



**AGENDA
MEETINGS OF THE PLANNING COMMISSION**

**MONDAY, MARCH 16, 2026
AT 6:00 P.M.**

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

PLANNING COMMISSION

Gabriel Jimenez, Chairperson
David Ayala, Vice Chairperson
Joseph Flores, Commissioner
Isabel Cervantes, Commissioner
Jay Sarno, Commissioner

DIRECTOR OF COMMUNITY DEVELOPMENT

Cuong Nguyen

ASSISTANT CITY ATTORNEY

Lloyd Pilchen

CITY STAFF

Assistant Director
Economic Development Specialist
Associate Planner
Assistant Planner
Planning Consultant
Planning Consultant
Administrative Intern
Administrative Intern
Planning Commission Secretary

Vince Velasco
Claudia Jimenez
Alejandro De Loera
Cynthia Alvarez
Laurel Reimer
Kaden Likins
Jasmine Reyes
Pieter Wielenga
Esmeralda Elise

NOTICES

This Planning Commission Meeting (“Planning”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

https://www.santafesprings.gov/city_council/city_council_commissions__committees/planning_commission/index.php

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 Commission 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, 2025 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$500 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

Public Comments: 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 on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Commission Secretary. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.gov. 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.

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

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

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing 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 Planning Commission.

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.

1. MINUTES OF THE FEBRUARY 18, 2026 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

PUBLIC HEARING**2. ALCOHOL SALE CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 92 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 92, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the storage and distribution of alcoholic beverages; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 92, subject to the conditions of approval as contained within Resolution No. 315-2026; and
- 5) Adopt Resolution No. 315-2026, which incorporates the Planning Commission's findings and actions regarding this matter; and

6) Take such additional, related action that may be desirable.

3. TIME EXTENSION REQUEST FOR TENTATIVE PARCEL MAP NO. 84116 AND DEVELOPMENT PLAN APPROVAL CASE NOS. 1000 & 1001

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding the time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case No. 1000 & 1001, and thereafter, close the Public Hearing; and
- 2) Approve an additional six (6) month time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case Nos. 1000 & 1001, until February 18, 2027, subject to the additional Conditions of Approval to ensure ongoing compliance and project implementation; and
- 3) Adopt Resolution No. 316-2026, which incorporates the Planning Commission's findings and actions regarding the matter; and
- 4) Direct staff to monitor the applicant's compliance with the updated Conditions of Approval and report project updates to the Planning Commission as requested.
- 5) Take such additional, related action that may be desirable.

PRESENTATIONS

4. ZONING CODE EDUCATION SERIES: PROPERTY DEVELOPMENT STANDARDS

RECOMMENDATION: That the Planning Commission receive and file this training.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

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, Esmeralda Elise, Planning Commission Secretary 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.gov; 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.



PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission
FROM: Cuong Nguyen, Director of Community Development
BY: Esmeralda Elise, Executive Assistant
SUBJECT: **MINUTES OF THE FEBRUARY 18, 2026 MEETING**
DATE: March 16, 2026

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the minutes as submitted.

FISCAL IMPACT

N/A

BACKGROUND

Staff has prepared minutes for the following meeting:

- February 18, 2026 Planning Commission Meeting

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. Minutes of the February 18, 2026 Planning Commission Meeting

ITEM STATUS:

APPROVED:

DENIED:

TABLED:

DIRECTION GIVEN:

Planning Commission
Secretary, Esmeralda Elise



APPROVED:

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

February 18, 2026

1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:02 p.m.

2. ROLL CALL

Members present: Chairperson Jimenez
Vice Chairperson Ayala
Commissioner Flores
Commissioner Cervantes

Staff: Susie Altamirano, Assistant City Attorney
Cuong Nguyen, Director of Community Development
Vince Velasco, Assistant Director
Kaden Likins, Planning Consultant
Esmeralda Elise, Planning Commission Secretary

Members absent: Commissioner Sarno

3. PLEDGE OF ALLEGIANCE

Chairperson Jimenez called upon Commissioner Cervantes to lead everyone in the Pledge of Allegiance.

4. EX PARTE COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. 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.

1. MINUTES OF THE JANUARY 26, 2026 REGULAR MEETING
2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT CASE NO. 764-1 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS TELECOMMUNICATION FACILITY ON A 142-FOOT-HIGH SOUTHERN CALIFORNIA EDISON (SCE) TRANSMISSION TOWER LOCATED AT 11213 TELEGRAPH ROAD, WITHIN THE PF, PUBLIC USE FACILITIES, ZONE

3. DEVELOPMENT PLAN APPROVAL CASE NO. 1002 – A TIME EXTENSION REQUEST TO ALLOW THE CONSTRUCTION OF A NEW 104,900 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 13711 FREEWAY DRIVE, WITHIN THE M-2-FOZ, HEAVY MANUFACTURING – FREEWAY OVERLAY, ZONE
4. DEVELOPMENT PLAN APPROVAL CASE NO. 1013 – A TIME EXTENSION REQUEST TO CONSTRUCT EIGHT (8) NEW 53' TALL METAL TANKS FOR THE STORAGE OF LIQUID ARGON AND MODIFICATION PERMIT CASE NO. 1366 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 8832 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE

Chairperson Jimenez requested a motion and a second for Consent Item Nos 1, 2, 3 and 4.

It was moved by Vice Chair Ayala and seconded by Commissioner Flores to approve Consent Item Nos 1, 2, 3, and 4, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez
Nays: None
Absent: Sarno

Chairperson Jimenez read the City's appeal process.

7. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL CASE NO. 1017 FOR EXTERIOR IMPROVEMENTS INCLUDING ONE (1) NEW 24'-TALL COOLING TOWER, THREE (3) NEW WASTE WATER STORAGE TANKS WITHIN A NEW 26'-8"-TALL METAL CANOPY STRUCTURE, TWO (2) NEW 31'-2"-TALL AND FOUR (4) NEW 19'-5"-TALL METAL TANKS FOR THE STORAGE OF MILK, ONE (1) NEW GLYCOL SYSTEM WITH ONE (1) NEW 12'-2"-TALL TANK, ONE (1) NEW 14'-TALL AMMONIA DIFFUSION TANK, ONE (1) NEW STORAGE TANK ALCOVE STRUCTURE, ONE (1) NEW METAL CANOPY EXTENSION OVER TANKERS, NEW REFRIGERATION EQUIPMENT AND FOUNDATIONAL FOOTINGS FOR THREE (3) FUTURE 20,000 GALLON TANKS UNDER A SEPARATE PERMIT; MODIFICATION PERMIT CASE NO. 1375 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 12809 BUSCH PLACE; AND DETERMINATION OF CEQA EXEMPTION

Recommendation:

Chair Jimenez called upon Planning Consultant Kaden Likins to present this item.

Chair Jimenez opened the Public Hearing at 6:06 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

Commissioner Flores had a question for the applicant. Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:24 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Vice Chair Ayala to approve DPA Case No. 1017 and MOD Permit Case No. 1375, and adopt Resolution No. 313-2026, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez
Nays: None
Absent: Sarno

Chairperson Jimenez read the City's appeal process.

8. PUBLIC HEARING

TO CONSIDER A PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.123 (CONDITIONAL USES), 155.153 (CONDITIONAL USES), 155.175.2 (USES), 155.183 (CONDITIONAL USES), 155.213 (CONDITIONAL USES), 155.243 (CONDITIONAL USES), AND ADD SECTION 155.725 (CONDITIONAL USE PERMIT FOR TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15, CHAPTER 155, OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

Recommendation:

Chair Jimenez called upon Community Development Director Cuong Nguyen to present this item.

