



**AGENDA  
MEETINGS OF THE PLANNING COMMISSION**

**MONDAY, MAY 11, 2026  
AT 6:00 P.M.**

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

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**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  
Administrative Intern  
Administrative Intern  
Planning Commission Secretary

Vince Velasco  
Claudia Jimenez  
Alejandro De Loera  
Cynthia Alvarez  
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](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](mailto: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****BOTH AGENDA AND NON-AGENDA ITEMS, EXCEPT PUBLIC HEARING 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 APRIL 13, 2026 REGULAR MEETING**

**RECOMMENDATION:** That the Planning Commission:

- 1) Approve the minutes as submitted.

**PUBLIC HEARING****2. ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 95 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT AT 8039 NORWALK BLVD, WITHIN MU ZONE (MIXED-USE), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (TACOS LA WERA, LLC, DBA: PURO GUANATOS 100%)**

**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. 95, 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 sale of alcohol beverage; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 95, subject to the conditions of approval as contained within Resolution No. 320-2026; and

- 5) Adopt Resolution No. 320-2026, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 6) Take such additional, related action that may be desirable.

**3. DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO.1018 – TO CONSTRUCT A NEW 9,943 SQUARE-FOOT CONCRETE INDUSTRIAL BUILDING LOCATED AT 13772 FIRESTONE BOULEVARD. (LEFIELL MANUFACTURING COMPANY)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding DPA Case No. 1018, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Code, for the granting of a DPA; and
- 5) Approve the requested DPA Case No. 1018, subject to the conditions of approval as contained within Resolution No. 321-2026; and
- 6) Take such additional, related action that may be desirable.

**NEW BUSINESS**

**4. MODIFICATION PERMIT (MOD) CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 11 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION PERMIT (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8-FOOT-6-INCH HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES) (CONTINUED FROM APRIL 13, 2026 PLANNING COMMISSION MEETING)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and

- 2) Find that the applicants' MOD request meets the criteria set forth in §155.695 of the City's Zoning Code, for granting of a Temporary Modification Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case Nos. 1377 and 1378, subject to conditions of approval as contained within Resolution No. 319-2026
- 5) Adopt Resolution No. 319-2026, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related action that may be desirable.

### **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](http://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:** **CONSENT CALENDAR – MINUTES OF THE APRIL 13, 2026 MEETING**  
**DATE:** May 11, 2026

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**RECOMMENDATION:**

It is recommended that the Planning Commission:

- 1. Approve the minutes as submitted.

**FISCAL IMPACT**

N/A

**BACKGROUND**

Staff has prepared minutes for the following meeting:

- April 13, 2026 Planning Commission Meeting

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

N/A

**SUMMARY/NEXT STEPS**

N/A

**ATTACHMENT(S):**

A. Minutes of the April 13, 2026 Planning Commission Meeting

**ITEM STATUS:**

APPROVED:

DENIED:

TABLED:

DIRECTION GIVEN:

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Planning Commission  
Secretary, Esmeralda Elise



APPROVED:

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

April 13, 2026

**1. CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

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

**Staff:** Lloyd Pilchen, Assistant City Attorney  
Vince Velasco, Assistant Director  
Laurel Reimer, Planning Consultant  
Esmeralda Elise, Planning Commission Secretary

**3. PLEDGE OF ALLEGIANCE**

Chairperson Jimenez called upon Commissioner Sarno 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 MARCH 18, 2026 REGULAR MEETING

Chairperson Jimenez requested a motion and a second for Consent Item No 1.

It was moved by Commissioner Cervantes and seconded by Vice Chair Ayala to approve Consent Item No 1 and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Jimenez read the City's appeal process.

**7. PUBLIC HEARING**

TO CONSIDER THE PROPOSED GENERAL PLAN AMENDMENT TO AMEND TABLE LU-1 (LAND USE CATEGORIES) AND RELATED PAGES PERTAINING TO FLOOR AREA RATIOS WITHIN CHAPTER 2 (LAND USE ELEMENT), OF THE SANTA FE SPRINGS GENERAL PLAN

**Recommendation:**

Chair Jimenez called upon Planning Consultant Laurel Reimer to present this item.

Chair Jimenez opened the Public Hearing at 6:04 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 staff. Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:13 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Vice Chair Ayala to adopt Resolution No. 317-2026, and recommends that the City Council approve and adopt a resolution to effectuate the proposed amendments to the text of the City's General Plan, 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, Sarno  
Nays: None  
Absent: None

Chairperson Jimenez read the City's appeal process.

**8. PUBLIC HEARING**

TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTION 155.181 (PRINCIPAL PERMITTED USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

**Recommendation:**

Chair Jimenez called upon Planning Consultant Laurel Reimer to present this item.

Chair Jimenez opened the Public Hearing at 6:14 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

Commissioner Sarno had a comment for staff.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:25 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Sarno to adopt Resolution No. 318-2026, which incorporates the Planning Commission’s findings and actions regarding this matter, and recommends 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, Sarno  
Nays: None  
Absent: None

Chairperson Jimenez read the City's appeal process.

**9. NEW BUSINESS**

- 4. MODIFICATION PERMIT CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 10 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8'-6" FOOT HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES)

Chair Jimenez called upon Assistant Director of Community Development Vince Velasco to give an update as to the reason for the continuance.

Having no speakers for questions or comments, Chair Jimenez requested a motion.

It was moved by Commissioner Sarno, seconded by Vice Chair Ayala to continue this matter to the next regularly scheduled Planning Commission meeting on May 11, 2026, which passed by the following roll call vote:

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

**10. ANNOUNCEMENTS**

- Staff

None.

- Commissioners

Chair Jimenez invited everyone to the City’s Art Fest event April 25, 2026.

**11. ADJOURNMENT**

Chair Jimenez adjourned the meeting at 6:27 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:** Pieter Wielenga, Administrative Intern

**SUBJECT:** **PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 95 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT AT 8039 NORWALK BLVD, WITHIN MU ZONE (MIXED-USE), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (TACOS LA WERA, LLC, DBA: PURO GUANATOS 100%)**

**DATE:** May 11, 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. 95, 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 sale of alcohol beverage; 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. 95, subject to the conditions of approval as contained within Resolution No. 320-2026; and
5. Adopt Resolution No. 320-2026, 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 23, 2026, Puro Guanatos 100%, the applicant, submitted an application to request the on-sale of beer and wine in conjunction with a bona fide public eating establishment (Type 41 from the California Department of Alcoholic Beverage Control (“ABC”) at 8039 Norwalk Blvd, Santa Fe Springs. The existing facility occupies a single multi-tenant lease space of approximately 1900 square feet.

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, Puro Guanatos 100% is requesting approval of ASCUP Case No. 95 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:	8039 Norwalk Boulevard (APN: 8178-004-004)
Project Applicant:	TACOS LA WERA, LLC, DBA: Puro Guanatos 100%
Property Owner:	AB N & A Living Trust
General Plan Designation:	Mixed-Use
Zoning Designation:	MU (Mixed-Use)
Existing Use in Property/Unit:	Multi-Tenant Commercial/Restaurant

## **ANALYSIS**

### **Project Site**

The project site, located at 8039 Norwalk Boulevard (APN: 8178-004-004), is part of a multi-tenant commercial development. The total lease square footage for the unit is approximately 1900 square feet. No changes to the site, building, or lease space are proposed as part of this request.

### **Business Description**

Puro Guanatos 100% is an existing restaurant focused on traditional and authentic Jalisco-style Mexican cuisine, drawing on recipes and cooking methods passed down through generations. The restaurant was created to celebrate this cultural tradition and to provide a welcoming environment for families and the community. As part of their operation, the applicant is proposing to provide their

customers with a selection of beer and wine. All alcoholic beverages would be consumed on-site within the restaurant.

Facility Details:

**Hours of Operation:** Monday - Sunday, 9:00 AM to 12:00 AM.

**Employees:** 4 employees

**Security:** The restaurant will maintain a comprehensive security program that includes eight 24/7 surveillance cameras covering key areas of the site and an alarm system that meets all requirements of the Police and Community Services Department. The premises will only be open to the public during normal business hours, during which trained staff will be present at all times. All employees will receive training in Responsible Alcohol Service, conflict de-escalation, and operational requirements, and a Manager on Duty will be on-site at all times to ensure compliance and address any security concerns.

**Storage:** The alcohol will be properly stored in employee-only accessible locations such as the storage room, the manager's office, and in a small amount behind the counter for serving.

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 April 14, 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. 95 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 April 30, 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 May 1, 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. Schematic Floor Plan
- E. Resolution No. 320-2026
  - a. Exhibit A – Conditions of Approval

<b><u>ITEM STATUS:</u></b>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>
<hr/> Planning Commission Secretary, Esmeralda Elise	

**ATTACHMENT A:**



**ATTACHMENT B:**

**FILE COPY**

DEPARTMENT OF COMMUNITY DEVELOPMENT



11710 Telegraph Road  
Santa Fe Springs, CA 90670



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santafesprings.gov  
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**NOTICE OF PUBLIC HEARING  
ALCOHOL SALES CONDITIONAL USE PERMIT NO. 95**

**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 NO. 95:** To allow the on-sale of beer and wine in conjunction with a bona fide public eating establishment within the MU, Mixed-Use, Zone.

**PROJECT LOCATION:** 8039 Norwalk Boulevard, Whittier, CA, 90606

**APPLICANT:** TACOS LA WERA, LLC, DBA: Puro Guanatos 100%

**CEQA STATUS:** The Planning Commission will determine whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Class 1 (Existing Facilities) of the CEQA Guidelines.

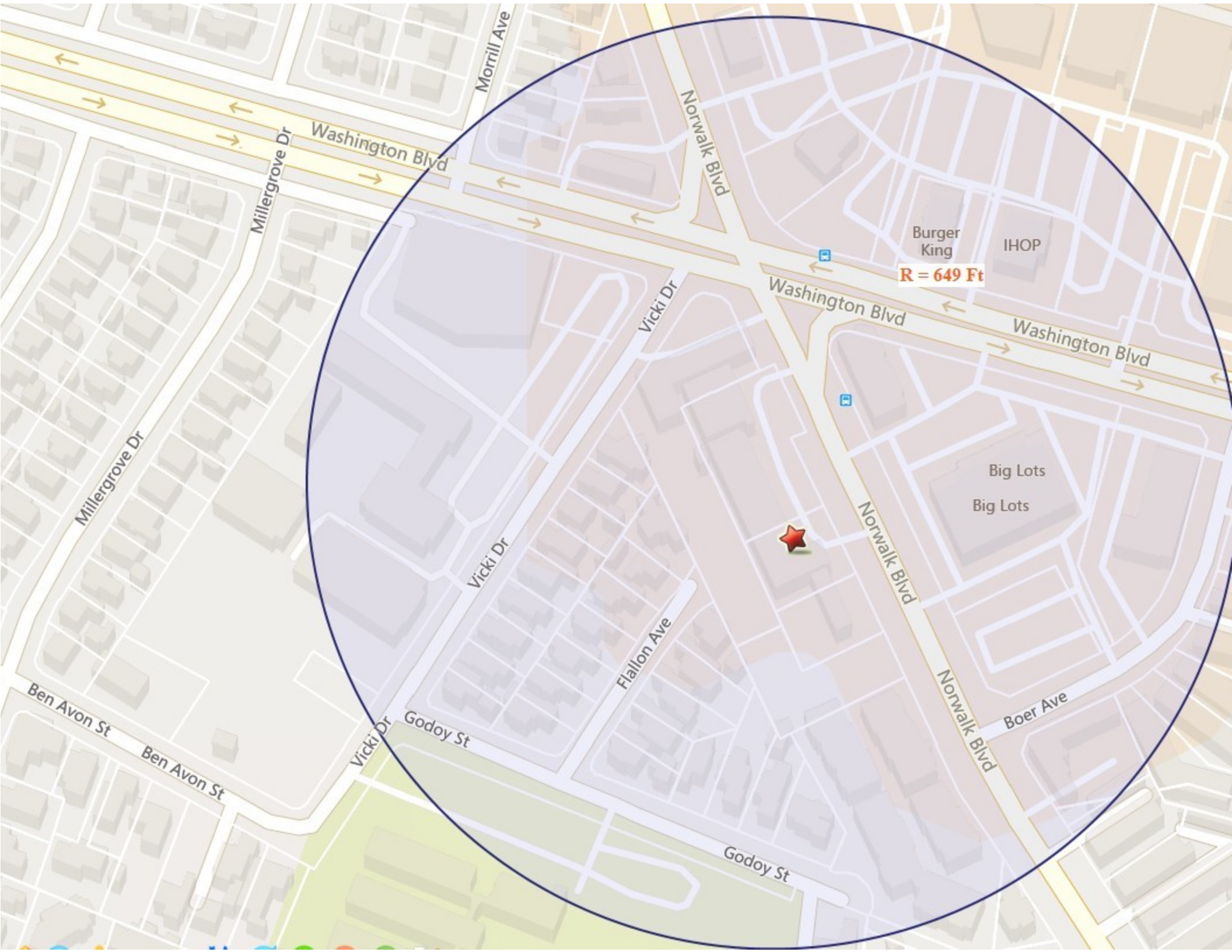
**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, May 11, 2026 at 6:00 p.m.**

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the aforementioned item 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 e-mail the Planning Commission Secretary, Esmeralda Elise, at [esmeraldaelise@santafesprings.gov](mailto: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 Pieter Wielenga, Administrative Intern, via e-mail at [PieterWielenga@santafesprings.gov](mailto:PieterWielenga@santafesprings.gov) or by phone at: (562) 868-0511 ext. 7053.

