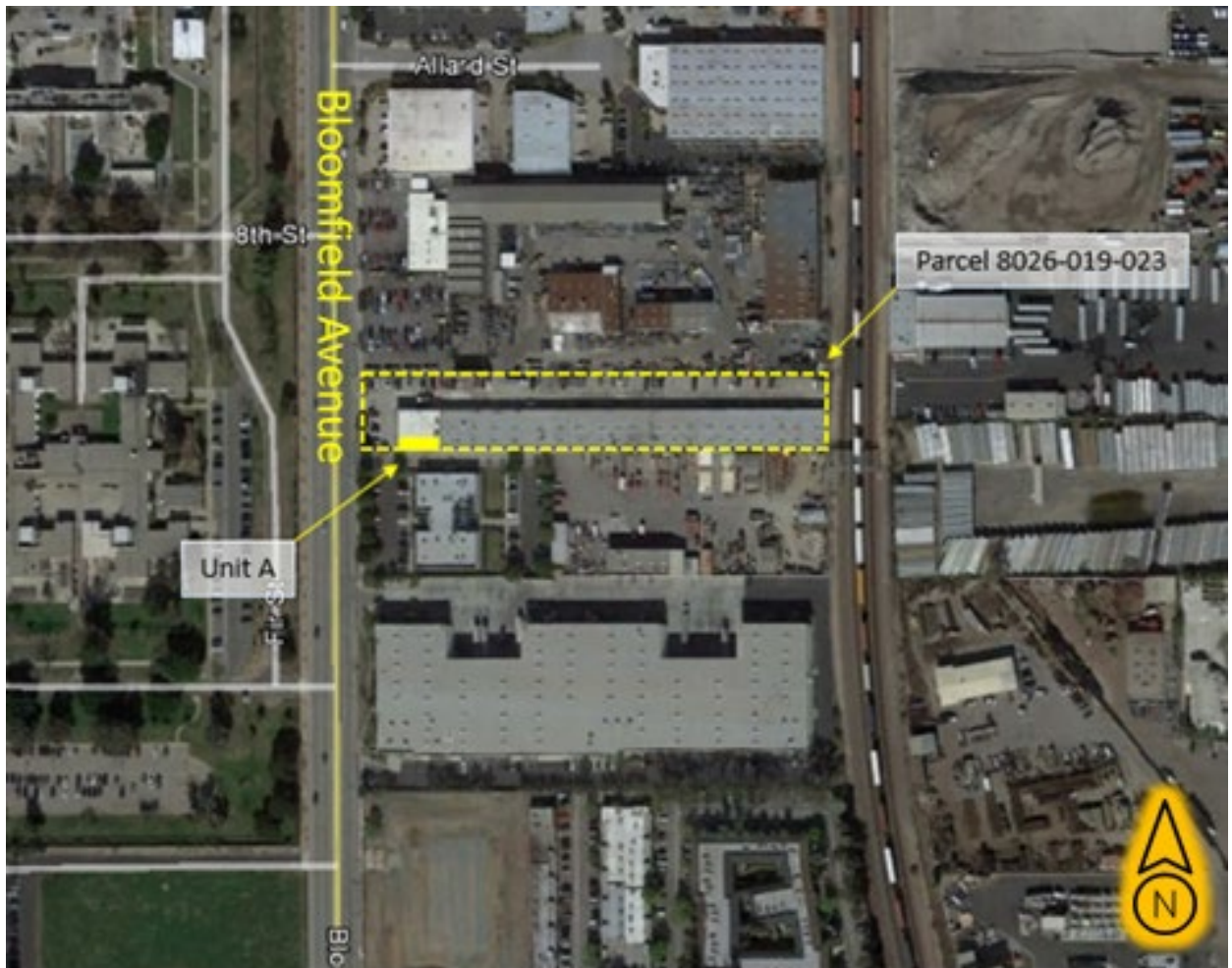
Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 778 be subject to a compliance review in five (5) years, on or before, October 9, 2028, to ensure the subject retail location for firearms and ammunition use is still operating in strict compliance with the conditions of approval (see Attachment E).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Photograph of Subject Property
3. Attachment C – Time Extension Request Letter
4. Attachment D – Receipt
5. Attachment E – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



S BROWNE SUPPLY
12150 Bloomfield Ave, Unit A

ATTACHMENT B – PHOTOGRAPH OF SUBJECT PROPERTY



ATTACHMENT C – TIME EXTENSION REQUEST LETTER

S Browne Supply, LLC
12150 Bloomfield Ave, Unit A
Santa Fe Springs, CA 90670
Tel: (562) 846-7901
Fax: (562) 286-8005
PEagleman@sbrownesupply.com



July 21, 2023

Department of Planning & Develop
City of Santa Fe Springs
11710 Telegraph Rd
Santa Fe Springs, CA 90670-3679

To Whom It May Concern:

I am writing this letter to request a renewal of our Conditional Use Permit No. 778-1, from July 2018. We are continuing to sell firearms and ammunition to Law Enforcement Officer, Departments, Agencies and Security Personnel pursuant to Santa Fe Springs City Code section 155.243(N). Over the past 5 years, we have maintained all permits and licenses required by the City of Santa Fe Springs, County of Los Angeles, State of California and the United States Department of Alcohol, Tobacco, Firearms & Explosives.