Chair Jimenez opened the Public Hearing at 6:25 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

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

It was moved by Vice Chair Ayala, seconded by Commissioner Cervantes to Resolution No. 314-2026, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez
Nays: None
Absent: Sarno

Chairperson Jimenez read the City's appeal process.

9. PRESENTATIONS

7. ZONING CODE EDUCATION SERIES: USES

Chair Jimenez called upon Assistant Director of Community Development Vince Velasco to present this item.

After the presentation Chair Jimenez asked if any of the Commissioners had questions for Vince Velasco. The Commissioners had some questions. After all questions, Chair Jimenez thanked Assistant Director of Community Development Vince Velasco for the training.

10. ANNOUNCEMENTS

- Staff

None.

- Commissioners

None.

11. ADJOURNMENT

Chair Jimenez adjourned the meeting at 6:43 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Jimenez

Date



PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, Associate Planner

SUBJECT: **PUBLIC HEARING – ALCOHOL SALE CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 92 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)**

DATE: March 16, 2026

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 92, and thereafter, close the Public Hearing; and
2. Find that the applicant’s ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the storage and distribution of alcoholic beverages; and
3. Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
4. Approve Alcohol Sales Conditional Use Permit Case No. 92, subject to the conditions of approval as contained within Resolution No. 315-2026; and
5. Adopt Resolution No. 315-2026, which incorporates the Planning Commission’s findings and actions regarding this matter; and
6. Take such additional, related action that may be desirable.

FISCAL IMPACT

Aside from the processing fee collected from the application, there is no ongoing fiscal impact.

BACKGROUND

On March 2, 2026, ABS Wholesale, Inc. (ABS), the applicant, submitted an application to operate a new wholesale alcohol distribution facility at 13533 Alondra Boulevard in Santa Fe Springs. The proposed facility will occupy a single multi-tenant lease space of approximately 1,752 square feet and will be used exclusively for the storage and distribution of beer, wine, and distilled spirits to licensed California retailers, such as convenience stores, gas stations, and other retailers.

ABS has applied for the following California Department of Alcoholic Beverage Control (ABC) licenses for this facility, currently pending under License #671654:

Type 09 – Beer and Wine Importer

Type 12 – Distilled Spirits Importer

Type 17 – Beer and Wine Wholesaler

Type 18 – Distilled Spirits Wholesaler

Pursuant to City Ordinance No. 834 approved by the City Council on March 10, 1994, all businesses engaged in the sale, storage, or manufacturing of alcoholic beverages, whether for on-site or off-site consumption, are required to obtain an Alcohol Sales Conditional Use Permit (ASCUP) under Section 155.628 of the City’s Zoning Code.

Accordingly, ABS is requesting approval of ASCUP Case No. 92 to allow the operation of the proposed facility. While staff does not anticipate denial of the ABC license, if it is denied following approval of the ASCUP, the applicant will have up to one year to meet ABC requirements and obtain the necessary licenses. Failure to do so will result in the permit becoming null and void, in accordance with Section 155.811 of the City’s Zoning Code.

Project/Applicant Information

Project Site: 13533 Alondra Boulevard (APN: 7005-014-041)

Project Applicant: ABS Wholesale, Inc.

Property Owner: Hunsaker-Jenkin, LLC – 17761 Mitchell North, Irvine, CA 92614

General Plan Designation: Industrial

Zoning Designation: M-2, Heavy Manufacturing

Existing Use on Property: Multi-tenant Industrial

ANALYSIS

Project Site

The project site, located at 13533 Alondra Boulevard (APN: 7005-014-041), is part of a multi-tenant 3.43-acre industrial development. The total lease square footage for the unit is approximately 1,752 square feet. No changes to the site, building, or lease space are proposed as part of this request.

Business Description

ABS was established in 2020 and is a wholesale distributor specializing in the storage and distribution of beer, wine, and distilled spirits, and has operated in the City of Santa Fe Springs since 2023. ABS is proposing to relocate its existing facility located at 13701 Excelsior Drive to the proposed 13533 Alondra Boulevard location, opting to retain its business in the city.

ABS operates as a business-to-business distributor and does not sell or deliver alcohol directly to consumers. The facility will also not be open to the public.

Facility Details:

Hours of Operation: Monday - Friday, 9:00 AM to 5:00 PM.

Employees: 1-3 employees at once on site.

Security: The facility is not open to the public and will only be accessible to employees. The Applicant shall also provide a Security Plan to the Police and Community Services Department per Condition of Approval No. 16.

Product Distribution: ABS distributes a variety of beer, wine, and distilled spirits primarily to local 7-Eleven stores and gas stations.

Deliveries: Deliveries will occur during business hours and will be limited to medium-duty truck traffic only, such as 15-foot parcel delivery vans and 16-foot cabover trucks.

Zoning Requirement

In accordance with Section 155.628 of the City's Zoning Code, a Conditional Use Permit shall be required for the establishment, continuation, or enlargement of any retail, commercial, wholesale, warehousing, or manufacturing business engaged in the sale, storage, or manufacture of any type of alcoholic beverage meant for on or off-site consumption.

ENVIRONMENTAL

The city staff has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project within five days after approval from the Planning Commission.

DISCUSSION

Authority of the Planning Commission

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Code, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Code. The Commission may grant, conditionally grant, or deny a conditional use permit based on the evidence submitted and upon its study and knowledge of the circumstances involved, or it may require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

Criteria for Granting an ASCUP

Section 155.628 (A), a Conditional Use Permit shall be required for the establishment, continuation, or enlarging of any retail, commercial, wholesale, warehousing, or manufacturing business engaged in the sale, storage, or manufacturing of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission shall consider, among other criteria, the following:

- a. Conformance with parking regulations.
- b. Control of vehicle traffic and circulation.
- c. Hours and days of operation.
- d. Security and/or law enforcement plans.
- e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.
- f. Proximity to other alcoholic beverage uses to prevent the incompatibility of and undesirable concentration of such uses in an area.
- g. Control of noise, including noise mitigation measures.
- h. Control of littering, including mitigation measures.

- i. Property maintenance.
- j. Control of public nuisance activities, including but not limited to disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violation, sale of alcoholic beverage to a minor, lewd conduct, or excessive police incident response resulting from the use.

SUMMARY/NEXT STEPS

Conditions of Approval

On March 3, 2026, the Community Development Department provided a project summary and all application materials related to the CUP request to various departments within the City for their respective review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A within Attachment #E. It should be noted that the applicant has acknowledged and agreed to all conditions of approval listed in Attachment #E before the Planning Commission meeting.

Staff does not foresee that the listed ABC Licenses will be denied to the Applicant. Nevertheless, should ASCUP Case No. 92 be approved and the ABC license applications be denied, the Applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses; otherwise, this Permit will become null and void pursuant to Section 155.811 of the City's Municipal Code.

Public Notification

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

Legal notice of the Public Hearing for the proposed project was sent by first-class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 5, 2026. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on March 6, 2026, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

To date, staff have not received any inquiries from the public regarding the subject ASCUP request.

ATTACHMENT(S):

- A. Ariel Photograph
- B. Public Hearing Notice
- C. Radius Map for Public Hearing Notice
- D. Floor Plan
- E. Resolution No. 315-2026
 - a. Exhibit A – Conditions of Approval

ITEM STATUS:

APPROVED:

DENIED:

TABLED:

DIRECTION GIVEN:

Planning Commission
Secretary, Esmeralda Elise

ATTACHMENT A:

Aerial Photograph



13533 Alondra Boulevard (APN: 7005-014-041)

Alcohol Sales Conditional Use Permit (ASCUP) Case No. 92

ATTACHMENT B:

Public Hearing Notice



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 92**

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

ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 92 – To allow the operation and maintenance of an alcohol beverage distribution and warehousing facility, property located at 13533 Alondra Boulevard, within the M-2, Heavy Manufacturing, Zone.