**ATTACHMENT C:**



R = 649 Ft



Burger King

IHOP

Big Lots

Big Lots

Morrill Ave

Norwalk Blvd

Washington Blvd

Millergrove Dr

Washington Blvd

Washington Blvd

Vicki Dr

Norwalk Blvd

Vicki Dr

Flallon Ave

Norwalk Blvd

Boer Ave

Godoy St

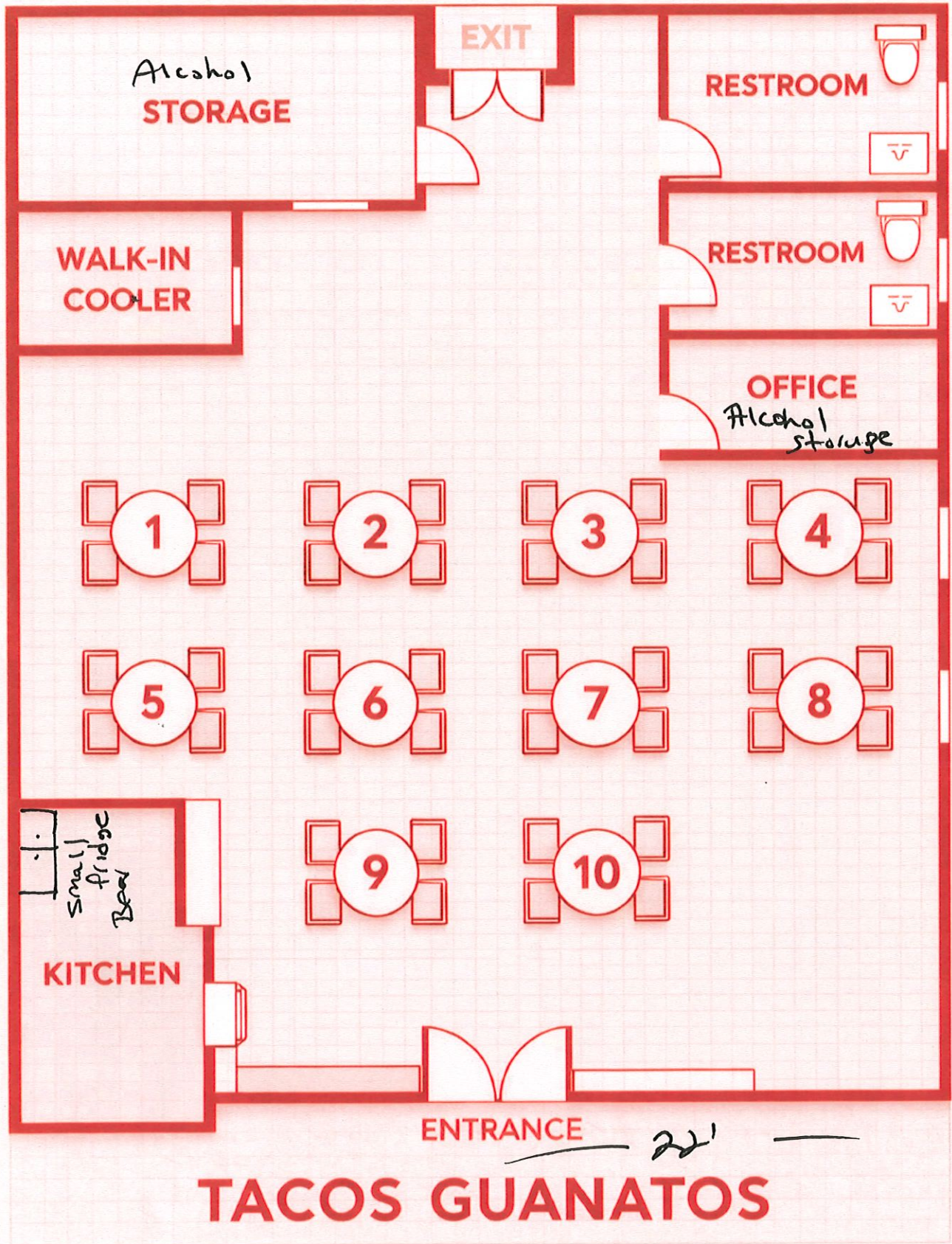
Godoy St

Ben Avon St

Ben Avon St

Vicki Dr

**ATTACHMENT D:**



**ATTACHMENT E:**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 320-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
SANTA FE SPRINGS REGARDING ALCOHOL SALES CONDITIONAL  
USE PERMIT (ASCUP) CASE NO. 95**

WHEREAS a request was filed for an Alcohol Sales Conditional Use Permit (ASCUP) Case No. 95 to allow the on-sale of beer and wine in conjunction with a bona fide public eating establishment within the MU, Mixed-Use, Zone; and

WHEREAS, the Project Site is located at 8039 Norwalk Boulevard, Whittier, CA 90606, and has an Assessor's Parcel Number of 8178-004-004, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is AB N & A Living Trust, located at 15412 Jenkins Drive, Whittier, CA 90604; and

WHEREAS, the applicant is TACOS LA WERA, LLC, DBA: Puro Guanatos 100%, located at 8039 Norwalk Boulevard, Whittier, CA 90606; 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 May 1, 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 April 30, 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 May 11, 2026, concerning Alcohol Sales Conditional Use Permit Case No. 95.

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. 95 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 existing, approved restaurant use 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 the minimum parking requirements for its existing multi-tenant commercial development. The restaurant is an existing use, and the on-sale of alcohol will be ancillary to the primary restaurant use and will not increase the demand for parking on site. Sufficient parking provisions have been made, ensuring full compliance with all relevant parking regulations.

(B) Control of vehicle traffic and circulation.

The site has two (2) driveways along Norwalk Boulevard, one towards the north and one towards the south, providing multiple points of entry and exit to facilitate smooth traffic flow. Vehicle traffic is not expected to increase, as the restaurant is an existing use and the on-sale of alcohol will be ancillary to the primary restaurant use.

(C) Hours and days of operation.

Hours of operation shall be limited to Monday through Sunday, with hours from 9:00 am to 12:00 am, per Condition of Approval No. 5.

(D) Security and/or law enforcement plans.

A comprehensive security plan is required and must be approved by the Police and Community Services Department, per Condition of Approval No. 12. 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 200 feet from the nearest residential areas. However, the use is an existing family-friendly restaurant that will continue to primarily operate as a restaurant. The alcoholic beverages will be served for onsite

consumption within the restaurant only, with trained staff to monitor consumption and ensure it is only being served to customers who are 21 or older. The facility is located within an existing multitenant commercial plaza and will maintain the mixed-use nature of the area. Given these factors, 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 restaurant is located in a census tract where the Department of Alcoholic Beverage Control permits up to (9) nine on-sale alcohol licenses. There are currently seven (7) active licenses in this tract, and the restaurant would be the eighth. Given that the total number of licenses would remain within the allowable limit, the proposed alcohol service is not expected to negatively impact the area or create an undesirable concentration of alcoholic beverage establishments.

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

The Project Site is developed with an existing multi-tenant commercial building, and the Applicant's lease area is improved with an existing restaurant, 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 4) 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, 4, and 5 shall be complied with at all times.

- (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. 320-2026 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. 95 to allow the on-sale of beer and wine in conjunction with a bona fide public eating establishment within the MU, Mixed-Use, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of May 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Gabriel Jimenez, Planning Commission Chairperson

ATTEST:

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Esmeralda Elise, Planning Commission Secretary

ATTACHMENT:

Exhibit A – Conditions of Approval

# CONDITIONS OF APPROVAL

Alcohol Sales Conditional Use Permit (ASCUP) Case

No. 95

8039 Norwalk Blvd, Whittier, CA 90606

APN: 8178-004-004

## **COMMUNITY DEVELOPMENT DEPARTMENT:**

**(Contact: Pieter Wielenga 562.868.0511 x7053)**

1. That if the State Alcoholic Beverage Control (ABC) does not grant the applicant's request to obtain a Type 41 (On-sale beer and wine in conjunction with a bona fide public eating establishment), the Applicant will be provided one-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 41 license.
3. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
4. 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 leased area clean and orderly.
5. Standard operating hours will be 9:00am to 12:00am. Hours of operation may be revised with approval from the Director of Community Development.
6. 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 of trucks and trailers associated with the business are exempt from this condition.
7. That all signs installed or displayed shall first be permitted by the Community Development Department.
8. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party 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 or sublease.
9. That Alcohol Sales Conditional Use Permit Case No. 95 shall be subject to a compliance review within one year, from the date of approval by the Planning Commission, to ensure

that the alcohol sales activity is still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.

- 10. That all other applicable requirements of the City Zoning Code, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 12 and all other applicable regulations shall be strictly complied with.
- 11. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.

**DEPARTMENT OF POLICE AND COMMUNITY SERVICES:**  
**(Contact: Kristen Haining 562.409.1850 x3302)**

- 12. 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 crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
  - (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
  - (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
  - (D) The City's Director of Police and Community Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
- 13. That the Applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
- 14. 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.

15. 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.
16. 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.
17. 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.
18. That the owner, its employees, 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.
19. 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.
20. 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.
21. That the Applicant and/or any employee shall ensure that alcoholic beverages be consumed within the dining area only, and shall not permit any alcoholic beverages from being taken out of the restaurant. Moreover, alcoholic beverages shall not be sold for take-out or delivery services. (i.e. Grubhub, DoorDash, etc.)
22. That the Applicant and/or any employee shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
23. That the Applicant and/or any employee shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
24. That the storefront and façade windows shall be free of advertisements, marketing devices, signs, and/or any other displays. Upon approval by the Community Development Department, 25% of the window space area may be used for temporary displays.
25. That live entertainment, amplified music, or dancing shall be prohibited on the premises at all times. The Applicant shall apply for an Entertainment Conditional Use Permit with the Community Development Department if such entertainment is desired.

26. That pool tables or coin-operated games shall not be maintained upon the premises at any time.
27. That there shall be no bar or lounge area maintained for the primary purpose of alcohol sales or consumption of alcoholic beverages directly to patrons for consumption.



## PLANNING COMMISSION AGENDA STAFF REPORT

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Cynthia Y. Alvarez, Assistant Planner

**SUBJECT:** **PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO.1018 – TO CONSTRUCT A NEW 9,943 SQUARE-FOOT CONCRETE INDUSTRIAL BUILDING LOCATED AT 13772 FIRESTONE BOULEVARD. (LEFIELL MANUFACTURING COMPANY)**

**DATE:** May 11, 2026

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### **RECOMMENDATION:**

It is recommended that the Planning Commission:

1. Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding DPA Case No. 1018, and thereafter, close the Public Hearing; and
2. Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
3. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
4. Find that the applicant’s DPA request meets the criteria set forth in §155.739 of the City’s Zoning Code, for the granting of a DPA; and
5. Approve the requested DPA Case No. 1018, subject to the conditions of approval as contained within Resolution No. 321-2026; and
6. Take such additional, related action that may be desirable.

### **FISCAL IMPACT**

Aside from the processing fees collected for the subject project, there is no ongoing fiscal impact.

## **BACKGROUND**

On April 1, 2026, Roy Furuto, on behalf of LeFiell Manufacturing Company (“Applicant”), formally submitted a request for a Development Plan Approval (DPA Case No. 1018) to construct a new ±9,943 square-foot concrete industrial building (“Project”) on property located at 13772 Firestone Boulevard (“Project Site”).

### Project/Applicant Information:

Project Site:	13772 Firestone Boulevard
Project Applicant:	Roy Furuto on behalf of LeFiell Manufacturing Company
Property Owner:	LeFiell Manufacturing Company
General Plan Designation:	Freeway Commercial
Zoning Designation:	M-2 FOZ, Heavy Manufacturing, Freeway Overlay
Existing Use on Property:	Manufacturing

### Project Description:

Located at 13770 Firestone Boulevard, LeFiell has been a longstanding part of the Santa Fe Springs business community, operating in the City since the 1950s. The company specializes in the manufacturing of high-precision metallic tubular components and assemblies, serving the aerospace, defense, and industrial sectors. To support continued growth and increasing demand, the business is pursuing an expansion of its operations. The applicant is requesting approval of DPA Case No. 1018 to construct a new 9,943 square foot concrete industrial building located at 13772 Firestone Boulevard. The proposed building is located at the existing LeFiell Facility, which totals 7.95 acres; However, the Project Site would be limited to an approximately 0.47-acre area. While the Project Site is currently undeveloped, the existing developments at the LeFiell Facility consist of eight (8) operations buildings and one (1) parking structure. As for the surrounding context, the parcels south of the site are developed with metal fabricator and finisher use, and the parcels to the east and west are developed with truck rental uses.

### Surrounding Land Uses:

The Project Site is located on the south side of Firestone Boulevard. Firestone Boulevard is designated as a local street within the Circulation Element of the City’s General Plan.