There have been no changes or alterations to the use since the last review of the subject permit.

Thank you for your time.

Best regards,

A handwritten signature in black ink, appearing to read 'Paul J. Eagleman'. The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

ATTACHMENT D - RECEIPT

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

006377-0031

07/24/2023 01:30PM

MISCELLANEOUS

Description: CONDITIONAL
USE PERMIT (PLO201)

Reference 1: 12150

Reference 2: BLOOMFIELD

CONDITIONAL USE PERMIT
(PLO201)

2024 Item: PLO201

CONDITIONAL USE PERMIT
(PLO201)

563.00

563.00

Subtotal

Total

563.00

563.00

CHECK

Check Number 001746

563.00

Change due

0.00

Paid by: S BROWNE SUPPLY LLC
BLOOMFIELD #A

12150



Comments: HA

Thank you for your payment

CUSTOMER COPY

ATTACHMENT E – CONDITIONS OF APPROVAL

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

FIRE DEPARTMENT – FIRE PREVENTION DIVISION

(Contact: Kevin Yang 562.868-0511 x3811)

1. The Applicant shall not individually store or use materials used in the manufacture of ammunition such as smokeless propellants, black powder, or primers and that only the storage of finished small arms ammunition is allowed. **(Ongoing)**

FIRE DEPARTMENT – ENVIRONMENTAL DIVISION

(Contact: Eric Scott 562.868-0511 x3812)

2. 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. **(Ongoing)**

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo 562.868-0511 x3335)

3. The Applicant shall install and maintain a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) which can record at 1080P video per channel. **(Ongoing)**
4. The Applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission **(Satisfied)**
5. In order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate the unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850. The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the

Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued. **(Satisfied)**

6. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**
7. The Applicant shall comply with Section 155.648 (B) (1) of the Santa Fe Springs Zoning Code in reference to establishing and submitting a security and safety plan. While Section 155.648 (B) (1) requires the submittal of the security and safety plan prior to the Applicant's occupancy of the location, and because the Applicant has already taken occupancy, the said plan shall be submitted to the Department of Police Services no later than thirty (30) days from the approval of this Permit by the Planning Commission. **(Satisfied)**
8. The Applicant shall fully comply with Chapter 110 of the Santa Fe Springs Municipal Code as it pertains to Secondhand Dealers. **(Ongoing)**

WASTE MANAGEMENT

(Contact: Maribel Garcia 562.868-0511 x7569)

9. 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)**
10. All projects over \$50,000 are subject to requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x 7309 **(Satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Pablo Castilla 562.868-0511 x7358)

11. The sale of firearms shall be in compliance with Section 155.243 (N) of the Zoning Code, which limits the retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:
 - A. Active and retired sworn law enforcement personnel.
 - B. Law enforcement agencies.
 - C. Fire Fighters, Volunteer Fire Fighters, and Paramedics.
 - D. Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.
 - E. Corrections Officers, including Parole and Probation Officers.

- F. Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
 - G. Security companies with a valid certification by the California Bureau of Security & Investigative Services.
 - H. Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
 - I. Law Enforcement Academy Cadets with enrollment documentation from the Academy. **(Ongoing)**
12. The storage of firearms and ammunition shall be in compliance with Section 155.648(B)(4) of the Zoning Code, which states:
The storage of explosives, firearms or ammunition shall comply with the following additional Building and Fire Code requirements.
- a. Ammunition.
 - 1. Storage of ammunition
 - a. Amounts not exceeding 500 pounds may be stored in a safe and secured location.
 - b. Amounts in excess of 500 pounds shall be stored in a location and in a manner approved by the City's Fire Chief.
 - c. Not more than 1,000 pounds may be stored in a basement equipped with automatic sprinklers.
 - d. Over 5,000 pounds shall be stored in a room of one hour fire resistive construction. Door openings thereon shall be protected by one hour fire assemblies. Such rooms shall be equipped with an automatic sprinkler system.
 - 2. Separation. Ammunition shall be separated from flammable liquids, flammable solids, and oxidizing materials by one hour fire resistive separation or by a distance of not less than 25 feet.
 - 3. Approval. Ammunition shall not be stored with Class A or Class B explosives unless the storage facility is approved by the City's Fire Chief.
 - b. Fire protection. Portable fire extinguishers shall be provided as required by §10.301 of the Uniform Fire Code wherever fireworks, smokeless powder, small arms ammunition or small arms primers are stored, manufactured, or handled. **(Ongoing)**
13. The sale of firearms or ammunition shall be conducted only inside 12150 Bloomfield Avenue, Unit A. Firearm and ammunition sales shall be an ancillary portion of the overall business. **(Ongoing)**
14. The applicant shall become a California Licensed Firearms Dealer prior to initiating the sale of firearms or ammunition. The applicant shall provide the City with proof upon becoming a California Licensed Firearms Dealer. Said certification shall be maintained in good standing at all times. **(Ongoing)**
15. The applicant shall employ at least one Department of Justice (DOJ) Certified Instructor at all times for the purposes of performing safe handling demonstrations

of firearms being purchased or acquired. The applicant shall provide the City with a copy of DOJ Certified Instructor certification. Said certification shall be maintained in good standing at all times. **(Ongoing)**