PROJECT LOCATION/APPLICANT: 13533 Alondra Boulevard (APN: 7005-014-041) / ABS Wholesale Inc.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, March 16, 2026, at 6:00 p.m.**

CEQA STATUS: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed.

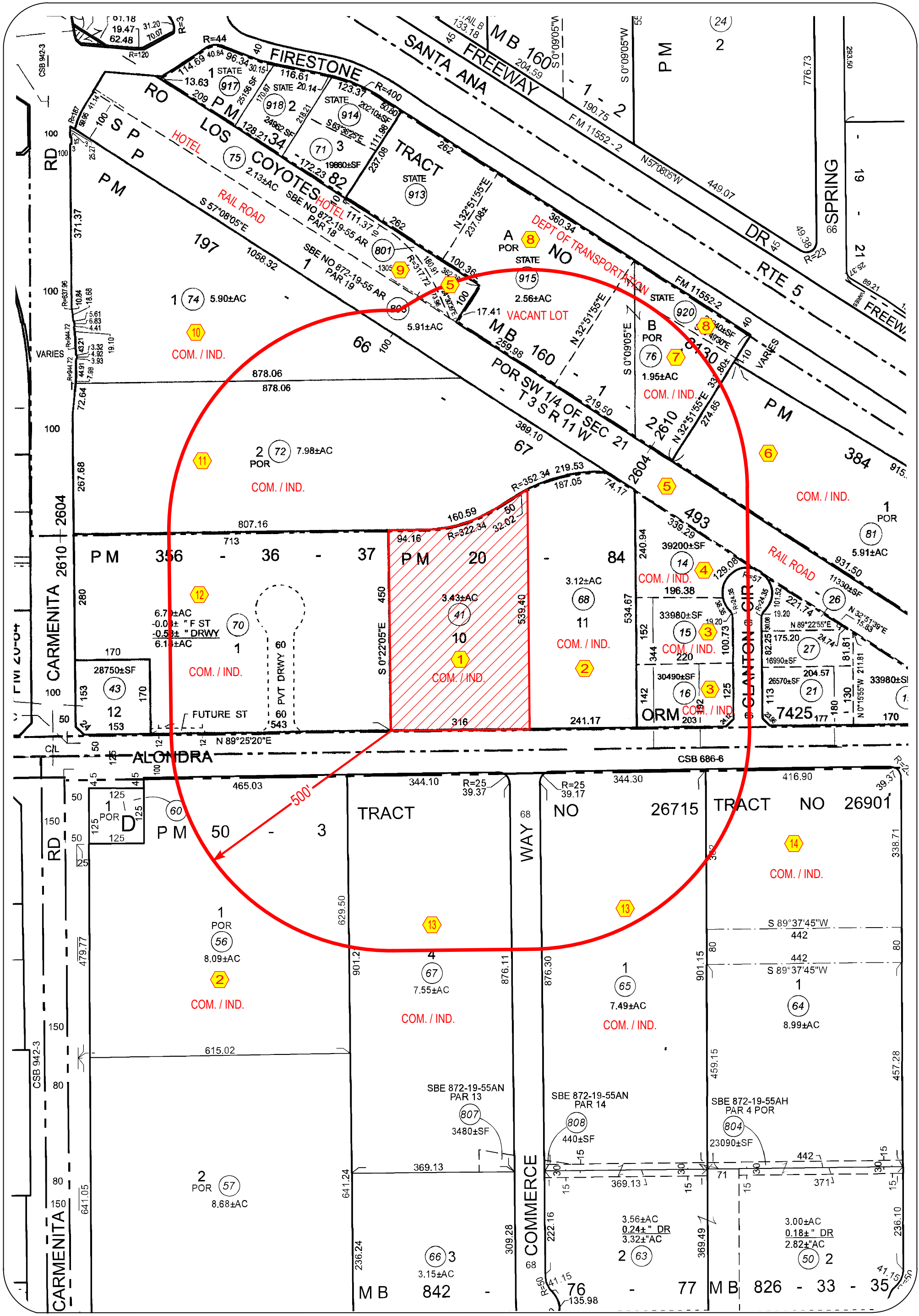
ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at or prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670, or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: EsmeraldaElise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Alejandro De Loera, Associate Planner, via e-mail at: AlejandroDeLoera@santafesprings.gov or otherwise by phone at: (562) 868-0511 ext. 7358.

ATTACHMENT C:

Radius Map for Public Hearing Notice



More Services

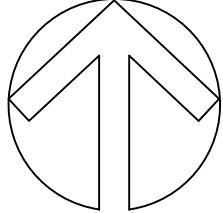
JOE MORENO
 (626) 350-5944
 moreservices@sbcglobal.net
 moreservicesmapping.com

OWNERSHIP / OCCUPANTS LIST
 RADIUS MAPS - LAND USE - PLANS
 MUNICIPAL COMPLIANCE CONSULTING

12106 LAMBERT AVE. EL MONTE, CA 91732
 UPLAND, CA 917384 - (909)256-3482

PROJECT INFORMATION

13533 ALONDRA BLVD
 SANTA FE SPRINGS, CA.
 25-332



SCALE 1" = 200'

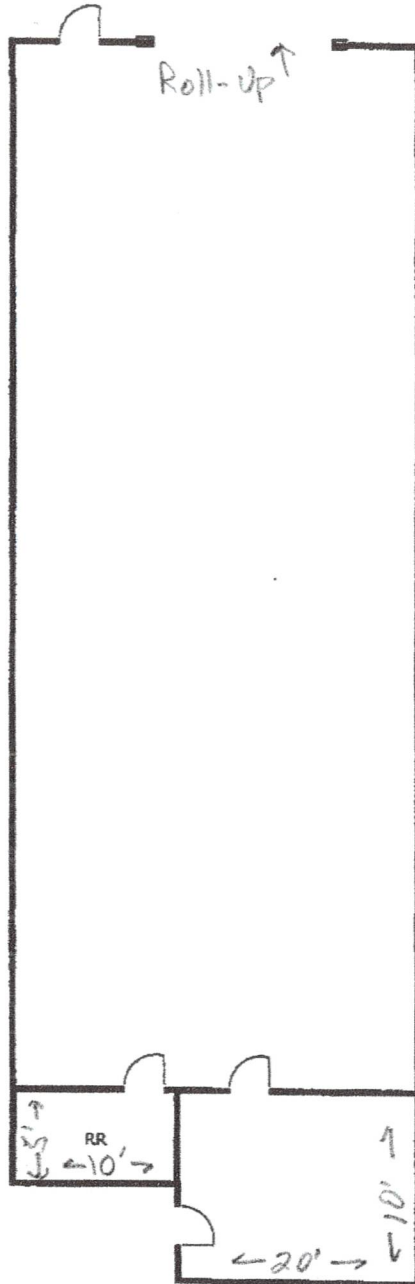
ATTACHMENT D:

Floor Plan

EXHIBIT "B"

13533 Alondra
Santa Fe Springs, CA

Approximately 1752 sq ft
(drawing not to scale)



Initials AK efja

ATTACHMENT E:

Resolution No. 315-2026

A. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 315-2026

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS REGARDING ALCOHOL SALES CONDITIONAL
USE PERMIT (ASCUP) CASE NO. 92**

WHEREAS a request was filed for an Alcohol Sales Conditional Use Permit (ASCUP) Case No. 92 to allow the operation and maintenance of an alcoholic beverage distribution and warehousing facility within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the Project Site is located at 13533 Alondra Boulevard, Santa Fe Springs, CA 90670, and has an Assessor's Parcel Number of 7005-014-041, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Hunsaker-Jenkin, LLC, located at 17761 Mitchell North, Irvine, CA 92614; and

WHEREAS, the applicant is ABS Wholesale, Inc., located at 13533 Alondra Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed ASCUP is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, on March 6, 2026, the City of Santa Fe Springs Community Development Department published a legal notice in the *Los Cerritos News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 5, 2026 to each property owner within a 500-foot radius of the Project Site in accordance with the State Law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the Project Site, the testimony, written comments, or other materials presented at the Planning Commission Meeting on March 16, 2026, concerning Alcohol Sales Conditional Use Permit Case No. 92.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request for Alcohol Sales Conditional Use Permit Case No. 92 is considered a project under the California Environmental Quality Act (CEQA), and as a result, the project is subject to the City's environmental review process. The Planning Commission finds and determines that because the establishment consists of an approved warehouse in compliance with the General Plan and the Zoning Code, this proposed Alcohol Sales Conditional Use Permit request is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.628 (B) of the City of Santa Fe Springs Zoning Code, the Planning Commission has made the following findings:

(A) Conformance with parking regulations.

The site is designed to meet parking requirements for its intended use as a multi-tenant industrial development. The alcoholic beverage warehousing use will remain compliant with the existing parking facilities on site. Sufficient parking provisions have been made, ensuring full compliance with all relevant parking regulations.

(B) Control of vehicle traffic and circulation.

The property has four (4) driveways along Alondra Boulevard, two (2) for passenger vehicles and two (2) for truck traffic, providing multiple points of entry and exit to facilitate smooth traffic flow. Deliveries will occur during business hours and will be limited to medium-duty truck traffic only, such as 15-foot parcel delivery vans and 16-foot cabover trucks.

(C) Hours and days of operation.

Hours of operation shall be limited to Monday through Friday with hours from 9:00 am to 5:00 pm, per Condition of Approval No. 4.

(D) Security and/or law enforcement plans.

A comprehensive security plan is required and must be approved by the Police Services Department, per Condition of Approval No. 16. This plan will address security measures to ensure safety and compliance with local regulations.

(E) Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The Project Site is located approximately 0.25 miles from the nearest residential areas to the south of Alondra Boulevard. The facility will not include any on-site retail operations, and all alcoholic beverages will be securely stored within the warehouse. The facility will not be open to the public and will not include any advertisement for

the business. The site is surrounded by industrial uses within the M-2, Heavy Manufacturing, Zone, maintaining the industrial character of the area. Given the distance and the nature of the facility's operations, Staff believes that the proposed location will not significantly impact sensitive uses such as schools, religious facilities, recreational areas, or other public facilities frequented by minors.

- (F) Proximity to other alcoholic beverages is used to prevent the incompatible and undesirable concentration of such uses in an area.

The proposed alcoholic beverage facility will not be permitted to have any on-site consumption or on-site retail sales. The facility will not be open to the public and will not include any advertisement for the business. As a result, the alcoholic beverage activities will not have a negative impact and/or create or contribute to an undesirable concentration of alcoholic beverage sales in the general area.

- (G) Control of noise, including noise mitigation measures.

The Project Site is developed with an existing warehouse, with all activities conducted inside the building. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City's Zoning Code has in place maximum allowable ambient noise requirements; all land use activities are required to operate under those requirements.

- (H) Control of littering, including litter mitigation measures.

The applicant is required to maintain the property free from trash and debris, in accordance with the City's Public Nuisance Ordinance. This requirement is part of the Conditions of Approval (Nos. 3 and 9) to ensure cleanliness and reduce littering.

- (I) Property maintenance.

The property must be maintained in accordance with the City's Public Nuisance Ordinance. In addition, Conditions of Approval Nos. 3, 5, 9.

- (J) Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

The Conditions of Approval are designed to mitigate potential public nuisance activities, including disturbances, illegal activities, and other concerns. Although some activities are beyond the control of the applicant and staff, the applicant is obligated to report any such incidents to the City and the Whittier Police Department.

SECTION III. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution No. 315-2026 to find and determine that the proposed project is a categorically exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); and approve Alcohol Sales Conditional Use Permit Case No. 92 to allow the operation and maintenance of an alcoholic beverage distribution and warehousing facility within the M-2, Heavy Manufacturing, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 16th day of March 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

ATTACHMENT:
Exhibit A – Conditions of Approval

CONDITIONS OF APPROVAL

Alcohol Sales Conditional Use Permit (ASCUP) Case

No. 92

13533 Alondra Boulevard

APN: 7005-014-041

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Alejandro De Loera 562.868.0511 x7358)

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to obtain 09 (Beer and Wine Importer), Type 12 (Distilled Spirits Importer), Type 17 (Beer and Wine Wholesaler), and Type 18 (Distilled Spirits Wholesaler), the Applicant will be provided one (1) year to reapply otherwise this Permit will become null and void.
2. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and /or distribute under their Type 09, 12, 17, and 18 licenses.
3. The building located at 13533 Alondra Boulevard, along with all lighting, fences, walls, cabinets, poles, shall be kept in good repair and maintained free of trash, debris, litter, graffiti, and other forms of vandalism. The Applicant will use their best efforts to repair any damage, from any cause, within 72 hours of occurrence, weather permitting, to prevent hazardous conditions and visual blight. Painting used to cover graffiti shall match, as closely as possible, the color of the existing or adjacent surfaces.
4. Standard operating hours will be 9:00am to 5:00pm, Monday through Friday. Hours of operation may be revised with approval from the Director of Community Development.
5. That the required off-street parking areas shall not be encroached on, reduced, or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking for trucks and trailers associated with the business are exempt from this condition.
6. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Alondra Boulevard, use street(s) as a staging area, or to back up onto the street from the subject property.
7. That all signs installed or displayed shall first be permitted by the Community Development Department.
8. That the Applicant shall adhere to approved site and floor plans. The Applicant shall not deviate from the approved plans without approval from the Community

Development Department.

9. That the Applicant shall be responsible for maintaining control of litter, debris, boxes, pallets, and trash on the subject property, and shall implement a daily clean-up program to maintain the property clean and orderly.
10. That a copy of these Conditions of Approval shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees at the location.
11. That the Alcohol Sales Conditional Use Permit Case No. 92 shall be subject to a compliance review within one year, from the date of approval by the Planning Commission, to ensure that the alcohol distribution and storage is still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years in the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations, and state laws.
12. That in the event the owner(s) intend(s) to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Community Development shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell, lease, or sublease.
13. That the Applicant shall comply with all Federal, State, and local requirements and regulations included but not limited to, the Santa Fe Springs Municipal Code, building codes, fire codes, and all other applicable codes and regulations.
14. That the storage of distilled spirits and wines shall be in conformance with the latest edition and applicable chapters of California Fire Code.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

DEPARTMENT OF POLICE AND COMMUNITY SERVICES:

(Contact: Kristen Haining 562.409.1850 x3302)

16. That the Applicant shall submit and obtain approval of a proposed security plan from the City's Department of Police and Community Services. The security plan shall be submitted to the Director of Police and Community Services no later than thirty (30) days from the date of approval by the Planning Commission. The security plan shall address the following in order to minimize risks to public health, welfare, and safety:
 - a. A description of the storage and accessibility of alcoholic beverages on

display, as well as surplus alcoholic beverages in storage.