Direction	Zone District	General Plan	Land Use
West	M-2 FOZ– Heavy Manufacturing Freeway Overlay, Zone	Freeway Commercial	Truck Rental
East	M-2 FOZ– Heavy Manufacturing Freeway Overlay, Zone	Freeway Commercial	Truck and Car Rental
North	Interstate Freeway	N/A (Freeway)	Freeway
South	Railroad	Railroad Right-of-Way	Railroad

**ANALYSIS**

**Development Plan Approval (DPA Case No. 1018)**

Site Plan

The Project would include the construction of a new ±9,943 square-foot concrete industrial building and associated improvements on the Project Site. There are six (6) existing driveways, each measuring 26 feet in width. The LeFiell Facility currently comprises two (2) parcels, with the Project being built on the property line between both parcels. On April 20, 2026, the Applicant formally submitted a request for a Lot Line Adjustment to merge the two (2) parcels. The Applicant understands that approval of the Lot Line Adjustment is required prior to having any Building permits issued. The Project meets the minimum development standards within the M-2-FOZ, Heavy Manufacturing,- Freeway Overlay, Zone for building height, parking, landscaping, and floor area ratio (FAR).

Floor Plan

The Applicant is proposing the construction of a ±9,943 square-foot concrete industrial building consisting of one floor. This would serve as an expansion of the current manufacturing operation for metallic tubular parts. Within the proposed building, a majority of the floor space would be dedicated to machinery operations, while 400 square feet would be dedicated to office space.

Elevations

As proposed, the building would have a total height of 32 and a half feet. The architectural treatment and features were designed to ensure similar elements are maintained from the existing buildings. A few key design elements include window glazing, window height, stucco finish, color variation, and decorative form liner. The windows are proposed to sit on the upper portion of the building, considering this would be the most visible from public view.

Parking Requirements

The Project is required to provide a total of 208 parking spaces. As outlined in the site plan, there would be 221 provided, including 161 standard stalls, 8 accessible stalls, and 52 compact stalls. The entire LeFiell Facility parking calculation is detailed in the table below.

Use	Calculation (sq. ft.)	Required	Provided
Industrial	0-20,000 ÷ 500	40 stalls	221 stalls
	20,001-100,000 ÷ 750	106.66 stalls	
	100,001-140,819	40.81 stalls	
	5,894.15÷300	19.647 stalls	
	<b>Total</b>	<b>208 Stalls</b>	

The Project, therefore, meets and exceeds the minimum requirements set forth in the City’s Zoning Code.

Landscape Requirements

The existing landscaping is concentrated along Firestone and Alondra Boulevard. This maximizes the overall aesthetic value for the public view. As part of the Project, a new tree would be added adjacent to Alondra Boulevard, which would add screening from the proposed building. The LeFiell Facility has existing landscaping totaling 51,922 square feet. As calculated in the table below, the total landscaping requirement is 42,982 square feet.

Area	Calculation	Required (sq. ft.)	Total Provided
Frontage	25 sq. ft. x 1,658	41,450	51,922
Parking	25,530 sq. ft. x 6%	1,532	
	<b>Total</b>	<b>42,982</b>	

The Project, therefore, meets and exceeds the minimum requirements set forth in the City’s Zoning Code.

Loading/Roll Up Doors

The Project is proposed to have 4 roll-up doors, all of which would be screened from direct public view and be setback more than 75 feet from any property line adjoining a public street. The two roll-up doors proposed on the west portion of the building would be fully screened from public view by the existing building at the LeFiell Facility. Both northern roll up doors would have screening given the approximately 215-foot setback and the existing 10 foot tall fence. In addition, all grade-level loading areas provide and maintain a minimum unobstructed area of 10 feet in width and 25 feet in length.

## **ENVIRONMENTAL**

### **CEQA**

A Categorical Exemption Report was submitted by Blodgett Baylosis Environmental Planning on behalf of the Applicant. After staff review and analysis, staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects). Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15332, Class 32 (In-Fill Development) of the CEQA Guidelines. Additionally, the Project will not result in any significant traffic, noise, air quality, or water quality impacts.

The proposed development is considered a project under CEQA; and as a result, the project is subject to the City's environmental review process. The Project meets the following criteria:

- a. The Project is consistent with the applicable General Plan designation and all applicable policies, as well as with applicable zoning designation and regulations;
- b. The Project occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses;
- c. The Project site has no value as habitat for endangered, rare, or threatened species;
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
- e. The site can be adequately served by all required utilities and public services.

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

### **Project Site**

The Project Site would only be limited to 0.47 acres of the existing LeFiell Facility. This area currently has no development and operates as a screened storage area with paved flooring. The project area would not expand past the Project Site, given that the remainder of the facility is already developed with nine (9) structures.

### **Traffic**

The City of Santa Fe Springs Transportation Study Guidelines (February 2023) provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed level analysis. Screening criteria are broken down into the following criteria: 1) Project size; 2) Locally serving retail; 3) Project located in a low VMT area; 4) transit proximity; 5) Affordable housing; and 6) Transportation facilities. Development projects that meet one or more of the previously mentioned screening thresholds may be presumed to create a less-than-significant impact on transportation and circulation.

The applicant provided a Traffic Generation analysis using the rates from the Institute of Transportation Engineers Trip Generation Manual (11<sup>th</sup> Edition) for manufacturing land use. It was

indicated that the proposed project would generate 47 daily trips, which is less than the 110-trip threshold, indicating that the proposed project would be less than significant. Given the findings and the manufacturing use of the Project, it would be exempt from VMT analysis, as specified in the project size screening category of the City's Transportation Study Guidelines.

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

### *Criteria for Granting a Development Plan Approval*

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

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

as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.

**SUMMARY/NEXT STEPS**

Conditions of Approval

On April 13, 2026, the Community Development Department (“CDD”) circulated a project summary and all application materials to various city departments for their review, comments, and input on the conditions of approval. Alongside the CDD’s conditions, the Public Works (Engineering), Fire (Environmental & Rescue), Police Services, and Waste Management Departments provide additional and modified conditions. A detailed list of these conditions is provided in Exhibit A of Attachment E

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 April 30, 2026. The legal notice was also posted in Santa Fe Springs City Hall, the City’s Town Center Kiosk, and the City’s library on April 30, 2026, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on May 1, 2026, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

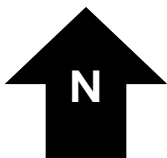
**ATTACHMENT(S):**

1. Attachment A – Aerial Photograph
2. Attachment B – Public Hearing Notice
3. Attachment C – Radius Map of Public Hearing
4. Attachment D – Site Plan
5. Attachment E – Resolution 321-2026
  - a. Exhibit A – Conditions of Approval

<b><u>ITEM STATUS:</u></b>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>
<hr/>	
Planning Commission Secretary, Esmeralda Elise	

**Attachment A**

**Aerial Photograph**



**13772 Firestone Boulevard**

**Development Plan Approval (DPA) Case No. 1018**

**Attachment B**

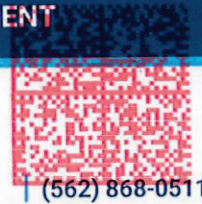
Public Hearing Notice

**FILE COPY**

DEPARTMENT OF COMMUNITY DEVELOPMENT



11710 Telegraph Road  
Santa Fe Springs, CA 90670



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CORRECTION  
IMI  
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04/30/2026 ZIP 90670  
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US POSTAGE  
santafesprings.gov

**NOTICE OF PUBLIC HEARING  
DEVELOPMENT PLAN APPROVAL CASE NO.1018**

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

**DEVELOPMENT PLAN APPROVAL CASE NO. 1018:** To construct a new 9,943 square-foot concrete industrial building within the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone.

**PROJECT LOCATION:** 13772 Firestone Boulevard, Santa Fe Springs, CA, 90670

**APPLICANT:** Roy Furuto on behalf of LeFiell Manufacturing Company

**CEQA STATUS:** The Planning Commission will determine whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – Class 32 (Infill Development Projects) of the CEQA Guidelines.

**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, May 11, 2026 at 6:00 p.m.**

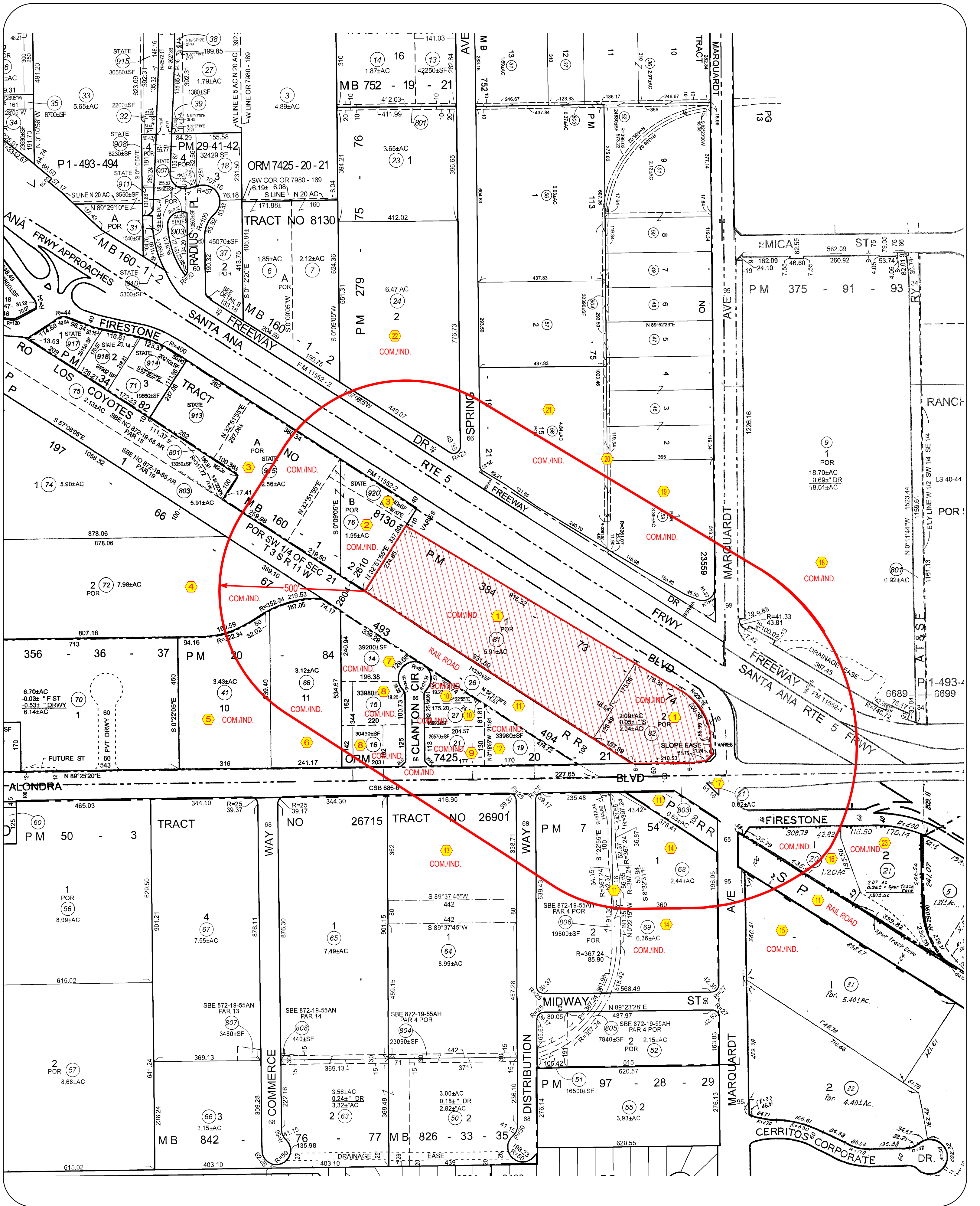
**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the aforementioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence 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 e-mail the Planning Commission Secretary, Esmeralda Elise, at [esmeraldaelise@santafesprings.gov](mailto: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 Cynthia Alvarez, Assistant Planner, via e-mail at [cynthiaalvarez@santafesprings.gov](mailto:cynthiaalvarez@santafesprings.gov) or by phone at: (562) 868-0511 ext. 7519.