16. All required State and Federal permits allowing the sale of firearms shall be maintained at all times. Proof of valid permits shall be submitted to the City on an annual basis. **(Ongoing)**
17. At any time the applicant is not open for business, the applicant shall store all firearms and ammunition in a locked fireproof safe or vault. Stored firearms and ammunition shall be kept in an area of the store not accessible to patrons. **(Ongoing)**
18. Firearms and ammunition displays shall be located inside the store so as to not be visible from outside the store. **(Ongoing)**
19. No firearm, or imitation thereof, or placard advertising the sale or other transfer thereof, shall be readily seen from outside the store. **(Ongoing)**
20. No live firing of firearms shall be permitted on the subject premises at any time. **(Ongoing)**
21. Applicant understands and accepts that this Permit is solely for a land use entitlement to allow the retail sale of firearms and/or ammunition in conformance with Sections 155.243 and 155.648 of the Zoning Code. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the sale of firearms and/or ammunition. **(Ongoing)**
22. The applicant, S Browne Supply, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to Conditional Use Permit Case No. 778, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
23. If there is evidence that these conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director of Planning may refer Conditional Use Permit Case No. 778 back to the Planning Commission for review. If upon such review the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP. **(Ongoing)**

24. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**
25. A copy of herein-listed conditions of approval shall be maintained on the subject premise at all times. **(Ongoing)**
26. Conditional Use Permit Case No. 778 shall be subject to a compliance review in five (5) years, on or before ~~July 9, 2023~~ **October 9, 2028**, to ensure the firearms and ammunition sale use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(Revised)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Rudy Lopez, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 792-1 - A COMPLIANCE REVIEW OF A DIGITAL BILLBOARD AT 13060 FIRESTONE BOULEVARD, WITHIN THE M-2-FOZ, HEAVY MANUFACTURING – FREEWAY OVERLAY, ZONE. (GENERAL OUTDOOR ADVERTISING)**

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject 50-foot tall V-shape digital billboard with 14' x 48' display areas, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 792-1 be subject to a compliance review in ten (10) years on, or before, October 9, 2033, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On August 24, 2023, General Outdoor Advertising (“Applicant”) filed a Compliance Review request for CUP Case No. 792 to continue the operation and maintenance of a 50-foot tall V-shape digital billboard with 14’ x 48’ display areas at 13060 Firestone Boulevard (APN: 7005-001-019) (“Project Site”)

Project/Applicant Information

Project Location:	13060 Firestone Boulevard
Project Applicant:	General Outdoor Advertising
Property Owner:	Glenn Emanuel
General Plan Designation:	Industrial
Zoning Designation:	M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone
Existing Use on Property:	Digital Billboard

In accordance with Section 155.377(E)(11), 155.379(B), and 155.384(A) of the City’s Zoning Ordinance, billboards within the Freeway Overlay Zone shall be permitted only after a valid CUP has first been obtained, and a development agreement has been approved.

Code Section:	Conditional Uses:
§155.377	The following uses shall be permitted in the Freeway Overlay Zone only after a valid conditional use permit has first been issued: (E) Conditionally permitted uses. (11) Billboards, including but not limited to electronic and digital billboards.
§155.379	Planning Commission Considerations/Findings: (B) <i>Conditional use permit.</i> In considering an application for a conditional use permit in the Freeway Overlay Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall evaluate the probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria.

§155.384	Billboards: (A) <i>Use regulations.</i> Billboards shall be allowed in the FOZ not more than 200 feet from the centerline of the freeway and only after a valid conditional use permit has first been obtained and a development agreement has been approved. A conditional use permit shall be obtained and a development agreement shall be entered into prior to the issuance of a building permit for any project involving the construction of a new billboard, expansion or modification of a billboard, or addition of additional face(s) to a billboard. A development agreement shall include the amount of money to be paid to the city as a result of the installation and operation of the billboard
----------	--

The subject property is comprised of one parcel (APN: 7005-001-019) measuring approximately 53,143 sq. ft. (1.2 acres) and located on the south side of Firestone Boulevard. The property is currently developed with an approximately 51,500 sq. ft. warehouse building. Properties to the east, south, and west are also zoned M-2-FOZ and developed with industrial buildings. The I-5 freeway is located north of the site.

On February 12, 2019, the Planning Commission initially granted a CUP to the Applicant to establish, operate, and maintain a digital billboard on the Project Site. On March 14, 2019, the City Council subsequently approved both CUP 792 and Development Agreement (DA 01-2019) at the city council meeting. This is the first compliance review that CUP 792 will undergo.