- b. A description of crime prevention barriers in place at the subject premises, including, but not limited to placement of signage, landscaping, ingress and egress controls, security systems, outdoor lighting, parking lot area surveillance, and site plan layouts.
 - c. A description of how the Applicant plans to educate employees on their responsibilities; actions required of them with respect to the Conditions of Approval set forth herein.
 - d. A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises, and the procedures for such notifications.
 - e. The Director of Police and Community Services may, at his/her discretion, require amendments to the security plan to ensure the protection of the public's health, welfare, and safety.
17. That the Applicant shall submit an Emergency Notification Form to the Department of Police and Community Services no later than sixty (60) days from the date of approval by the Planning Commission.
 18. That the Applicant shall maintain a valid Trespass Arrest Authorization form on file with the Department of Police and Community Services and the Whittier Police Department at all times.
 19. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall post No Loitering/No Trespassing signs on the property, and shall immediately report all such instances to the Whittier Police Department.
 20. That the Applicant shall, at all times, maintain an alarm system in working order and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 21. That the Applicant shall maintain digital video cameras and shall allow law enforcement officers, and any of their representatives, to view the security surveillance video footage immediately upon request.
 22. That the owner, corporate officers, and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.



PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jasmine Reyes, Administrative Intern

SUBJECT: **PUBLIC HEARING – TIME EXTENSION REQUEST FOR TENTATIVE PARCEL MAP NO. 84116 AND DEVELOPMENT PLAN APPROVAL CASE NOS. 1000 & 1001**

DATE: March 16, 2026

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Open the Public Hearing and receive the written and oral report and any comments from the public regarding the time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case No. 1000 & 1001, and thereafter, close the Public Hearing; and
2. Approve an additional six (6) month time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case Nos. 1000 & 1001, until February 18, 2027, subject to the additional Conditions of Approval to ensure ongoing compliance and project implementation; and
3. Adopt Resolution No. 316-2026, which incorporates the Planning Commission's findings and actions regarding the matter; and
4. Direct staff to monitor the applicant's compliance with the updated Conditions of Approval and report project updates to the Planning Commission as requested.
5. Take such additional, related action that may be desirable.

FISCAL IMPACT

None.

BACKGROUND

Project/Applicant Information

Project Site: 10845 Norwalk Boulevard
APN: 8009-023-027

Project Applicant: Orbis Real Estate Partners
 280 Newport Center Drive #240
 Newport Beach, CA 92660

Property Owner: Florence SFS, LLC
 10845 Norwalk Boulevard
 Santa Fe Springs, CA 90670

General Plan Designation: Business Park

Zoning Designation: ML (Limited Manufacturing Administration and Research)

Existing Use on Property: Vacant

ANALYSIS

On August 14, 2023, the Planning Commission approved Development Plan Approval (DPA) Case Nos. 1000 & 1001 to construct two (2) industrial buildings totaling approximately 144,700 sq. ft. on a 6.44-acre site at 10845 Norwalk Boulevard, and Tentative Parcel Map (TPM) No. 84116 to subdivide the project site (APN 8009-023-027) into two parcels.

Following Planning Commission approval, the applicant, Orbis Real Estate Partners (on behalf of Florence SFS, LLC), submitted a request for a two-year extension on February 27, 2025, citing delays related to environmental remediation under the Department of Toxic Substances Control (DTSC) oversight, ongoing underground infrastructure work, and coordination for water well abandonment in a vacated public right-of-way (formerly Koontz Avenue).

On August 18, 2025, the Planning Commission approved a request for a one (1) year time extension for Development Plan Approval Case Nos. 1000 & 1001 and Tentative Parcel Map No. 84116, subject to the additional Conditions of Approval as contained within Resolution No. 301-2025.

Although the existing entitlement remains active, the most recent time extension included Condition of Approval No. 9 (Attachment C – Exhibit B), which required the applicant to obtain final clearance documentation from DTSC within six months of the time extension approval (by February 18, 2026). However, despite ongoing coordination with DTSC, the applicant was not able to meet the six-month deadline for final clearance documentation due to the time required for DTSC to review and process the submitted materials before issuing formal clearance. Staff recognizes that the applicant has made a good-faith effort to remain compliant with this condition and has continued to exercise due diligence in working with DTSC to advance the process. As illustrated in Attachment B, the applicant is projecting to receive DTSC clearance by the end of the 2026 calendar year. Condition of Approval No. 9 has been modified to require DTSC clearance by the end of the approved time extension period (by February 18, 2027).

In addition to DTSC clearance, Condition of Approval No. 7 required the commencement of vertical construction within twelve months of the time extension approval (by August 18, 2026). As previously

mentioned, the applicant does not anticipate receiving DTSC clearance sooner than December 2026. The inability to receive DTSC clearance and advance construction permits makes it unrealistic to satisfy this condition. Condition of Approval No. 7 has been modified to require the commencement of vertical construction within eighteen (18) months of the time extension approval (by September 16, 2027).

As a result, staff recommends approval of a time extension and revisions to the Conditions of Approval to align the City's time extension with the expected DTSC review and approval process. Additional conditions of approval were added to the project in the previous time extension to ensure the site is properly maintained, project progress is documented, and appropriate penalties are imposed if expectations are not met. The applicant has remained compliant with all Conditions of Approval, except for Condition of Approval No. 9 of Resolution No. 301-2025, which is the purpose of this extension request.

PUBLIC HEARING:

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

A legal notice for the proposed time extension request was mailed via first-class mail on March 5, 2026, to all property owners within 500 feet of the exterior boundaries of the subject property, as listed in the latest County Assessor's Roll. The notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City Library. In addition, it was published in a newspaper of general circulation (Los Cerritos Community Newspaper) on March 6, 2026, in accordance with State and local requirements.

To date, staff have not received any public inquiries regarding the request.

ENVIRONMENTAL

Approval of the time extension does not constitute a "project" under CEQA and is exempt under Section 15378(b)(5) as an administrative action that will not result in a physical change to the environment.

SUMMARY/NEXT STEPS

As part of the August 2025 Time Extension, additional conditions were added to the project, including DTSC documentation deadlines, regular site maintenance and security patrols, submittal of building permits and grading plans within specified deadlines, monthly progress reporting, and clearly defined consequences for non-compliance, including administrative penalties and potential revocation of entitlements.

The applicant has complied with these conditions, with the exception of the DTSC documentation deadlines due to the time required for DTSC to review and process the submitted materials before issuing final clearance. Staff expects the applicant to continue adhering to the previously revised

conditions, along with the newly revised conditions, that ensure the entitlement expiration aligns with the DTSC approval timeline. In consideration of the applicant’s continued efforts to remain engaged, provide updates to the City, and work with DTSC to advance the process of their submittal, staff supports granting the extension, subject to the revised Conditions of Approval (Attachment C).