**Attachment C**

Radius Map of Public Hearing



*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 91784 - (909)256-3482

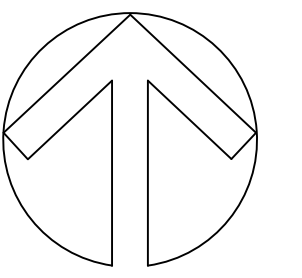
**PROJECT INFORMATION**

**13772 FIRESTONE BLVD  
 SANTA FE SPRINGS, CA.  
 25-304**

**OWNERSHIP MAP**

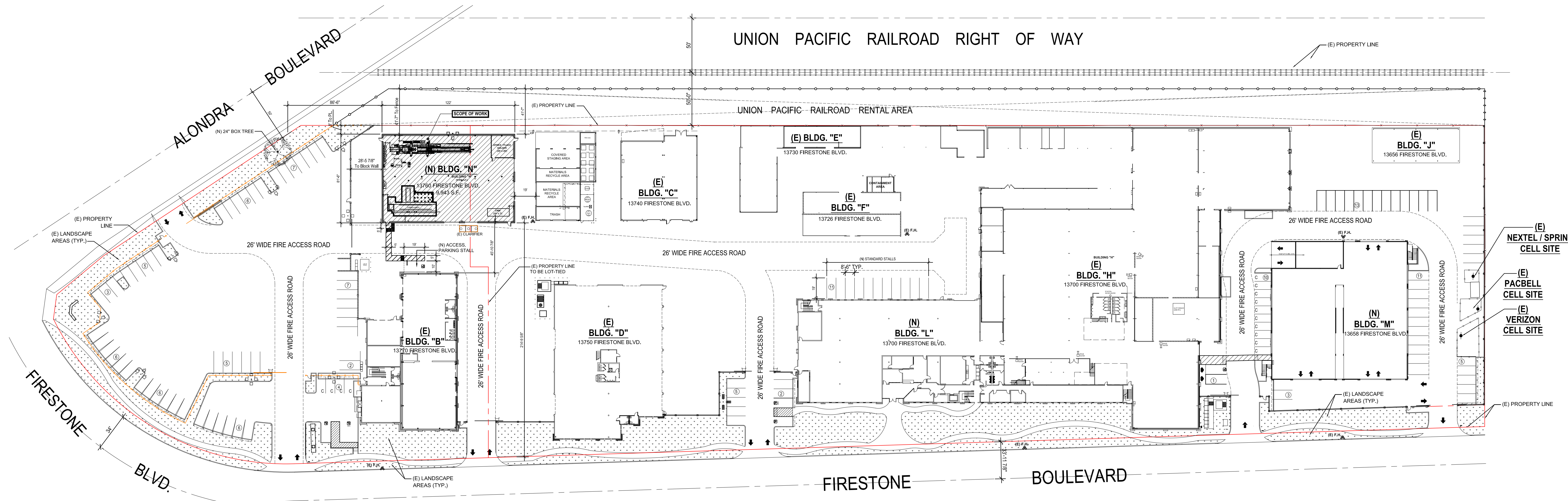
SCALE 1" = 200'

 = SUBJECT LOT



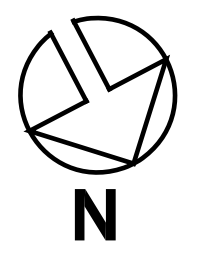
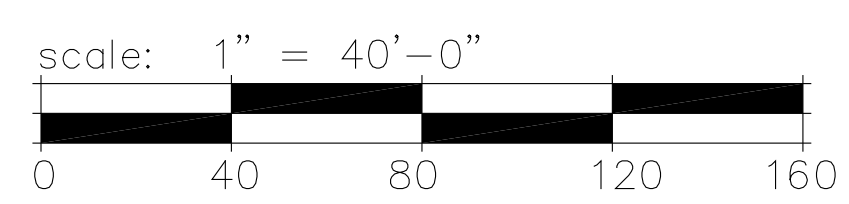
**Attachment D**

Site Plan



**SITE PLAN**

1" = 40' - 0"



**LEFIELL SITE PARKING STUDY**

**EXISTING PARKING FOR BUILDINGS C, E, F, H, L & M**

**Parking Requirements:**  
 1/500 for the initial 20,000 s.f. of warehouse/manufacturing  
 Thereafter 1/750 over 20,000 s.f. and  
 1/300 for offices exceeding 15%

Office:	26,617 s.f.
Warehouse / manufacturing	104,259 sq. ft.
Total building area	130,876 sq. ft.
Incidental office area exceeding (15%) of 130,876 sq. ft. =	19,631 sq. ft.
26,617 - 19,631 =	6,986 sq. ft.
6,986 / 300 =	23 stalls
20,000 sq. ft. / 500 =	40 stalls
(130,876 - 20,000 - 6,986) / 750 =	138 stalls
<b>Total Parking Required:</b>	<b>201 stalls</b>
Parking provided	7 stalls
Handicapped	7 stalls
Compact	52 stalls
Standard	150 stalls
<b>Total Parking Provided</b>	<b>209 stalls</b>

**209 > 201: Therefore OK**

**PARKING FOR PROPOSED BUILDING "N"**

**Parking requirements:**  
 1/500 for the initial 20,000 s.f. of warehouse/manufacturing  
 Thereafter 1/750 over 20,000 s.f. and  
 1/300 for offices exceeding 15%

Manufacturing	9,943 sq. ft.
Total building area	9,943 sq. ft.
9,943 sq. ft. / 500 =	20 stalls
<b>Parking Required:</b>	<b>20 stalls</b>
Excess parking from original total parking count	8 stalls
20 Stalls - 8 Stalls =	12 stalls
<b>Parking Provided</b>	11 stalls
Standard	1 stall
Accessible	10 stalls
Total Parking Provided For Building "N"	8+12= 20 stalls
Total Parking Required For The Entire Site:	201+8+12=221 stalls
<b>Total Parking Provided For The Entire Site:</b>	<b>221 stalls</b>

**221 = 221 Therefore OK**

**EXISTING LANDSCAPE AREA**

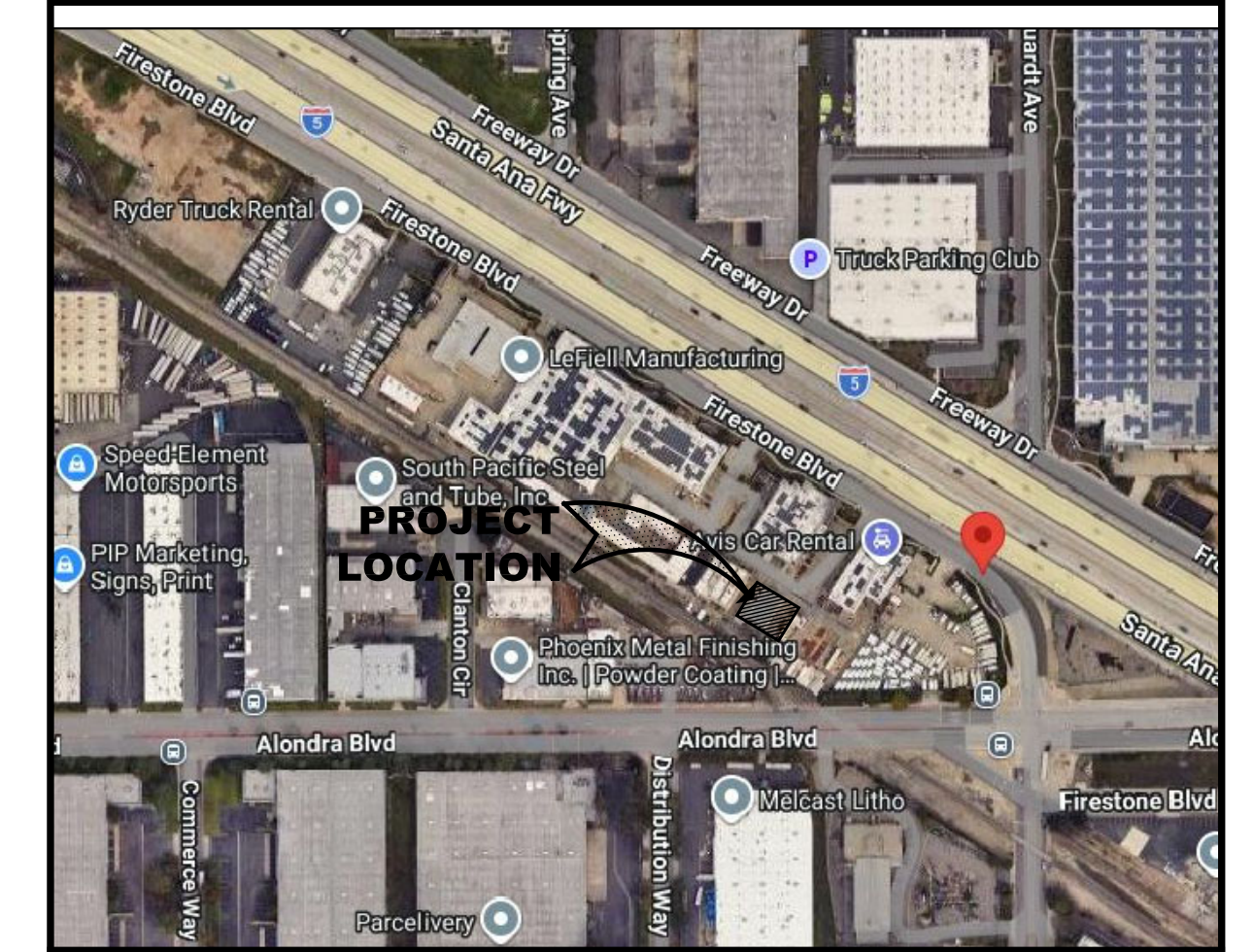
**Landscaping Requirements:**  
 25 sq. ft. for each lineal foot of frontage on said street + 6% of total parking area

Lineal footage of frontage street =	1,658 lin. ft.
Total parking area =	25,530 sq. ft.
25 x 1,658 =	41,450 sq. ft.
.06 x 25,530 =	1,532 sq. ft.
<b>Total landscape required =</b>	<b>42,982 sq. ft.</b>
<b>Total landscape provided =</b>	<b>51,922 sq. ft.</b>

**51,922 > 42,982: Therefore OK**

BUILDING	BLDG. AREA (SQ. FT.) INCL. 1ST. FLR. & MEZZ. LEVEL NO. STORIES / OCCUPANCY	CONSTRUCTION TYPE	FIRE SPRINKLER	HEIGHT
(E) BLDG. "B"	10,394 SQ. FT., 1ST FLOOR, B / F-1	V-B	YES	23' - 8"
(E) BLDG. "B"	869 SQ. FT., MEZZANINE, B / F-1	V-B	YES	27' - 2"
(E) BLDG. "C"	5,322 SQ. FT., 1 STORY, F-1	V-B	YES	30' - 6"
(E) BLDG. "D"	13,519 SQ. FT., 1 STORY, F-1	V-B	YES	21' - 9"
(E) BLDG. "E"	6,840 SQ. FT., 1 STORY, F-1	V-B	YES	17' - 9"
(E) BLDG. "F"	3,630 SQ. FT., 1 STORY, F-1	V-B	YES	15' - 2"
(E) BLDG. "H"	52,867 SQ. FT., 1 STORY, B / F-1	V-B	YES	27' - 6"
(E) BLDG. "J"	2,396 SQ. FT., 1 STORY, F-1	V-B	YES	15' - 7"
(E) BLDG. "L"	18,678 SQ. FT., 1ST FLOOR, B / F-1	V-B	YES	36' - 0"
(E) BLDG. "L"	19,656 SQ. FT., 2ND FLOOR, B / F-1	V-B	YES	18' - 3"
(N) BLDG. "N"	9,943 SQ. FT., 1 STORY, F-1	V-B	YES	32' - 6"
TOTAL SQ. FT.	144,114 SQ. FT.			

FAR: MAXIMUM FLOOR AREA RATIO (FAR) IN M-2, HEAVY MANUFACTURING ZONE IS 1.0  
 LOT AREA: 364,248 S.F. (8.4 ACRES)  
 TOTAL GROSS FLOOR AREA: 144,114 S.F.  
 TOTAL LOT AREA: 364,248 S.F.  
 144,114 / 364,248 = .395 < 1, THEREFORE O.K.



**VICINITY MAP**

**Furuto Rubio & Associates**  
 Architecture / Planning / Design  
 1500 Laguna Avenue, Monterey Park, Ca. 91755 / 323-890-8770 / Fax: 323-890-8774

NO.	DATE	ISSUED	REVISION

DRAWING TITLE	SITE PLAN
JOB TITLE	LEFIELL MANUFACTURING BUILDING "N"
JOB ADDRESS	13760 FIRESTONE BOULEVARD SANTA FE SPRINGS, CALIFORNIA 90670
DATE	10/1/25
SCALE	1"=40'-0"
DRAWN BY	TJ
JOB NO.	24-115
DRAWING NO.	<b>ST-1</b>

**Attachment E**

Resolution 321-2026

A. Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 321-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SANTA FE SPRINGS REGARDING  
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 1018**

WHEREAS, a request was filed for DPA Case No. 1018 to construct a new 9,943 square-foot concrete industrial building; and

WHEREAS, the subject property is located at 13772 Firestone Boulevard, with Assessor Parcel Numbers of 7005-014-081 and -082, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is LeFiell Manufacturing Company, 13700 Firestone Boulevard, Santa Fe Springs, California 90670; and

WHEREAS, the applicant is Roy Furuto, on behalf of LeFiell Manufacturing Company; and

WHEREAS, the proposed development, which includes DPA Case No. 1018, 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 staff's assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environment, and that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects); and

WHEREAS, the City of Santa Fe Springs Community Development Department on May 1, 2026 published a legal notice in the *Los Cerritos Community Newspaper*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on April 30, 2026 to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan, and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on May 11, 2026, concerning DPA Case No. 1018.

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

## SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA); and as a result, the project is subject to the City's environmental review process. The project, however, qualifies as an in-fill development pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), categorical exemption. The proposed project meets the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.
- b. The project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

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

## SECTION II: DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

The proposed project is located within the M-2-FOZ Zone. Pursuant to Section 155.240 of the Zoning Code "the purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the

part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses,” and pursuant to Section 155.375 of the Zoning Code, “the purpose of the Freeway Overlay Zone is to maintain the land uses permitted within the underlying zone districts, while providing parameters to improve the aesthetic and functional characteristics of properties located adjacent to the freeway.”

The proposed project demonstrates consistency with the objectives of the M-2-FOZ Zone through the following points:

1. The property's zoning as M-2-FOZ and its designation in the General Plan for Freeway Commercial land use affirm its suitability for manufacturing activities.
2. By introducing a concrete industrial building, the project actively upholds the land's intended industrial purpose, while maintaining aesthetic and functional characteristics needed to operate as a manufacturing use.
3. By constructing an attractive, purpose-built manufacturing building at an existing manufacturing facility, the project will significantly enhance the property's assessed value. This improvement is expected to positively impact property values for both the subject property and neighboring properties.