ANALYSIS:

As a 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 before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on August 31, 2023, and found the digital billboard was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS:

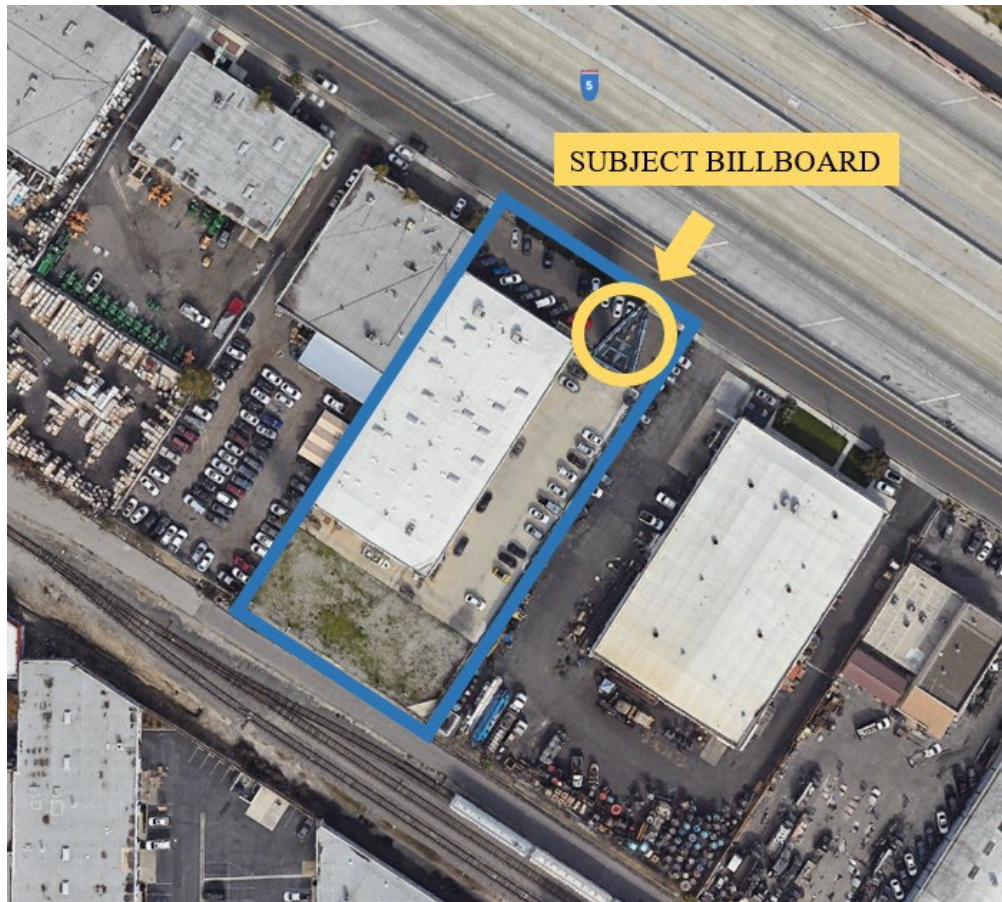
Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 792 be subject to a compliance review in ten (10) years, on or before, October 9, 2033, to ensure the subject digital billboard use is still operating in strict compliance with the conditions of approval (see Attachment E).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Photograph of Subject Property
3. Attachment C – Time Extension Request Letter
4. Attachment D – Receipt
5. Attachment E – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



ATTACHMENT B – PHOTOGRAPH OF SUBJECT PROPERTY



ATTACHMENT C – TIME EXTENSION REQUEST LETTER

OUTDOOR ASSOCIATES LLC
2 S. View
Trabuco Canyon, California 92679-5376

August 24, 2023

Via FedEx

City of Santa Fe Springs
Department of Planning and Development
Attn: Rudy Lopez
11710 Telegraph Road
Santa Fe Springs, CA 90670



**RE: Request for Review for Compliance of Conditional Use Permit –
13060 Firestone Blvd**

Dear Mr. Lopez:

I am writing to request a review for compliance of the Conditional Use Permit (CUP) associated with the property located at 13060 Firestone Blvd (CUP) Case No. 792.

1. **Current Activities:** The current activities at the property consist solely of the maintenance of the billboard sign as needed. As the development is a billboard, no other activities are taking place on the site.
2. **Changes or Alterations:** I confirm that there have been no changes or alterations to the use of the property since the last review of the subject permit.

Enclosed with this letter is a check in the amount of \$563.00, payable to the City of Santa Fe Springs, for the processing fee.

I assure you that all items related to the City's planning compliance request have been addressed in this letter. Should you have any further questions or require additional information, please do not hesitate to contact me at (949) 690-1317.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Emanuel".