ATTACHMENTS:

- A. Aerial Photo
- B. DTSC Clearance Schedule
- C. Resolution No. 316-2026
 - a. Exhibit A – Conditions of Approval (Approved August 14, 2023)
 - b. Exhibit B – Time Extension Conditions of Approval (Approved August 18, 2025)

ITEM STATUS:

- APPROVED:
- DENIED:
- TABLED:
- DIRECTION GIVEN:

Planning Commission
Secretary, Esmeralda Elise

ATTACHMENT A:
Aerial Photograph

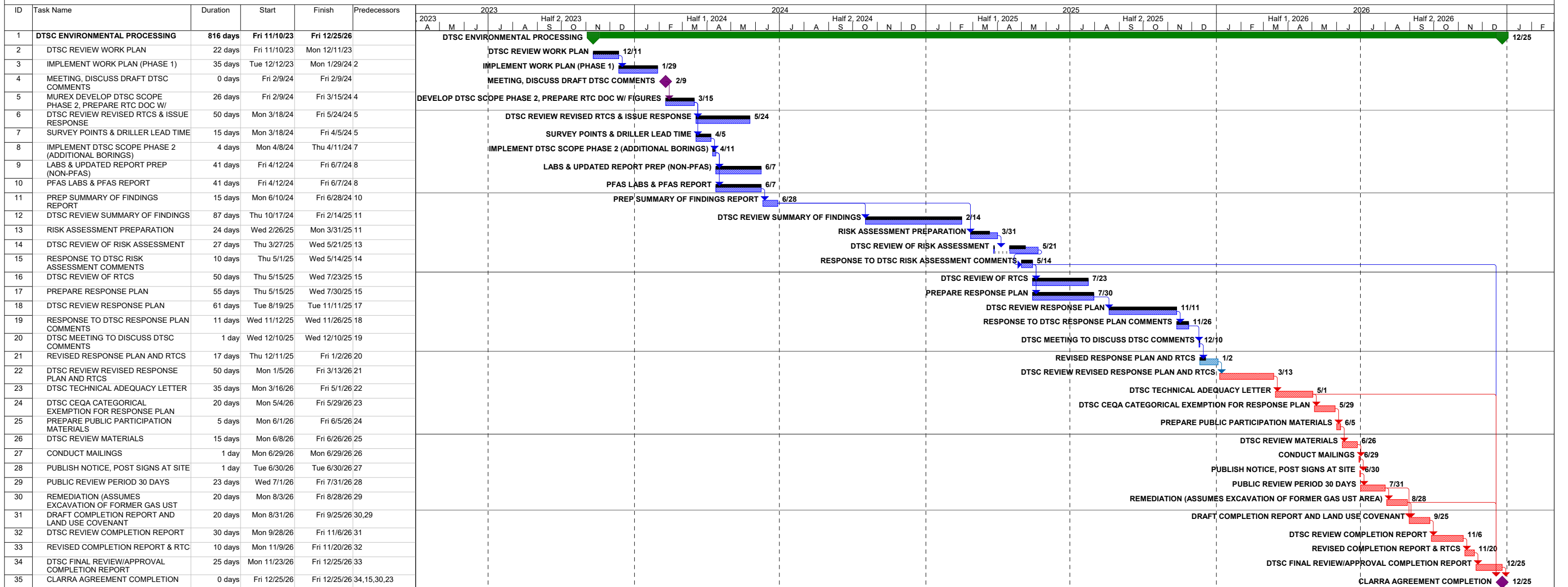


10845 Norwalk Boulevard (APN: 8009-023-027)

Time Extension for Tentative Parcel Map No. 84116 and Development Plan
Approval Case No. 1000 & 1001

ATTACHMENT B:

DTSC Clearance Schedule



ATTACHMENT C:

Resolution No. 316-2026

- A. Exhibit A – Conditions of Approval (Approved August 14, 2023)
- B. Exhibit B – Time Extension Conditions of Approval (August 18, 2025)

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 316-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING A TIME EXTENSION FOR TENTATIVE PARCEL MAP (TPM) NO. 84116, AND DEVELOPMENT PLAN APPROVAL (DPA) CASE NOS. 1000 & 1001, SUBJECT TO UPDATED CONDITIONS OF APPROVAL

WHEREAS, on August 14, 2023, the Planning Commission approved Development Plan Approval (DPA) Case Nos. 1000 and 1001 for the construction of two industrial buildings totaling approximately 144,700 square feet on a 6.44-acre site located at 10845 Norwalk Boulevard (APN 8009-023-027) and Tentative Parcel Map (TPM) No. 84116 to subdivide the project site into two parcels; and

WHEREAS, on August 18, 2025, the Planning Commission approved a request for a one (1) year time extension for Development Plan Approval Case Nos. 1000 & 1001 and Tentative Parcel Map No. 84116, subject to the additional Conditions of Approval as contained within Resolution No. 301-2025; and

WHEREAS, Condition of Approval No. 9 of the Updated Conditions of Approval contained within Resolution No. 301-2025 required the applicant to obtain final clearance from the Department of Toxic Substances and Control (DTSC) within six (6) months of August 18, 2025; and

WHEREAS, despite ongoing coordination with DTSC, the applicant was not able to meet the six-month deadline for final clearance documentation due to the time required for DTSC to review and process the submitted materials; and

WHEREAS, the applicant has demonstrated continued efforts to remain engaged, provide updates to the City, and work with DTSC to advance the process of their submittal; and

WHEREAS, this matter was duly noticed for public hearing in accordance with State Planning, Zoning, and Development Laws and the Santa Fe Springs Municipal Code, and the Planning Commission held said hearing on March 16, 2026; and

WHEREAS, approval of the time extension is exempt from CEQA pursuant to Section 15378(b)(5) as an administrative activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, the Planning Commission of the City of Santa Fe Springs hereby finds, declares, and resolves as follows:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Planning Commission finds and determines that the approval of this time extension does not constitute a “project” as defined by the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5) of the CEQA Guidelines, in that the action is an administrative activity involving the extension of existing entitlements and does not result in any direct or reasonably foreseeable indirect physical change in the environment. The underlying project was previously reviewed for compliance with CEQA at the time of the original entitlement approval, and no new circumstances, changes to the project, or new information of substantial importance have arisen that would require additional environmental review under CEQA Guidelines Sections 15162 or 15163. Therefore, the proposed time extension is not subject to further environmental review, and the original CEQA determination remains valid.

SECTION II. TIME EXTENSION FINDINGS

Findings. The Planning Commission finds that the applicant has demonstrated sufficient cause for an additional six (6) month time extension, until February 18, 2027, based on regulatory delays, provided that strict compliance with the updated Conditions of Approval is maintained.

Approval. An additional six (6) month extension for DPA Case Nos. 1000 & 1001 and TPM No. 84116 is hereby approved, subject to the Updated Conditions of Approval set forth in Exhibits A and B to this Resolution dated March 16, 2026, incorporated herein by reference.

Monitoring. City staff shall monitor the applicant’s compliance with the updated conditions and report project updates to the Planning Commission as requested.

Consequences for Non-Compliance. Failure to meet the updated Conditions of Approval may result in administrative penalties, further enforcement action, or revocation of entitlements.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 316-2026, determining that the proposed additional six (6) month time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case Nos. 1000 & 1001 is not a “project” under the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5) of the CEQA Guidelines, and approving said time extension for the property located at 10845 Norwalk Boulevard, subject to the Updated Conditions of Approval attached hereto as Exhibits A and B.