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

The industrial building will have a contemporary architectural design that complements the existing industrial development. The Applicant intentionally designed the proposed structure to blend in with the context of the existing site and surrounding developments. All elevations of the building include a ribbon of windows centered along the paneled facades. A few key design elements include window glazing, window height, stucco finish, color variation, and decorative form liner. The windows are proposed to sit on the upper portion of the building, considering this would be the most visible from public view.

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

The proposed industrial building is designed to accommodate its intended manufacturing use. The building layout facilitates adequate access for the operation and maintenance of specialized equipment within the structure. Due to the building's location toward the rear of the property and its primary function for manufacturing, glazing is limited and primarily located along the upper portions of the building, which maximizes usable floor area while providing visual articulation from public view. The incorporation of durable, high-quality materials contributes to a cohesive building design that is consistent with established principles of proportion and harmony.

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

Considerable attention has been given to ensuring compliance with the City's Zoning Code throughout the planning of the proposed project. The existing landscaping is concentrated along Firestone and Alondra Boulevard. This maximizes the overall aesthetic value for the public view. As part of the Project, a new tree would be added adjacent to Alondra Boulevard, which would add screening from the proposed building.

All loading and unloading doors have been strategically positioned to remain discreet and out of public view. The two (2) roll-up doors proposed on the west portion of the building would be fully screened from public view by the existing building at the LeFiell Facility. Both northern roll-up doors would have screening given the approximately 215-foot setback and the existing 10-foot-tall fencing.

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

The proposed building is contemporary in design and similar in overall aesthetic quality to recent developments in the general area and, importantly, matches the design quality of the existing developments within the LeFiell Facility. The project incorporates variations in the composition, materials, and color. The style and architecture of the proposed building are therefore consistent with other high-quality industrial projects in the general area.

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

Pursuant to Section 155.736 of the Zoning Code, "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building, the project complies with all development standards within the M-2-FOZ Zone. The Planning Commission, therefore, finds that the new contemporary industrial building is well-designed and thus will be an enhancement to the overall area.

- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does

not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.

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

### SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 321-2026 to find and determine that the proposed project is Categorical Exempt pursuant to the California Environmental Quality Act, Section 15332 – Class 32 (In-fill Development Projects) and approve Development Plan Approval Case No. 1018 to construct a new ±9,943 square foot concrete tilt-up industrial building on property located at 13772 Firestone Boulevard, within the M-2-FOZ, Heavy Manufacturing Freeway Overlay, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of MAY 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

\_\_\_\_\_  
Gabriel Jimenez, Chairperson

ATTEST:

\_\_\_\_\_  
Esmeralda Elise, Planning Commission Secretary

Resolution No.321-2026 – Attachments:  
Exhibit A – Conditions of Approval

# CONDITIONS OF APPROVAL

Development Plan Approval (DPA) Case No. 1018  
13772 Firestone Blvd  
APN: 8168-007-026

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

## **STREETS**

1. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding any new overhead utility services into the property along Firestone Boulevard. All existing overhead utility infrastructure (transmission or distribution lines) along the property frontage shall remain in place unless otherwise noted by the utility company.

## **CITY UTILITIES**

2. Storm drains, catch basins, connector pipes, retention basins and appurtenances built for this project shall be constructed in accordance with City specifications. Storm drain plans shall be approved by the City Engineer.
3. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay for, and cause construction for the entire cost of designing, engineering, installation and inspection of any new Fire hydrants.
4. That any proposed sanitary sewer laterals connecting to a public sewer main for this project shall be constructed in accordance with LA County specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the Public Works Engineering and Building departments. Approvals will be required for both "onsite" sanitary sewer, and "offsite" connections to the mainline. In addition, any proposed connection to a City of Santa Fe Springs sewer mainline that increases sewer demand above the allowed Industrial Waste Permit limit or land use capacity will require a sewer study. The study shall follow LA County standards and shall be submitted along with the sanitary sewer plans to the City of Santa Fe Springs Public Works Department and Fire Department. All requirements for LA County will need to be adhered to, in addition to the City of Santa Fe Springs Public Works Department requirements.
5. If any interior sanitary drainage is required for the proposed building, it shall be connected to the sanitary sewers.

6. That the fire protection plan that shows any proposed new double-check valve detector assembly location, shall have a stamped approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. If a new fire water connection is needed, that a disinfection, pressure and bacteriological test on the line between the street and detector assembly shall be performed in the presence of authorized City personnel. The valve on the water main line shall only be operated by authorized City personnel, and only upon the City's approval of the test results. The applicant shall pay for, design and cause construction for any new fire service lines from the public water main to the meter. The service line shall be reviewed, inspected and approved by the City's Water Department
7. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
8. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing existing and proposed locations for all water mains, reclaimed water mains, sanitary sewers, storm drain connections and utility laterals/services. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

#### **PARCEL MAPS/LOT LINE ADJUSTMENTS**

9. Final Lot Line Adjustment checking fee of \$2,085 plus the cost for third party reviews shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final exhibits to the City and County in digital format.
10. The applicant shall provide at no cost to the City, one printed copy of the recorded Lot Line Adjustment from the LA County Recorder's Office, 12400 Imperial Hwy., Norwalk, CA 90650.

#### **MISCELLANEOUS**

11. 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.
12. That a hydrology study shall be submitted to the Building Department and the Engineering Department. The study shall be prepared by a Professional Civil Engineer. A Low Impact Development Plan shall be submitted to the Engineering Department for review and approval, as required. All associated review and inspection fees shall be paid for by the applicant.

13. That upon completion of any public improvements constructed by developers, the developer's civil engineer shall submit construction drawings and/or digital copies of Engineered As-Built Conditions for the finished project to the office of the City Engineer.
14. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement stormwater/urban runoff pollution prevention controls and Best Management Practices (BMPs) on the active construction site in accordance with the current MS4 Permit. The applicant will also submit a Certification for the project and prepare a Storm Water Pollution Prevention Plan (SWPPP), if required.

**DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):**  
**(Contact: Kevin Yang 562.868.0511 x 3811)**

15. 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.
16. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.03 of the Santa Fe Springs Municipal Code.
17. 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.
18. That when on-site fire hydrants are required by the Santa Fe Springs Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection, and maintenance per California Title 19 and NFPA 25. Lastly, on-site hydrants shall be painted red.
19. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations.

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

**Permits and approvals:**

20. 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.
21. The applicant shall comply with 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)**

22. That the Applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Community Development Department. 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 plan shall be submitted to the Community Development Department no later than sixty (60) days from the date of approval by the Planning Commission.
23. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
24. That the Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
25. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law

enforcement agency (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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued.

26. That the proposed building, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
27. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
28. Property must be properly maintained at all times. Applicant shall submit plans and obtain approval to build a trash enclosure onsite. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.
29. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
30. The Applicant shall ensure that all respective work and uses shall be conducted inside buildings at all times, including all loading and unloading of trucks and trailers. Items and/or merchandise shall not be left outside. Outdoor storage and/or activities are strictly prohibited at all times.
31. That the Applicant and/or his employees shall not allow person to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Applicant shall maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police Services at all times.
32. The Applicant 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 SFSMC §155.424.

33. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.
34. That during the construction phase of the proposed project, the contractor/project supervisor shall maintain the job site in a clean and orderly manner. All trash, debris, and graffiti shall be removed immediately. Overgrown vegetation and weeds shall be cut and maintained on a regular basis. All dirt, dust, and debris that has migrated to the street shall be immediately cleaned. Portable toilets shall not be visible from the public street and maintained properly.

**WASTE MANAGEMENT:**

**(Contact: Joe Barrios 562.409.7569)**

35. 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.
36. 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.

**COMMUNITY DEVELOPMENT DEPARTMENT:**

**(Contact: Alejandro De Loera 562.868.0511 x7358)**

37. This approval shall allow the Applicant to construct, operate, and maintain a new ±9,943 sq. ft. industrial building on the subject property located at 13772 Firestone Boulevard (APN: 7005-014-081 & 7005-014-082)
38. The approval of DPA Case No. 1018 shall be contingent on the approval of LLA 2026-01.
39. The Applicant shall submit a \$25 check made out to "LA County Registrar-Recorder/County Clerk", to the Community Development Department to file a Categorical Exemption from the California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
40. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with Ordinance No. 1054.
41. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
42. Prior to the grading permit, the property owner/developer shall submit and obtain

approval for a Construction Maintenance Plan from the Community Development Department. Said plan shall identify all actions and resources that will be utilized to ensure the construction site is well-maintained and free from graffiti throughout the entire construction project. Resources may include, but are not limited to, security guards, fencing, lighting, and cameras.

43. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
  - Name of the development/project.
  - Name of the development company.
  - Address or address range for the subject site.
  - 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
44. Prior to the commencement of construction activities, 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.
45. Secure fencing with locking gates and appropriate lighting shall be installed around the construction site and remain in place during construction to prevent trespassing and theft.
46. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
47. Applicant must include the location of all easements on the construction plans. These easements must be clearly labeled and accurately depicted to ensure compliance with all relevant regulations and to prevent any conflicts during the construction process. The plans should be submitted to and approved by the Community Development Department prior to the issuance of any construction permits.
48. If there will be roof-mounted equipment, the applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof-mounted equipment. All roof-mounted mechanical equipment and/or 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 and approved

by the Director of Community Development or designee.

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

NOTE: line-of sight drawing and/or building cross-section must be scaled.

49. All fences, walls, gates, and similar improvements for the proposed development shall be subject to the prior approval of the Building Department, the Fire Department, and the Community Development Department.
50. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Building Official or designee (*Calculations are subject to change*). All outdoor trash enclosures shall provide a solid roof cover.
51. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
52. The proposed development must be constructed using the quality materials specified in the approved elevation plans. Any materials that become deteriorated, warped, discolored, or rusted must be promptly replaced.
53. If a double-check detector assembly is provided, the Community Development Department requires that the double-check detector assembly be placed as far back from the property line 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. The bottom of the valve shut-off wheel shall be located a maximum of two (2) feet above ground.
54. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "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.

55. 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 Community Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines, which requires three-foot clearance on the sides and back of the equipment, and eight-foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that it does not spray on equipment. (A copy of the Guideline is available at the Community Development Department.)
56. No portion of the required off – street parking and driveways areas shall be used for outdoor storage of any type, unless prior written approval is obtained from the Director of Community Development and the Fire Marshall.
57. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with the case. The development shall continuously provide the required amount of parking stalls, at a minimum of 208 parking stalls shall be provided
58. All parking stalls shall be legible marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legible written on pavement, wheel stop or on a clearly visible sign.
59. The Community Development Department shall first review and approve all sign proposals for the development. The sign plan includes a site plan, building elevations on which the sign will be located, size, style, and color of the proposed sign. All signs shall be installed in accordance with the sign standards of the Zoning Code and the Sign Guidelines of the City.
60. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
  - Covenants.
    1. The applicant shall provide a written covenant to the Community Development 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.
- 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.
  - The applicant understands and agrees that any representation, actions, or approval 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. The 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
61. That the owner/applicant shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License.
  62. 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 on the City's website (<https://santafesprings.hdlgov.com>).

63. 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 modifications shall be subject to the review and approval of the Director of Community Development or his/her designee.
64. 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.
65. 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 Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
66. 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 conditional contained herein.
67. 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.
68. All other requirements of the City's Zoning Code, 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.
69. Unless otherwise specified in the action granting 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 and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
70. 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.



## PLANNING COMMISSION AGENDA STAFF REPORT

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Claudia L. Jimenez, Economic Development Specialist

**SUBJECT:** **NEW BUSINESS – MODIFICATION PERMIT (MOD) CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 11 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION PERMIT (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8-FOOT-6-INCH HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES) (CONTINUED FROM APRIL 13, 2026 PLANNING COMMISSION MEETING)**

**DATE:** May 11, 2026

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### **RECOMMENDATION(S)**

It is recommended that the Planning Commission:

1. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
2. Find that the applicants' MOD request meets the criteria set forth in §155.695 of the City's Zoning Code, for granting of a Temporary Modification Permit; and
3. Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
4. Approve the requested MOD Case Nos. 1377 and 1378, subject to conditions of approval as contained within Resolution No. 319-2026
5. Adopt Resolution No. 319-2026, which incorporates the Planning Commission's findings and actions regarding this matter.
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**

Project/Applicant Information

Project Site: 10140 Romandel Avenue. Santa Fe Springs, CA 90670

Project Applicant: Dzu Duong on behalf of HTA Los Angeles

Property Owner: RGA Financial Management Inc.  
10207 Freeman Avenue. Santa Fe Springs, CA

General Plan Designation: Industrial

Zoning Designation: M-2, Heavy Manufacturing

Existing Use of Property: Industrial heat treatment and metal processing company.

Project Site

The project site consists of one parcel (APN: 8011-007-036), totaling approximately 0.485 acres, and is located at 10140 Romandel Avenue in the City of Santa Fe Springs. The site is situated southwest of Los Nietos Road and north of Telegraph Road, within the M-2 (Heavy Manufacturing) Zone.

The subject property is currently developed with an approximately 10,700 square-foot industrial building and associated on-site improvements. The surrounding properties to the north, east, south, and west are also zoned M-2 (Heavy Manufacturing) and are developed with industrial uses.