Glenn Emanuel, Manager
Outdoor Associates

cc: General Outdoor Advertising (*via email*)

ATTACHMENT D – RECEIPT

City of Santa Fe Springs		DISTRIBUTION					
		FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
		1010	3199	423015	Compliance Renew	PLO201	\$563.00

(NAME)
13060 Firestone Blvd

(ADDRESS)
Santa Fe Springs, CA

(CITY AND STATE)
Compliance Review CUP 792

(DESCRIPTION)

RECEIPT

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

106538-0001 08/28/2023 09:16AM

ISCELLANEOUS
Description: CONDITIONAL
USE PERMIT (PLO201)
Reference 1: 13060
Reference 2: FIRESTONE
CONDITIONAL USE PERMIT
(PLO201)
2024 Item: PLO201
CONDITIONAL USE PERMIT
(PLO201) 563.00

563.00

Subtotal 563.00
Total 563.00

CHECK 563.00
Check Number 83272

Change due 0.00

Paid by: JACKSON TIDUS 13060
FIRESTONE BLVD

Comments: HA
COMPLIANCE REV CUP 792

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

ATTACHMENT E – CONDITIONS OF APPROVAL

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562.868.1511 x7505)

1. A grading plan shall be submitted showing elevations and drainage patterns 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. The owner shall pay drainage review fees in conjunction with this submittal. **(Satisfied)**
2. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. **(Satisfied)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Kevin Yang 562.868.0511 x3811)

3. 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. **(Ongoing)**
4. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide an emergency vehicle aisle width of less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(Ongoing)**
5. 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. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7569)

6. 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)**
7. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. **(Satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Rudy Lopez 562.868.0511 x7519)

8. ~~This approval~~ **Conditional Use Permit Case No. 792-1** allows the applicant to establish, operate, and maintain a new V-shaped digital billboard on the property located at 13060 Firestone Boulevard (APN: 7005-001-019). **(Revised – Ongoing)**
9. The subject billboard shall be in conformance with Ordinance No. 1036 & Ordinance No. 1092, relating to the standards for the installation of billboards on certain properties within the City of Santa Fe Springs. **(Satisfied)**
10. The maximum height of the billboard shall be fifty feet (50'), with an additional three feet-nine inches allowed (3'-9") for architectural elements. The maximum overall height including architectural elements shall be 53'-9", as measured from the finished grade at the base of the sign. **(Ongoing)**
11. The maximum allowable angle of the V-shape shall be thirty (30) degrees. **(Ongoing)**
12. The minimum setback distance of the billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. No portion of the billboard shall project over any street, highway, or other public right-of-way. **(Ongoing)**
13. The billboard shall not have more than two (2) faces (the display surface upon which an advertising message is displayed). Each face shall measure 14' x 48'. The billboard shall not have more than one face oriented in the same vertical plane. **(Ongoing)**
14. The applicant shall relocate the existing trash enclosure to the location shown on the approved site plan. **(Satisfied)**
15. The billboard shall plainly display the name of the person or company owning or maintaining it and the identifying number of the billboard. **(Satisfied)**
16. The billboard shall have a minimum clearance of sixteen feet (16') between the lowest point of the sign and the driveway grade. **(Ongoing)**
17. All necessary permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans) prior to installation of the subject billboard. **(Satisfied)**
18. Conditional Use Permit No. 792 shall not become effective unless the City and General Outdoor Advertising enter into a Development Agreement regarding the installation and operation of the subject billboard. **(Satisfied)**
19. The proposed digital billboard shall not have any walkways or platforms on either face side of the billboard or any type of appendages or attachments. Walkways and

platforms are allowed between the sign faces. The only exception shall be for a camera to monitor the face of the billboard. **(Ongoing)**

20. All exposed backs, sides, and under area shall be suitably screened by a material acceptable to the Director of Planning or designee. **(Ongoing)**

21. Prior to issuance of a building permit, the Applicant shall provide the Planning Department with the following:

- a) The telephone number of a maintenance service to be available twenty-four (24) hours a day to be contacted in the event that the billboard becomes dilapidated or damaged.
- b) A redacted lease demonstrating a right to install the billboard on the subject property.
- c) A list of locations of all billboards in the City-owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map. **(Satisfied)**

22. The message transition for the subject digital billboard shall be instantaneous or 1-2 seconds if fading. **(Ongoing)**

23. The billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions. **(Ongoing)**

24. Lighting levels on the digital billboard shall not exceed 0.3-foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(Ongoing)**

25. The brightness of the digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(Ongoing)**

26. Within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 22 above regarding the standard of 0.3-foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All costs shall be the responsibility of the Applicant. **(Satisfied)**

27. In the event of malfunction, the digital billboard shall be designed to either freeze the display in one static position, or display a full black screen, or turn off. **(Ongoing)**

28. The billboard shall not utilize technology that would allow interaction with drivers, vehicles, or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device. **(Ongoing)**

29. All landscaped areas installed in conjunction with the proposed digital billboard shall be maintained in a neat, clean, orderly, and healthful condition. This is meant to include proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary, and the regular watering of all plantings. **(Ongoing)**
30. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054, if applicable. **(Ongoing)**
31. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings. **(Ongoing)**
32. Final plot plan and elevations of the proposed 50' V-shaped digital billboard and all other appurtenant improvements, textures, and color schemes shall be subject to the final approval of the Director of Planning. **(Satisfied)**
33. The applicant understands that if changes to the original plans submitted and on file with the subject case are required during construction, revised plans must be provided to the Planning Department for review and approval prior to the implementation of such changes. *It should be noted that certain changes may also require approvals from other departments.* **(Ongoing)**
34. The proposed 50' V-shaped digital billboard shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored, or rusted. **(Ongoing)**
35. The 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 charged 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 and the application or one can be downloaded at www.santafesprings.org. **(Ongoing)**
36. The project shall comply with 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. **(Ongoing)**
37. Conditional Use Permit Case No. ~~792~~ 792-1 shall be subject to a compliance review in ~~two (2) years~~ **ten (10) years**, on or before ~~February 28, 2020~~ **October 9, 2033**, to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(Revised)**

38. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers, or employees receive notice of any such claim, action, or proceeding, the City shall promptly notify the applicant of such claim, action, or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
39. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact General Outdoor Advertising with the certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow General Outdoor Advertising to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(Ongoing)**
40. If any term or provision of the subject CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive General Outdoor Advertising or the city of the benefits provided by CUP 792. **(Ongoing)**



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Wayne M. Morrell, Director of Planning

BY: Rudy Lopez, Planning Intern

SUBJECT: CONDITIONAL USE PERMIT ("CUP") CASE NO. 797-2 - A COMPLIANCE REVIEW OF AN INDOOR BADMINTON FACILITY AT 11323 SHOEMAKER AVENUE, WITHIN THE M-1-PD, LIGHT MANUFACTURING – PLANNED DEVELOPMENT, ZONE. (SFS BADMINTON CLUB)

DATE: October 9, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject indoor badminton facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 797-2 be subject to a compliance review in five (5) years on, or before, October 9, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

On August 22, 2023, SFS Badminton Club (“Applicant”) filed a Compliance Review request for CUP Case No. 797 to continue the operation and maintenance of an indoor badminton facility at 11323 Shoemaker Avenue (APNs: 8026-001-057 & 8026-001-058) (“Project Site”)

Project/Applicant Information

Project Location:	11323 Shoemaker Avenue
Project Applicant:	SFS Badminton Club
Property Owner:	Bosco Kwon
General Plan Designation:	Industrial
Zoning Designation:	M-1-PD, Light Manufacturing – Planned Development
Existing Use on Property:	Badminton Facility

In accordance with Section 155.213(A) of the City’s Zoning Ordinance, indoor recreational facilities shall be permitted only after a valid CUP has first been obtained.

Code Section:	Conditional Uses:
§155.213	The following uses shall be permitted in the M-1 Zone only after a valid conditional use permit has first been issued: (A) Public, private, or quasi-public uses of an educational or recreational nature.

The indoor badminton facility dedicated the primary floor area of the approximately 24,002 sq. ft. building to fourteen (14) 20’ x 44’ badminton courts. The combined floor area of the badminton courts is 12,320 sq. ft., not including walkway areas. In addition to badminton courts, the badminton facility has a 486 sq. ft. retail area (to sell badminton-related gear and equipment), a 396 sq. ft. service counter with packaged snacks and beverages, a 418 sq. ft. office (for staff use only), and a 234 sq. ft. storage area.

On November 19, 2018, the Planning Commission initially granted a CUP to the Applicant to establish, operate, and maintain an indoor badminton facility at the Project Site. Since then, the subject CUP has undergone one (1) compliance review on December 14, 2020. The last compliance review extended CUP 797 for a period of one (1) year.

ANALYSIS:

As a 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 before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on September 6, 2023, and found the indoor badminton facility was operating in full compliance with the existing conditions of approval.

ENVIRONMENTAL:

N/A

SUMMARY:

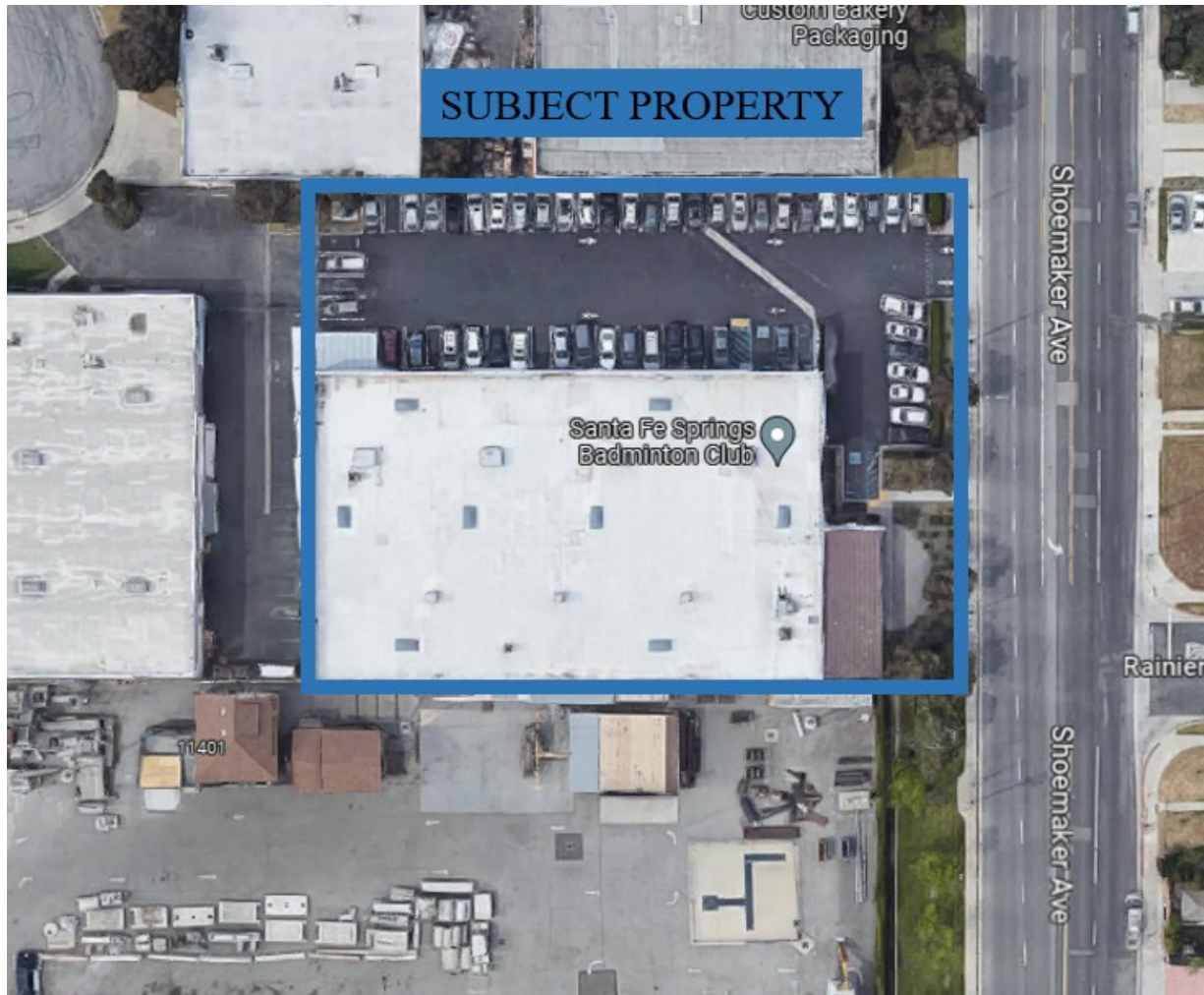
Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 797 be subject to a compliance review in five (5) years, on or before, October 9, 2028, to ensure the subject indoor badminton facility use is still operating in strict compliance with the conditions of approval (see Attachment E).

ATTACHMENT(S):

1. Attachment A – Aerial Photograph
2. Attachment B – Photograph of Subject Property
3. Attachment C – Time Extension Request Letter
4. Attachment D – Receipt
5. Attachment E – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A – AERIAL PHOTOGRAPH



ATTACHMENT B – PHOTOGRAPH OF SUBJECT PROPERTY



ATTACHMENT C – TIME EXTENSION REQUEST LETTER

SFS Badminton Club

11323 Shoemaker Ave
Santa Fe Spring, CA 90670
Tel: 562-273-0945
Fax: 323-262-9979
Email: globaliongl@gmail.com

Received
Finance

AUG 28 2023

CITY OF
SANTA FE SPRINGS

To: Department of Planning and Development

Attn: Rudy Lopez

From: Bosco Kwon

Date: 08/22/23

Re: Condition Use Permit (CUP) Case No. 797



This is a formal request for a compliance associated Conditional Use permit/ Case No. 797 for the SFS Badminton Club, located at 11323 Shoemaker Avenue, Santa Fe Springs, CA 90670

The SFS Badminton Club is an indoor friendly environment Gym where all ages from children, young adults, families can join and play which lead to creating a healthy lifestyle.

Our facility is in same condition as it was from the last approval and our operation is same as last year.



SFS Badminton Club/ President

ATTACHMENT D – RECEIPT

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
	1010	3199	423015	Compliance Review	PL0201	\$563.00

(NAME)
11323 Shoemaker Ave
(ADDRESS)
Santa Fe Springs, CA
(CITY AND STATE)
Compliance Review CUP 797
(DESCRIPTION)

RECEIPT

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

106538-0004 08/28/2023 12:51PM

ISCELLANEOUS
Description: CONDITIONAL
USE PERMIT (PL0201)
Reference 1: 11323
Reference 2: SHOEMAKER
CONDITIONAL USE PERMIT
(PL0201)
2024 Item: PL0201
CONDITIONAL USE PERMIT
(PL0201) 563.00

Subtotal 563.00
Total 563.00

HECK 563.00
Check Number 0229

Change due 0.00

aid by: SFSBC INC 11323 SHOEMAKER AVE



Comments: HA
COMPLIANCE REV CUP 797

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

ATTACHMENT E – CONDITIONS OF APPROVAL

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

ENGINEERING/PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562.868.1511 x7507)

1. That a grading plan shall be submitted showing elevations and drainage patterns of the site. The improvements shall not impede, obstruct, or pond water onsite. The grading shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. **(Satisfied)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3335)