ADOPTED and APPROVED this 16th day of March 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Planning Commission Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

ATTACHMENTS:

Exhibit A – Conditions of Approval (Approved August 14, 2023)

Exhibit B – Time Extension Conditions of Approval (Approved August 18, 2025)

**EXHIBIT A
CONDITIONS OF APPROVAL
(APPROVED AUGUST 14, 2023)**

UPDATED: MARCH 16, 2026

**TENTATIVE PARCEL MAP CASE NO. 84116
DEVELOPMENT PLAN APPROVAL CASE NO. 1000 & 1001
(10845 Norwalk Boulevard, Santa Fe Springs, CA 90670)**

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

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Alex Flores 562-868-0511 x7507)

STREETS

1. That the applicant shall pay a flat fee of \$130,932 to reconstruct/resurface the existing street frontage to centerline for Florence Avenue and Norwalk Boulevard.
2. That the vacated street of Koontz Avenue, area shall be held under a non-exclusive blanket easement for the various existing utilities within the subject area as long as these utilities continue to exist, except for the street lighting system. Therefore, ground surface use shall be allowed but no building or structure shall be erected in a way to impede the use of said easement by the various utilities.
3. That this easement or portion thereof can be discontinued if the existing utilities are discontinued, or arrangement for utility relocation to a satisfactory location is approved by the utility owners. In the case of a discontinued utility, the applicant shall abandon, dispose, or salvage said utility as directed by the Utility Owner.
4. That the existing street lighting system within the vacated area shall be removed at Owner's Cost with materials being returned to designated City facility. That the applicant shall pay to the City a total of \$105,000, the entire cost of design, engineering, installation or removal, and inspection of seven (7) Street Lights. Two (2) street lights and one (1) Type 15 TS pole will be installed on Florence Ave. The City will design and cause construction of said street light(s).
5. That the existing sewer main or portion thereof, consisting of an 8" sewer pipe and manholes within the property boundaries shall be converted to private use for ownership and maintenance by owner/developer.

6. That the owner/developer shall pay \$2,252 for the street vacation to the City. Any other costs associated with the street vacation (public hearing) shall also be covered by the owner/developer.
7. That the applicant shall design and construct a 5-foot wide meandering sidewalk and dedicate easements along the Florence Avenue and Norwalk Boulevard street frontages. If applicable, the dedicated easements shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
8. Full street improvements shall be constructed to the City standards in accordance with plans prepared by the applicant and/or developer and approved by the City Engineer. Street improvements shall include Koontz Avenue street opening, Florence Ave & Norwalk Blvd sidewalks, curb & gutter and any unused or new driveways. Applicant to design plans to convert public access way to current Building Code compliant entryway.
9. All oil wells, pipelines, tanks, and related above ground facilities within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
10. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$2,500.00 to install (10) new signs. Any existing NSAT signs already installed within property frontage, to be replaced with new.
11. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
12. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding any existing or new overhead utility services (does not include mainlines or transmission lines in or around the development) into the property along Florence Avenue, Norwalk Blvd, and vacated Koontz Avenue.

CITY UTILITIES

13. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications for Florence Avenue. Storm drain plans shall be approved by the City Engineer.
14. Public hydrants and onsite private fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded as directed by the City Water Utility Manager. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants if applicable.

15. That sanitary sewers shall be constructed in accordance with LA County specifications to serve the subject development. The plans for the sanitary sewers shall be approved by LA County Public Works Land Development Division and LA County Sanitation District. In addition, a sewer flow test and proposed demand analysis shall be submitted along with the sanitary sewer plans to the City of Santa Fe Springs Public Works Department. All requirements for LA County will need to be completed separately.
16. All buildings shall be connected to the sanitary sewers.
17. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
18. That the applicant shall pay Storm Drain Connection Permit Fee for any connection to the storm drain system.
19. That the landscape irrigation system shall be connected to reclaimed water, if available, on Florence Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line. The applicant shall coordinate with Central Basin Municipal Water District for all design and specification requirements.
20. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

21. That all points of access to the proposed development shall be reviewed and approved by the City Engineer. Signs shall be installed to prohibit left turns out of Norwalk Blvd's northern-most driveway, and additional driveways may be prohibited as designated by the City Engineer.
22. That a Signage and Striping Plan shall be coordinated, submitted by a registered Traffic Engineer and approved by the City Traffic Engineer for the installation, replacement, removal or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development on

Florence Ave and Norwalk Blvd. Signage and Striping will be installed by the developer per the approved plan.

23. The applicant shall submit a traffic study prepared by a current California Registered, Professional Engineer. Data for the Traffic Study must have been acquired within (6) months of the submittal date. The Traffic Study Report shall show the present traffic in the area and projected traffic after the development of the property. Specifically, the following intersections should be studies:

- Florence at Norwalk
- Florence at Bloomfield
- Florence at Pioneer
- Telegraph at Norwalk
- Telegraph at Bloomfield

Any improvements or mitigation measures may include, but is not limited to the installation and/or modification of traffic signals. This may include the addition of protected left turn phasing, the installation of additional left turn lanes, deceleration lanes, the lengthening of left turn lanes, or other median modifications, as specified by the City Traffic Engineer, that are warranted based on submitted Traffic study. The applicant and/or developer shall have improvement plans prepared per City standards that will be reviewed by the City. The applicant will cause construction of said improvements. The applicant and/or developer will pay associated plan check & inspection fees.

PARCEL MAPS

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

FEES

27. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the applicant and/or

developer cannot meet the mitigation requirements, the applicant and/or developer shall pay \$15,204.73 for off-site transportation improvements.

28. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
29. That the applicant shall pay the water trunkline connection fee of \$27,380 upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

30. 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.
31. That a hydrology study shall be submitted to the City and reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer.
32. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.
33. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

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

34. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
35. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a monitored manual/automatic fire alarm system in accordance with California Fire Code Section 907. Plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
36. Prior to issuance of Building Permit, plans for an emergency responder radio coverage system in accordance with California Fire Code Section 510 shall be

submitted to the Santa Fe Springs Department of Fire-Rescue for review and approval.

37. Prior to issuance of Building Permit, a written fire safety plan for construction in accordance with California Fire Code Section 3303.1.1 shall be submitted to the Santa Fe Springs Department of Fire-Rescue for review and approval.
38. Prior to issuance of Building Permit, the applicant shall provide the Santa Fe Springs Department of Fire-Rescue with a site plan for fire lanes and signage.
39. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
40. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
41. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Santa Fe Springs Department of Fire-Rescue prior to beginning construction. They shall be maintained accessible.
42. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire lanes extend between properties and easements are established to prevent obstruction of such lanes.
43. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.
44. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.
45. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue

approved technical expert, must be provided to the Santa Fe Springs Department of Fire-Rescue.

46. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Santa Fe Springs Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Santa Fe Springs Department of Fire-Rescue.
47. That all inactive oil wells located beneath or within 10 feet of the proposed building footprint are abandoned to current California Geological Energy Management Division (CALGEM) standards.
48. That all abandoned oil wells located beneath or within 10 feet of the proposed building footprint shall be equipped with a concrete vent cone. The installation of the vent cone and associated vent piping shall be approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

49. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be

submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.

50. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
51. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
52. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409-1850 x3302)

53. The applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services in conjunction with the submittal of the Parking Electrical Plans. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
54. The applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.

55. In order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Section Code 22658 that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 567-9240). 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.
56. All tenants occupying the proposed industrial buildings are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left outside of the building awaiting loading.
57. Vehicles are not to block traffic at any time. The Applicant and/or his site manager shall be responsible for making sure this condition is complied with at all times.
58. 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. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence. Any damage from any such cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.
59. It shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
60. All construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
61. The property owner and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424 and other Performance Standards set forth in Section 155.415 through 155.433 of the City's Zoning Ordinance.
62. The property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisles and/or Fire Lanes shall not be reduced or encroached upon with outdoor storage. Moreover, pursuant to Section

95.03(12) outdoor storage is prohibited at all times unless an entitlement has been granted by the Planning Commission.