Business Background

HTA Los Angeles (HTA LA) is a thermal processing company that provides heat treatment and metallurgical services for the metal industry. The company specializes in processing metal components to improve strength, durability, and performance through controlled heating and cooling methods. HTA LA supports a variety of industries, including commercial manufacturing, aerospace, and defense, by providing specialized services that help ensure metal parts meet required industry and performance standards.

The applicant is requesting approval of Modification Permit (“MOD”) Case Nos. 1377 and 1378 to temporarily reserve and not provide eleven (11) of the required on-site parking stalls to allow outdoor

storage on the project site. The request also includes temporary approval to allow the encroachment of a proposed 8-foot-6-inch-high fence and gate within the required front yard setback.

## **ANALYSIS:**

### Temporary Modification Requests

On September 22, 2025, the applicant submitted an application for Modification Permit (MOD) Case Nos. 1377 and 1378. Modification Case No. 1377 requests approval to temporarily reduce the on-site parking from 22 spaces to 11 spaces in order to accommodate a secure outdoor storage area within a portion of the existing parking lot. While 22 parking spaces are required under the current code, the site was originally developed with 21 spaces, rendering the parking condition legal nonconforming.

Modification Case No. 1378 requests approval to temporarily allow the encroachment of a proposed 8-foot-6-inch-high fence and gate within the required front yard setback to screen the outdoor storage area. The outdoor storage area will consist of equipment stacked to a maximum height of 8 feet 3 inches and will be fully screened from public view, with all stored materials set back to prevent visibility from the public right-of-way.

The applicant proposes the installation of an 8-foot-6-inch-high fence and gate within the required front yard setback to adequately screen the outdoor storage area. The City's Zoning Code permits a maximum fence and gate height of 3 feet 6 inches within the front yard setback; therefore, approval of the requested Modification Permit is required to allow the increased fence and gate height and the associated encroachment.

### Parking requirements

The building contains 10,700 square feet of gross floor area. For industrial uses, including incidental office uses, the Santa Fe Springs Zoning Code requires one parking space per 500 square feet for buildings up to 20,000 square feet.

Based on this standard, the project requires 21.4 parking spaces. Pursuant to the Zoning Code, when a parking calculation results in a fractional space, fractions less than one-third (1/3) may be disregarded, while fractions of one-third (1/3) or greater must be rounded up to the next whole number. Accordingly, the required parking is 22 spaces.

At the time of development, 21 parking spaces were provided, and the fractional requirement was not rounded up. As such, the City recognizes this as a legal nonconforming condition and will continue to accept the existing 21 parking spaces, in conformance with the City's nonconforming provisions.

Additionally, accommodating 22 parking spaces on-site is not feasible due to site constraints. The applicant proposes to provide 11 on-site parking stalls, resulting in a temporary shortfall of 10 stalls. Accordingly, the applicant is requesting approval of a Modification Permit to reserve and not immediately provide 10 of the 22 required on-site parking spaces.

As part of the application, the applicant also submitted an alternative site plan identifying the location where the 21 originally approved parking stalls could be accommodated if needed in the future. The alternative parking plan is included as Attachment C to this report.

**Justification for Parking Reduction**

Hours of Operation

The hours of operation shall be Monday through Friday, 6:30 a.m. to 4:30 p.m., and the business will be closed on Saturdays and Sundays.

Staffing

The facility employs a total of ten (10) employees, consisting of nine (9) full-time employees and one (1) part-time employee. Employee shifts are staggered throughout the day to support operational needs. The maximum number of employees on-site occurs between 11:30 a.m. and 3:00 p.m., when all shifts overlap.

Employee Staffing and Shift Schedule

<b>Number of Employees</b>	<b>Shift Time</b>	<b>Notes</b>
5	6:00 a.m. – 3:00 p.m.	Full-time
1	7:00 a.m. – 4:00 p.m.	Full-time
1	8:00 a.m. – 5:00 p.m.	Full-time
2	9:00 a.m. – 6:00 p.m.	Full-time
1	11:30 a.m. – 6:00 p.m.	Part-time

Peak Staffing

Peak employee overlap occurs between 11:30 a.m. and 3:00 p.m., during which time a maximum of ten (10) employees may be present on-site.

Parking Availability

The applicant is proposing eleven (11) on-site parking stalls, which adequately accommodate employee parking needs even during peak staffing hours. At a minimum, one (1) parking stall is anticipated to be available for occasional visitor parking, though visitor traffic is expected to be

minimal. Based on the staffing schedule and parking supply, the proposed parking is sufficient to accommodate employees and an occasional visitor parking demand during peak operational hours.

#### Operational Efficiency

The proposed temporary outdoor storage area is essential for the applicant's operations, as the site currently does not have a designated storage area. Raw materials and parts received at the facility are temporarily staged outdoors before continuing through the next phase of the operational process. To ensure that all outdoor storage is adequately screened from public view, the applicant is proposing the installation of an 8-foot, 6-inch-high fence and gate along the perimeter of the storage area.

#### No Impact on Surrounding Property

As the proposed use does not rely on off-site parking and the outdoor storage area will be adequately screened from public view, the project is not anticipated to create adverse impacts on surrounding properties or the immediate vicinity.

#### **ENVIRONMENTAL**

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that the proposed project only involves minor changes to reserve and not immediately provide the 11 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional square footage is proposed. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

#### **DISCUSSION:**

##### Modification Permit

##### 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 modification from requirements of the property development standards set forth in the City's Zoning Code when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Code. The Commission may grant, conditionally grant, or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances.

##### Criteria for Granting a Temporary Modification Permit

The Commission should note that in accordance with Section 155.697 of the City’s Zoning Code, before granting a Temporary Modification Permit, the Commission shall give consideration to the following:

- (A) That there are hardships involved with immediate compliance with certain property development standards.
- (B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

**SUMMARY:**

Conditions of Approval

On March 16, 2026, the Community Development Department distributed a project summary and all application materials related to the MOD request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment F. It should be noted that the applicant has reviewed, acknowledged, and agreed to all conditions of approval prior to the Planning Commission meeting.

Notification

As with similar Modification requests, staff mailed a meeting notice to the adjacent property owners, advising them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 5 notices were mailed out to said property owners on April 2, 2026. To date, staff have not received correspondence from the surrounding property owners who received the notice.

**ATTACHMENTS:**

- A. Aerial Photograph
- B. Proposed Parking
- C. Parking Plan B (Reserve and Not Provide)
- D. Elevations
- E. Notice to Adjacent Property Owners
- F. Resolution 319-2026
  - a. Exhibit A - Conditions of Approval

<b><u>ITEM STATUS:</u></b>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>
<hr/> Planning Commission Secretary, Esmeralda Elise	

**ATTACHMENT A:**

**Aerial Photograph**



**10140 Romandel Ave. (APN: 8011-007-036)**  
Modification (MOD) Case Nos. 1377 and 1378

**ATTACHMENT B:**

Proposed Parking



**HTA Los Angeles**  
10140 Romandel Avenue  
Santa Fe Springs, CA 90670

**Project Title:**

**2026 HTA LA  
Modification Permit  
Plans.3**

Site Plan  
Scale: 3/32" = 1'-0" (1:128)

**Date:** April 9, 2026

**Drawn By:** Dzu Q. Duong

**Size:** ARCH D

**Company:**  
HTA Los Angeles

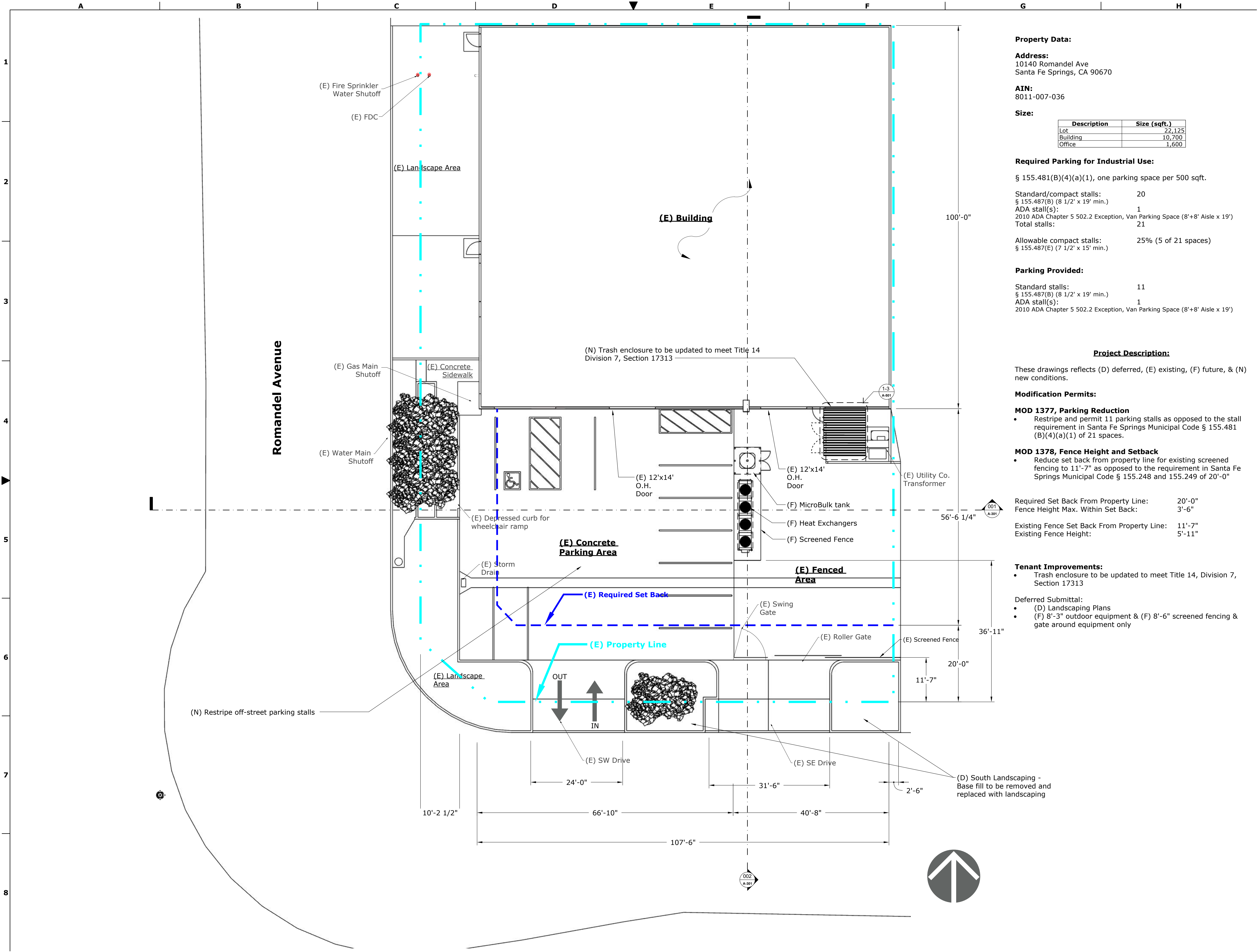
**Location:**  
10140 Romandel Avenue  
Santa Fe Springs, CA 90670

**Sheet Revisions:**

Rev.	Date	Description	Init.
	2/2/2026	2026 1st Issue	DD
.1	2/18/2026	-Updated Sheet Numbers -A-000, added building owner information, updated sheet schedule & abbreviations -A-101 Added section details and clarifications -A-301, new section sheet with Line of Sight Analysis -A-501, new details sheet with trash enclosure details	DD
.2	2/20/2026	-Removed "Red" Markings on all sheets -Added screened fencing around (F) outdoor equipment, updated line of sight, elevations, sections and floor plans	DD
.3	4/9/2026	-Removed ALL "Red" Marks -Updated project descriptions -Revised Parking Plan A & Reserve Plan	DD

**Sheet Number:**

**A-001**



**Property Data:**

**Address:**  
10140 Romandel Ave  
Santa Fe Springs, CA 90670

**AIN:**  
8011-007-036

**Size:**

Description	Size (sqft.)
Lot	22,125
Building	10,700
Office	1,600

**Required Parking for Industrial Use:**

§ 155.481(B)(4)(a)(1), one parking space per 500 sqft.

Standard/compact stalls: 20  
§ 155.487(B) (8 1/2' x 19' min.)  
ADA stall(s): 1  
2010 ADA Chapter 5 502.2 Exception, Van Parking Space (8'+8' Aisle x 19')  
Total stalls: 21

Allowable compact stalls: 25% (5 of 21 spaces)  
§ 155.487(E) (7 1/2' x 15' min.)

**Parking Provided:**

Standard stalls: 11  
§ 155.487(B) (8 1/2' x 19' min.)  
ADA stall(s): 1  
2010 ADA Chapter 5 502.2 Exception, Van Parking Space (8'+8' Aisle x 19')

**Project Description:**

These drawings reflects (D) deferred, (E) existing, (F) future, & (N) new conditions.

**Modification Permits:**

**MOD 1377, Parking Reduction**

- Restripe and permit 11 parking stalls as opposed to the stall requirement in Santa Fe Springs Municipal Code § 155.481 (B)(4)(a)(1) of 21 spaces.