2. That the applicant shall install a video recording surveillance system with the following minimum configuration: Cameras capable of recording in HD at 5Mbps to capture 1080P video at 30 FPS, and a Network Video Recorder (NVR) that can record at 1080P video per channel. **(Satisfied)**
3. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1-foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission. **(Ongoing)**
4. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services. The name, telephone number, fax number, and e-mail address of that person shall be provided no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative at any time, 24 hours a day. The form to provide the information is part of the Business Operation Tax Certificate package. **(Satisfied)**
5. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contains the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an

inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Ongoing)**

6. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, 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 as possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**
7. That on-site alcoholic beverage consumption, sales, or storage shall be prohibited at all times. **(Ongoing)**
8. That the Applicant shall notify the Code Enforcement Division of the Police Services Department thirty days prior to any open public tournament activities to determine if a Special Events Permit is required. **(Ongoing)**
9. That the Applicant and/or his employees shall not allow chairs, gym bags, or other items to block any emergency exits at all times. **(Ongoing)**
10. That the Applicant shall obtain a copy of the Sign Guidelines and Sign Ordinance and comply with all permanent and temporary sign requirements. **(Satisfied)**
11. That the Applicant shall obtain a copy of the Property Maintenance Ordinance and fully comply with the applicable requirements at all times. **(Ongoing)**

FIRE DEPARTMENT - FIRE PREVENTION DIVISION:

(Contact: Kevin Yang 562.868.0511 x3811)

12. The Applicant shall provide a Knox box for all manual gates or Knox key switches for power-activated gates. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7569)

13. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**
14. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309. **(Satisfied)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Rudy Lopez 562.868.0511 x 7519)

15. Conditional Use Permit Case No. 797-4 **797-2** allows for an indoor badminton facility within a 24,002 sq. ft. building located at 11323 Shoemaker Avenue. The indoor activity area will consist of 14 badminton courts, a retail shop for badminton gear and accessories, a service counter to sell pre-packaged snacks, an office for employees, and a small storage area. **(Ongoing)**
16. Modification Permit Case No. 1299 allows for a temporary reduction of the required standard parking stall size from 9' x 20' to 8'-6" x 18' associated with the subject indoor badminton facility. A minimum of 56 parking stalls shall be continually provided and maintained at all times. All parking areas shall be legibly marked off on the pavement, showing the required parking stalls. **(Ongoing)**
17. Approval of Conditional Use Permit No. 797 is contingent upon approval of Modification Permit Case No. 1299. **(Ongoing)**
18. The proposed indoor badminton facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires permits to be obtained, plans to be submitted, reviewed, approved, and field inspected with a final approval granted by the City Fire Department and Building Division. The building shall not be occupied for such use until such time that this process has been completed. **(Satisfied)**
19. The exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and players not to loiter or make loud noises outside of the building. **(Ongoing)**
20. Vending machines shall be prohibited on the exterior of the property. **(Ongoing)**
21. In the event noise levels outside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with planning staff to come up with a solution to immediately mitigate noise issues. **(Ongoing)**
22. The days and hours of operation of the indoor badminton facility shall be Sunday through Saturday from 6:00 a.m. to 12:00 a.m. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning or his/her designee. **(Ongoing)**
23. No tournaments shall occur on the subject property without prior approval by the Director of Planning or his/her designee. **(Ongoing)**
24. There shall be no on-site kitchen facilities or preparation of food and drinks without prior approval from the Director of Planning or his/her designee. **(Ongoing)**

25. The applicant shall ensure that water is easily accessible for all patrons. **(Ongoing)**
26. The indoor badminton facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to prior review and approval by the Director of Planning or his/her designee. **(Ongoing)**
27. The applicant shall notify, in writing, of any change in ownership within 30 days. The conditions of approval shall be binding to any successors. **(Ongoing)**
28. In the event the need arises for the additional required off-street parking spaces as determined by the Director of Planning, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues, including but not limited to modifying hours of operations, concurrent use of buildings, etc. **(Ongoing)**
29. The Department of Planning and Development shall first review and approve all sign proposals for the indoor badminton facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style, and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Satisfied)**
30. Prior to occupancy, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's website (www.santafesprings.org). **(Satisfied)**
31. 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. **(Ongoing)**
32. Conditional Use Permit Case No. ~~797-1797-2~~ shall be subject to a compliance review in ~~one (1) year~~ **five (5) years**, on or before ~~December 14, 2021~~ **October 9, 2028**, to ensure that the subject indoor badminton use is still operating in strict compliance with these conditions of approval. **(Revised)**
33. The applicant, SFS Badminton Club, agrees to defend, indemnify, and hold harmless the City of Santa Fe Springs, its agents, officers, and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to all entitlements and approvals issued by the City in connection with the indoor badminton use and from any CEQA challenges relating to the environmental review and determination for the project, or any actions or operations conducted pursuant thereto. Should the City, its agents,

officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

34. If there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. The applicant shall be notified prior to any such action. **(Ongoing)**
35. It is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse. **(Ongoing)**