63. All parking stalls and/or designated parking areas shall be continuously available to all employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking, excluding ADA and van pool stalls.
64. Trucks and/or trailers owned by the Applicant and/or contracted shall not back-up from the street, stage, park or queue on the street at anytime or block traffic. The Applicant and/or his site manager shall be responsible for making sure that this condition is complied with at all times.
65. The Applicant and/or his tenant be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways.
66. The on-site paving shall be maintained free of pot-holes or other similar damage and the Applicant shall make repairs within 72-hours of identifying any pavement deficiencies.
67. Parking markings (parking striping, directional arrows, etc.) shall be maintained at all times and re-painted when they become faded.
68. Proposed trees planted along the landscaping planters which parallel adjacent properties are to be of a species that does not overgrow onto the neighboring properties or shall be pruned to prevent overgrowth onto the adjacent properties.
69. That the property owner maintain the landscaping in a healthful condition and free of weeds while the buildings remain vacant after construction.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868-0511 x7342)

70. 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.
71. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
72. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended,

which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562.868-0511 x7353)

Tentative Parcel Map

73. The approval of Tentative Parcel Map Case No. 84116 is contingent upon the approval of a street vacation permit for Koontz Avenue.
74. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
75. Applicant understands and agrees that Tentative Parcel Map No. 84116 shall expire 24 months after Planning Commission approval, on August 14, 2025 **2027**, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 84116 shall not be effective until such time that a final map is recorded.
76. The "Subdivider," agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

Development Plan Approval

77. The subject property is located within the "Methane Zone". As a result the applicant shall therefore indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly printed with a minimum font size of 20 point.
78. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication, and electrical penetrations, must be sealed with an appropriate material per the recommendation of the methane study.

79. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
80. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of Planning or designee (*Calculations are subject to change*). All outdoor trash enclosures shall provide a solid roof cover. (Please see L.A. County Department Public Works handout).
81. The approval of Development Plan Approval Case No. 1000 & 1001 is **conditioned** ~~contingent upon the approval of~~ Tentative Parcel Map Case No. 84116, **as approved**.
82. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
83. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
84. The applicant shall be responsible for the implementation of mitigation measures applicable to this project, as outlined in the Addendum to General Plan EIR Attachment A. Prior to the issuance of the Certificate of Occupancy, Planning Department staff will verify that all items required prior to occupancy have been completed. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.
85. Upon discovery of any tribal cultural resources (TCR), all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by a qualified Native American Monitor archaeologist. A qualified Native American Monitor archaeologist will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
86. The Community Development Department requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum

distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.

87. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green or forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
88. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
89. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - I. A roof plan showing the location of all roof-mounted equipment;
 - II. Elevations of all existing and proposed mechanical equipment; and
 - III. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
90. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said*

plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

91. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
92. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
93. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
94. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting and irrigation plan.
95. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines is available from the Community Development Department.

96. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Community Development Department.
97. The Community Development Department shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
98. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
99. Approved unit numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
100. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - A. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification,

remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

- B. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - C. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
101. Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
102. 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 business license application may be completed online at <https://santafesprings.hdlgov.com>. 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. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.
103. 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.*

104. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Any modification(s) shall be subject to the review and approval of the Director of Community Development or his/her designee.
105. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development.
106. 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.
107. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
108. That the applicant understands and agrees that this approval is subject to

modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.

109. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
110. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
111. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
112. Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
113. The subject property shall not be subleased in part or whole without obtaining the require building permit and approval from the Community Development Department.
114. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 233 of combined parking stalls shall be provided within the newly created parcel 1 and parcel 2. All parking stalls shall be continually maintained on-site at all times.
115. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
116. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of

Police Services, and Fire Marshall.

117. The applicant and property owners acknowledge and agree that it is necessary to have a written and executed parking agreement between the two newly subdivided parcels identified within TPM 84116, or otherwise consolidate the two parcels into one prior to Building Final.
118. Not less than 10% of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of city. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/stripped as demand warrants; provided that at all times at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/stripped for carpool/vanpool vehicles.
119. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
120. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first 50,000 square feet of nonresidential development and one bicycle per each additional 50,000 square feet of nonresidential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the city.
120. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
121. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.

122. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
123. All new utilities serving the project, within the boundaries of the property, shall be underground.
124. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
125. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. ~~However, an extension of time may be granted by Commission or Council action.~~ ***DPA Case Nos. 1000 and 1001 will remain valid until February 18, 2027, unless an extension is granted by the Planning Commission.***
126. In the event that human remains are discovered during grading or excavation, all excavation and grading activities shall be stopped and the Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage.
127. The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

EXHIBIT B
TIME EXTENSION CONDITIONS OF APPROVAL
(APPROVED AUGUST 18, 2025)

UPDATED: MARCH 16, 2026

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

1. The applicant shall implement a regular site maintenance program that includes weekly inspections and the prompt removal of graffiti, trash, weeds, and other blight.
2. A licensed private security patrol or applicant representative shall monitor the site no fewer than five (5) nights per week until a certificate of occupancy is issued for either building.
3. The applicant shall install and maintain a comprehensive security camera system capable of monitoring the entire site at all times; footage shall be retained for a minimum of thirty (30) days and made available to City staff or law enforcement upon request.
4. The applicant shall commence repair or replacement of any torn, damaged, or defaced fencing or privacy screening within forty-eight (48) business hours of written notice by the City.
5. All perimeter fencing and screening shall be maintained in a clean, presentable, and graffiti-free condition at all times. Graffiti shall be removed within 48 hours of discovery.
6. The applicant shall coordinate directly with the City's public safety staff to respond to any unauthorized encampments on the property within seventy-two (72) hours of notification.
7. To the extent it is within the control of the applicant due to environmental regulatory agencies or the needs of a future tenant/buyer to obtain an alternative design, the applicant shall commence vertical construction (i.e., foundation or framing work) on at least one approved building within ~~twelve~~ **eighteen** (~~12~~ **18**) months of time extension approval (**by September 16, 2027**).
8. The applicant shall provide monthly written progress reports to the Community Development Department documenting all permitting, remediation, and construction-related activities undertaken during the prior month.
9. The applicant shall submit a written update detailing all communications with the Department of Toxic Substances Control (DTSC) every sixty (60) days and shall provide final DTSC clearance documentation within ~~six (6) months of the~~

approved time extension approval period, but no later than February 18, 2027, unless otherwise extended by the City due to delays caused by DTSC.

10. Any previously submitted grading, sewer, or utility improvement plans that have expired shall be resubmitted for review and approval within sixty (60) calendar days of time extension approval.
11. If the applicant fails to make meaningful progress on the development or fails to comply with certain conditions of approval within thirty (30) days of receiving written notice, the City may schedule a public hearing before the Planning Commission to consider revocation of the granted time extension.
12. The applicant shall regularly collaborate with the City throughout all marketing and outreach efforts to lease or sell the approved buildings. This includes providing advance written notice to the Community Development Department of any prospective buyers or tenants under serious consideration, and affording City staff the opportunity to confer with the applicant regarding the proposed use, business operations, and compatibility with City Economic Development goals and policies. While the City's input shall not constitute formal approval or denial of any transaction, failure to engage in good-faith consultation with the City may be considered grounds for further review of the time extension approval.
13. The applicant shall: (1) paint the entire easterly elevation of the adjacent building at 12078 Florence Avenue white; (2) implement continued dust control and weed abatement measures in compliance with applicable local and state environmental standards; and (3) install upgraded perimeter fencing to improve the overall appearance of the site and also help deter trespassing. **Once completed, these improvements shall be maintained in good condition at all times by the applicant.**