**MOD 1378, Fence Height and Setback**

- Reduce set back from property line for existing screened fencing to 11'-7" as opposed to the requirement in Santa Fe Springs Municipal Code § 155.248 and 155.249 of 20'-0"

Required Set Back From Property Line: 20'-0"  
Fence Height Max. Within Set Back: 3'-6"

Existing Fence Set Back From Property Line: 11'-7"  
Existing Fence Height: 5'-11"

**Tenant Improvements:**

- Trash enclosure to be updated to meet Title 14, Division 7, Section 17313
- Deferred Submittal:
  - (D) Landscaping Plans
  - (F) 8'-3" outdoor equipment & (F) 8'-6" screened fencing & gate around equipment only

**ATTACHMENT C:**

Parking Plan B (Reserve and Not Provide)



**HTA Los Angeles**  
10140 Romandel Avenue  
Santa Fe Springs, CA 90670

**Project Title:**

**2026 HTA LA  
Modification Permit  
Plans.3**

Reserve (No-Parking) Plan  
Scale: 1/8" = 1'-0" (1:128)

**Date:** April 9, 2026

**Drawn By:** Dzu Q. Duong

**Size:** ARCH D

**Company:**  
HTA Los Angeles

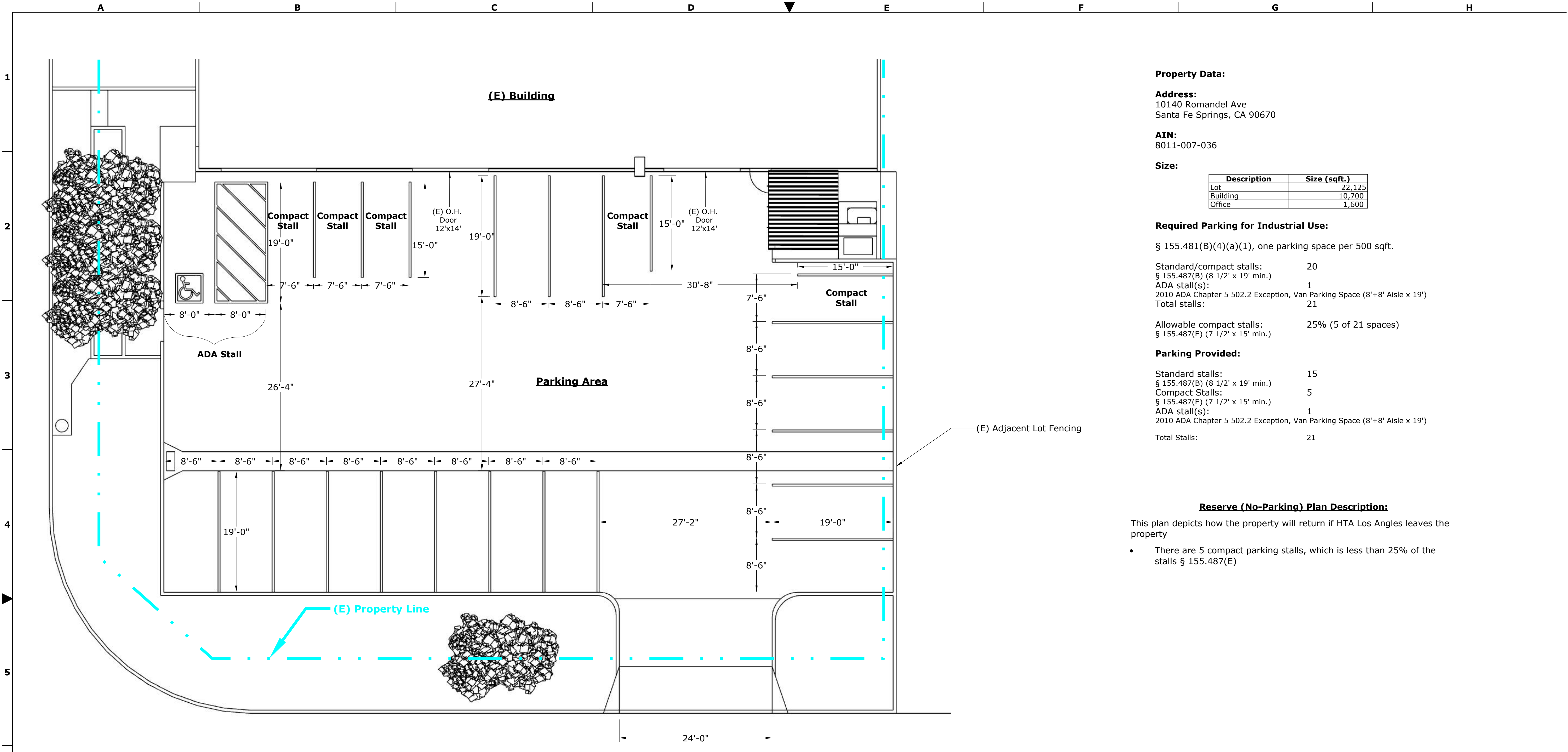
**Location:**  
10140 Romandel Avenue  
Santa Fe Springs, CA 90670

**Sheet Revisions:**

Rev.	Date	Description	Init.
	2/2/2026	2026 1st Issue	DD
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.2	2/20/2026	-Removed "Red" Markings on all sheets -Added screened fencing around (F) outdoor equipment, updated line of sight, elevations, sections and floor plans	DD
.3	4/9/2026	-Removed ALL "Red" Marks -Updated project descriptions -Revised Parking Plan A & Reserve Plan	DD

**Sheet Number:**

**A-201.1**



**Property Data:**

**Address:**  
10140 Romandel Ave  
Santa Fe Springs, CA 90670

**AIN:**  
8011-007-036

**Size:**

Description	Size (sqft.)
Lot	22,125
Building	10,700
Office	1,600

**Required Parking for Industrial Use:**

§ 155.481(B)(4)(a)(1), one parking space per 500 sqft.

Standard/compact stalls: 20  
§ 155.487(B) (8 1/2' x 19' min.)  
ADA stall(s): 1  
2010 ADA Chapter 5 502.2 Exception, Van Parking Space (8'+8' Aisle x 19')  
Total stalls: 21

Allowable compact stalls: 25% (5 of 21 spaces)  
§ 155.487(E) (7 1/2' x 15' min.)

**Parking Provided:**

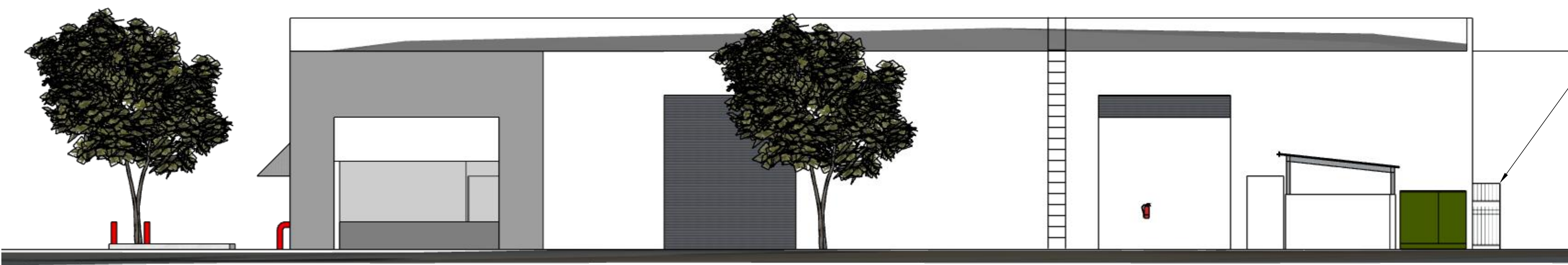
Standard stalls: 15  
§ 155.487(B) (8 1/2' x 19' min.)  
Compact Stalls: 5  
§ 155.487(E) (7 1/2' x 15' min.)  
ADA stall(s): 1  
2010 ADA Chapter 5 502.2 Exception, Van Parking Space (8'+8' Aisle x 19')  
Total Stalls: 21

**Reserve (No-Parking) Plan Description:**

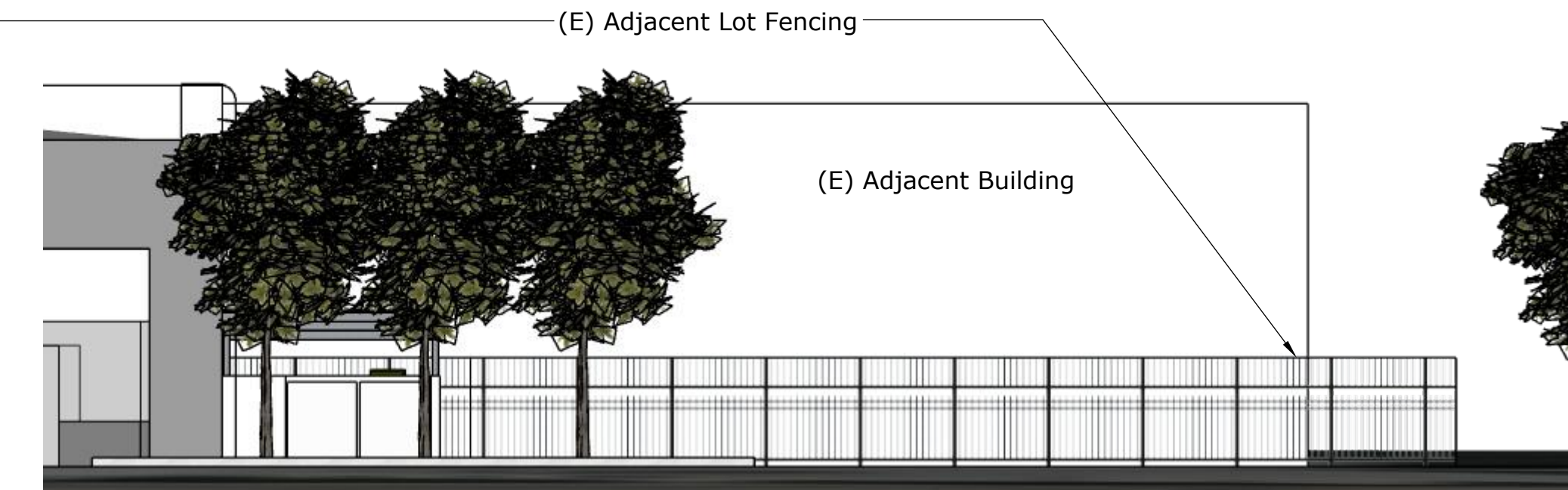
This plan depicts how the property will return if HTA Los Angeles leaves the property

- There are 5 compact parking stalls, which is less than 25% of the stalls § 155.487(E)

**Reserve (No-Parking) Plan 001**  
scale: 1/8"=1'-0" | A-201.1



**South Facing Elevation 002**  
scale: 1/8"=1'-0" | A-201.1



**West Facing Elevation 003**  
scale: 1/8"=1'-0" | A-201.1

**ATTACHMENT D:**

Elevations



**HTA Los Angeles**  
 10140 Romandel Avenue  
 Santa Fe Springs, CA 90670

**Project Title:**

**2026 HTA LA Modification Permit Plans.3**

Plan A Sections & Line of Sight Analysis  
 Scale: 1/8" = 1'-0" (1:96) unless otherwise noted

**Date:** April 9, 2026

**Drawn By:** Dzu Q. Duong

**Size:** ARCH D

**Company:**  
 HTA Los Angeles

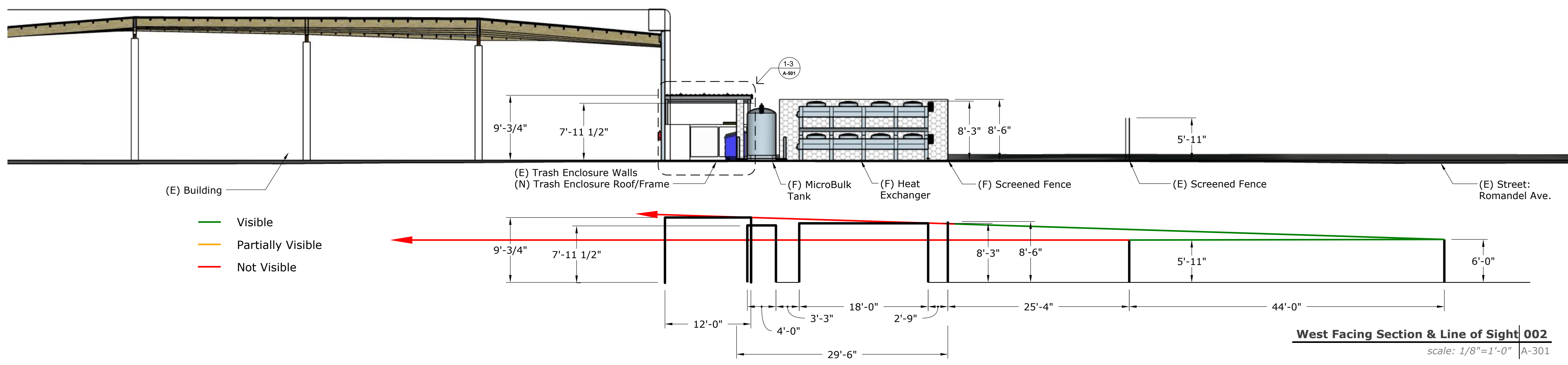
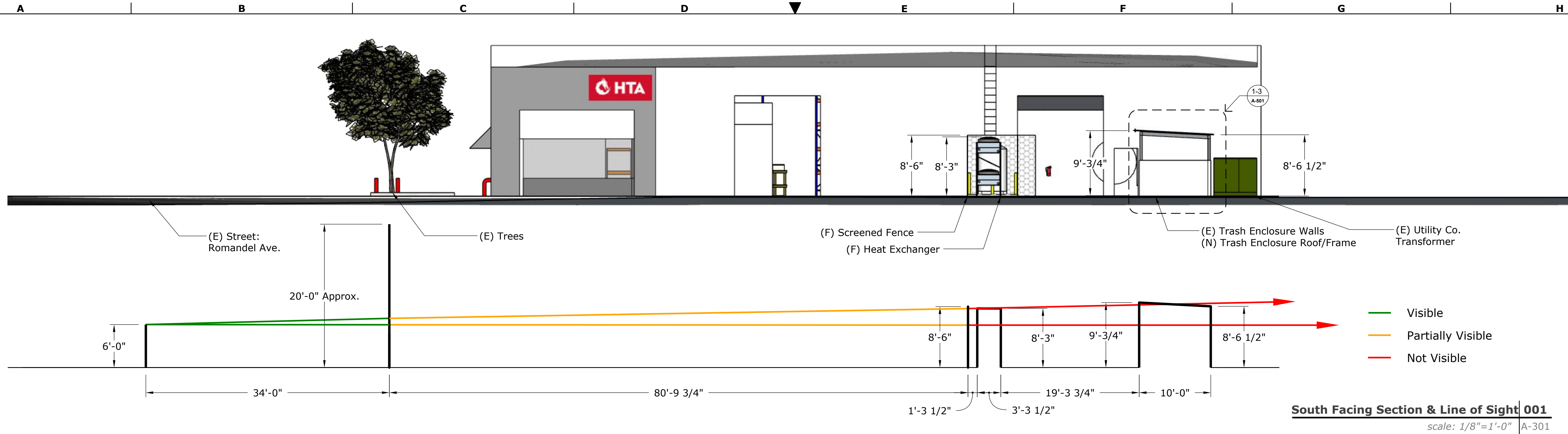
**Location:**  
 10140 Romandel Avenue  
 Santa Fe Springs, CA 90670

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.3	4/9/2026	-Removed ALL "Red" Marks -Updated project descriptions -Revised Parking Plan A & Reserve Plan	DD

**Sheet Number:**

**A-301**



- Visible
- Partially Visible
- Not Visible

**Description:**  
 Line of sight analysis for proposed (F) outdoor equipment which will be addressed in a separate permit.

**ATTACHMENT E:**

Notice to Adjacent Property Owners

DEPARTMENT OF COMMUNITY DEVELOPMENT



11710 Telegraph Road  
Santa Fe Springs, CA 90670

(562) 868-0511

[santafesprings.gov](http://santafesprings.gov)

**CITY OF SANTA FE SPRINGS  
NOTICE OF ADJACENT PROPERTY OWNERS  
MODIFICATION PERMIT CASE NOS. 1377 AND 1378**

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

**MODIFICATION (MOD) PERMIT CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 10 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8'-6" FOOT HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

**PROJECT LOCATION/APPLICANT** : 10140 Romandel Avenue. (APN: 8011-007-036)/ HTA Los Angeles on behalf of Dzu Duong

**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, April 13, 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](mailto: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 Claudia L. Jimenez, Economic Development Specialist, via e-mail at: [ClaudiaJimenez@santafesprings.gov](mailto:ClaudiaJimenez@santafesprings.gov) or otherwise by phone at: (562) 868-0511 ext. 7356.

**ATTACHMENT F:**

Resolution No. 319-2026

A. Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 319-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING MODIFICATION PERMIT (MOD) CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 11 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION PERMIT (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8 - FOOT - 6 - INCH HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

**WHEREAS**, an application was filed for two Modification Permits (“MOD Case Nos. 1377 and 1378”) to temporarily reserve and not provide 11 of the required on-site parking stalls to allow outdoor storage and to temporarily allow the encroachment of a proposed 8-foot-6-inch high fence and gate within the required front yard setback within the M-2, Heavy Manufacturing, Zone; and

**WHEREAS**, the Project Site is located at 10140 Romandel Avenue, Santa Fe Springs, CA 90670, with Assessor’s Parcel Number of 8011-007-036, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

**WHEREAS**, the property owner is RGA Financial Management Inc., 10207 Freeman Avenue, Santa Fe Springs, CA, 90670; and

**WHEREAS**, the applicant is Dzu Duong, 10140 Romandel Avenue, Santa Fe Springs, CA, 90670; and

**WHEREAS**, the proposed project, which includes the discretionary review of MOD Case Nos. 1377 and 1378, 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 written and oral reports provided, the Planning Commission 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**, similar to other Modification Permits, the City of Santa Fe Springs Department of Community Development on April 2, 2026, mailed out a courtesy notice to the adjacent property owners to advise them of the Modification Permit requests and of the date and time when this matter would be considered by the Planning Commission; and

**WHEREAS**, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject

site, the testimony, written comments, or other materials presented at the Planning Commission meeting on May 11, 2026, concerning MOD Case Nos. 1377 and 1378.

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

### SECTION 1. RECITALS

Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing of this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct and expressly incorporates them as substantive findings into this Resolution.

### SECTION 2. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the CEQA, and consequently, it is subject to CEQA review. However, the project qualifies for a Categorical Exemption, pursuant to the CEQA, Section 15301 – Class 1 (Existing Facilities).

Pursuant to Section 15301, Class 1 (Existing Facilities) of CEQA, the Planning Commission hereby finds and determines that the project is categorically exempt, as it involves minor alterations to an existing industrial facility, including the temporary reduction of required on-site parking and the use of a portion of the parking area for outdoor storage. The project does not include any expansion of the existing building footprint or additional square footage.

Lastly, the subject site is not listed on the Hazardous Waste and Substance Site (Cortese List) as set forth in Government Code Section 65962.5 and is not identified on the EPA's database (Environfacts).

### SECTION 3. MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in its review and determination of the subject Temporary Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

- (A) That there are hardships involved with immediate compliance with certain property development standards.

Under current site conditions, strict compliance with the City's parking and setback requirements would result in practical difficulties due to the site's limited size and existing development, including its legal nonconforming parking condition. Immediate compliance would materially constrain the use of the property and limit the applicant's ability to accommodate necessary operational features, including outdoor storage,

thereby creating a hardship inconsistent with the intent and purpose of the Zoning Code.

Specifically, the temporary reservation of 11 required on-site parking spaces to accommodate outdoor storage, along with the temporary placement of an 8-foot-6-inch-high fence and gate within the required front yard setback, reflects a short-term operational necessity rather than a permanent alteration of the site. Strict and immediate adherence to these development standards would impede the applicant's ability to maintain ongoing operations during this interim period. The requested modifications are limited in scope and duration and therefore constitute a legitimate hardship that justifies temporary relief without undermining the long-term intent of the City's development standards.

- (B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

The requested modification, if granted, would not be detrimental to the public health, safety, or welfare, nor to the property of others in the surrounding area. The subject site is located within an industrial zone characterized by similar uses, and the proposed modifications are consistent with the operational characteristics of the area. The temporary reduction in on-site parking supply is sufficient to meet anticipated demand and is not expected to result in adverse off-site parking or circulation impacts. In addition, the outdoor storage area will be screened by an 8-foot-6-inch-high fence and gate, minimizing visibility from the public right-of-way and maintaining compatibility with surrounding properties.

Due to the limited scope and temporary nature of the request, the modifications will not create adverse visual, operational, or land use impacts and therefore will not be detrimental to the public welfare or to properties in the vicinity.

#### SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 319-2026 to find and determine that the proposed project is categorically exempt pursuant to the CEQA Guidelines, Section 15301 – Class 1 (Existing Facilities); and approves MOD Case Nos. 1377 and 1378 to:

- Temporarily reduce the required on-site parking from 22 spaces to 11 spaces; and
- Allow the installation of an 8-foot-6-inch-high fence and gate within the required front yard setback for the property located at 10140 Romandel Avenue within the M-2 (Heavy Manufacturing) Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11<sup>th</sup> day of MAY 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Gabriel Jimenez, Planning Commission Chairperson

ATTEST:

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Esmeralda Elise, Planning Commission Secretary

**Exhibit A –Conditions of Approval**  
Modification Permit (MOD) Case Nos. 1377 and 1378

**DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION)**

**(Contact: Kevin Yang 562.868.0511 x 3818)**

1. 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.

**DEPARTMENT OF POLICE AND COMMUNITY SERVICES**

**(Contact: Kristen Haining 562.409.1850 x 3302)**

2. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City’s Department of Police Services. The security plan shall be submitted to the Director of Police and Community Services no later than sixty (60) days from the date of approval by the Planning Commission.
3. 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.
4. That the Applicant and/or his employees shall not allow anyone to loiter on the subject premises and shall immediately report all instances to the Whittier Police Department. Applicants shall maintain a current Trespass Arrest Authorization form with the Whittier Police Department and Department of Police and Community Services at all times. Applicant to properly maintain No Trespassing signs around the perimeter of the property.
5. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17” wide by 22” long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner’s expense and also contain the California Vehicle Code 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 thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
6. That all structures, including any lighting, fencing, walls, cabinets, and poles shall be maintained in good repair and free from any trash, debris, litter, graffiti, and any other forms of vandalism. Any damage sustained shall be repaired within 72 hours of occurrence,

weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.

7. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of potholes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
8. All parking stalls and/or designated parking areas shall be continuously available to all employees, customers, and visitors during normal business hours. Do not allow outdoor storage or staging of merchandise on any required parking stalls. All storage must be properly screened and out of public view at all times.
9. Property must be properly maintained at all times. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.
10. That the Applicant is required to operate according to their approved outdoor uses site plan. The Applicant shall not deviate from the approved plan without approval from the Community Development Department.
11. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.
12. Trucks are not to block street traffic by queuing at any time; drivers and/or registered owners are subject to citations.

**WASTE MANAGEMENT :**

**(Contact : Joe Barrios 562.868.0511 x7342)**

13. 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.
14. 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.

**COMMUNITY DEVELOPMENT DEPARTMENT:**

**(Contact: Claudia L. Jimenez 562.868.0511 x7356)**

15. The property owner/applicant, HTA, Los Angeles, understands and agrees that the privileges granted under this approval, including the temporary reduction of on-site parking and the establishment of an outdoor storage area, are for the sole use of HTA, Los Angeles on the subject property.
16. This approval authorizes HTA, Los Angeles, to temporarily reduce the required on-site parking from twenty-one (21) spaces to eleven (11) spaces to accommodate a secure outdoor storage area within a portion of the existing parking lot.
17. The property owner/applicant understands and agrees that a minimum of 11 off-street parking spaces, as shown on the site plan submitted and on file with this case, shall be made continuously available on the subject site at all times.
18. In the event the need arises for the additional required off-street parking spaces as determined by the Community Development Director, the applicant shall work with the planning staff to come up with a solution to immediately mitigate the parking issues.
19. The property owner/applicant shall provide the currently approved parking layout and reserve the ability to accommodate a minimum of twenty-one (21) on-site parking spaces in the future. In the event of a change in tenancy, the site shall be modified, in accordance with an approved alternative site plan, to provide the full twenty-one (21) parking spaces, consistent with the existing legal nonconforming condition.
20. There shall be a maximum capacity of 10 employees total at peak shift for the applicant. An employee roster shall be provided by all future tenants to confirm the employee count before granting approval by the Community Development Director of any future business license applications relating to the subject property.
21. The hours of operation shall be limited to 6:30 a.m. to 4:30 p.m., Monday through Friday. The business shall be closed on Saturdays and Sundays, unless otherwise approved by the Community Development Director.
22. This approval further permits the installation of a fence and gate within the required front yard setback, with a maximum height of eight feet six inches (8'-6"), exceeding the otherwise permitted height of three feet six inches (3'-6"), for the purpose of screening the outdoor storage area from public view.
23. All outdoor storage shall be limited to equipment only and shall be located in accordance with the approved site plan, including any future outdoor equipment areas identified therein. Stored equipment shall not exceed a maximum height of eight feet three inches (8'-3") and

shall be arranged and continuously maintained in a manner that prevents visibility from the public right-of-way at all times.

24. The property owner/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 Community Development Director or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that include 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.
25. The property owner/applicant must submit a city-approved landscape plan, including but not limited to landscaping for the southern site area and Romandel frontage. The project must comply with AB 1881 (MWELo), if applicable based on landscape area. All improvements shall be installed prior to final inspection and maintained to the satisfaction of the Community Development Director.
26. Upon completion of the new landscaping, the required landscaped areas shall be maintained in a neat, clean, orderly and healthy 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
27. The property owner/applicant shall submit any proposed changes to the approved plans (on file with the subject case) to the Community Development Department for review and approval prior to implementation. The applicant acknowledges that certain modifications may require additional review and approval from other City departments before such changes can be incorporated into the project.

Conditions 28 is specifically for Properties within the Methane Zone and/or Requiring a Methane Barrier

28. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
29. All other requirements of the City's Zoning Code, 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.

30. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Community Development Department to file a Categorical Exemption from the California Environmental Quality Act prior to or within two (2) days of the Planning Commission decision.
31. The property owner/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, and 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 the 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.
32. The property owner/applicant understands and agrees that this approval is subject to modification or revocation in accordance with the Santa Fe Springs Municipal Code if any condition of approval is violated or if the use is found to be in non-compliance with applicable laws, regulations, or ordinances. Any violation of the provisions of this approval, or any applicable law, statute, or ordinance, may result in the revocation of this approval and the lapse of all privileges granted herein.