



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

March 14, 2016

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

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 City Clerk'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.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Aranda, Arnold, Jimenez, Mora, and Ybarra.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the February 17, 2016 Regular Planning Commission Meetings.

6. PUBLIC HEARING

Conditional Use Permit Case No. 770 and Modification Permit Case No. 1265

A request to allow for the establishment, operation, and maintenance of an indoor banquet hall facility within a 7,202 sq. ft. single-story building and a request for a Modification of Property Development Standards Permit to not provide forty-two (42) required parking stalls related to the proposed use, at 12215 Slauson Avenue (APN: 8168-014-025), within the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

7. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit No. 591-5

A compliance review to allow the continued operation and maintenance of a church use at 13808 Imperial Highway (APN: 8044-030-009), Units 100 and 120, in the M-1-PD, Light Manufacturing-Planned Development Overlay, Zone. (Jason Lozano for Freedom Christian Center)

B. CONSENT ITEM

Conditional Use Permit Case No. 736-1

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA)

C. CONSENT ITEM

Conditional Use Permit Case No. 749-1

A compliance review to allow the continued operation and maintenance of a food processing use involving vinegar at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone. (Otafuku Foods, Inc.)

8. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

9. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo
Commission Secretary

March 10, 2015
Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
February 17, 2016**

1. CALL TO ORDER

Vice Chairperson Arnold called the meeting to order at 6:15 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Arnold led the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern
Noe Negrete, Director of Public Works

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:16 p.m. There being no one wishing to speak, Oral Communications were closed at 6:16 p.m.

5. MINUTES

Approval of the minutes of the January 11, 2015 Regular Planning Commission Meetings.

Commissioner Mora moved to approve the minutes of the January 11, 2016; Commissioner Jimenez seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. APPOINTMENT TO HERITAGE ARTS ADVISORY COMMITTEE

Commissioner Jimenez volunteered to be appointed to the Heritage Arts Advisory Committee. There being no objections, Commissioner Jimenez was unanimously appointed.

7. **PUBLIC HEARING**

Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261

A request to allow for the establishment, operation, and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space and a request for a Modification of Property Development Standards Permit to not provide eight (8) on-site required parking stalls related to the proposed use, at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

Vice Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:19 p.m. and called upon Planning Intern Edgar Gonzalez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the Applicant was Cristobal Urena.

Commissioner Mora inquired if any of the other buildings in the business complex are fully occupied or have vacancies. Planning Consultant Paul Garcia could not reply as to the vacancies in the complex. Commissioner further inquired about the two parking surveys conducted by staff. Planning Intern Edgar Gonzalez replied that staff conducted a parking analysis at different times of the day and week and they found that an average of 64 parking spaces are utilized on a consistent basis.

Vice Chairperson Arnold indicated that within the staff report it mentions that the applicant is requesting a parking Modification and how would that affect other businesses within that business complex should the parking demand increase. City Attorney Steve Skolnik replied that when new occupancies came in a parking analysis would have to be conducted at that point but the applicant is coming in based on what is available now.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

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

Commissioner Jimenez moved to approve Item No. 7; Vice Chairperson Arnold seconded the motion which was unanimously approved.

8. **PUBLIC HEARING**

Development Plan Approval Case No. 898 and Modification Permit Case No. 1259

A request for approval to replace an existing 43'-6" high silo with a new 29' high steel silo and a request for a Modification of Property Development Standards to not fully screen the new 29' high steel silo from view from the public right of way(s) on property at 10643 Norwalk Boulevard (APN: 8009-025-045), within the M-2, Heavy Manufacturing, Zone. (Furuto Rubio & Associates on behalf of Continental Heat Treating)

Vice Chairperson Arnold opened the Public Hearing for Item No. 8 at 6:32 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the Applicant Continental Heat Treating was Architect Roy Furuto.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no questions or comments, Vice Chairperson Arnold closed the Public Hearing at 6:39

p.m. and requested a motion.

Commissioner Jimenez moved to approve Item No. 8; Commissioner Mora seconded the motion which was unanimously approved.

9. PUBLIC HEARING

Development Plan Approval Case No. 905, Modification Permit Case No. 1260, and Environmental Documents

A request for approval to allow the demolition of a 10,150 sq. ft. portion of the rear warehouse building, installation of a new rail spur track adjacent to rear property line, construction of an approximately 11,440 sq. ft. containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the proposed tanks, and re-configure the existing on-site parking and circulation; and a request for a Modification of Property Development Standards to not provide full screening of the proposed tanks from the public right-of-way, for property located at 9051 Sorensen Avenue (APN: 8168-007-031), within the M-2, Heavy Manufacturing, Zone. (Northstar Chemical, Inc.)

Vice Chairperson Arnold opened the Public Hearing for Item No. 9 at 6:39 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the Applicant was Environmental Consultant Marc Blodgett and Director of Operations Bob Cavey.

Senior Planner Cuong Nguyen noted that he received one (1) inquiry from the property owner to the south; however, he did not oppose the project.

Commissioner Jimenez inquired about the time frame on anticipated growth with regards to the landscaping trees. Senior Planner Cuong Nguyen replied that Italian Cypress trees grow six (6) to eight (8) feet per year.

Vice Chairperson Arnold inquired about the location of the larger tanks. Director of Operations Bob Cavey replied that the larger tanks are being located to the rear of the property. Mr. Cavey also wanted to clarify that the full development project consists of 26 tanks to be installed and of those 26 tanks: 5 would be metal, and the vast majority will be plastic but that the largest tanks would be built of fiberglass.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no questions or comments, Vice Chairperson Arnold closed the Public Hearing at 6:55 p.m. and requested a motion.

Commissioner Jimenez moved to approve Item No. 8; Commissioner Mora seconded the motion which was unanimously approved.

10. CONSENT ITEMS

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

A. CONSENT ITEM

Conditional Use Permit Case No. 751-1

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (previous APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

Vice Chairperson Arnold inquired if CUP 751-1 was only to extend the current proposal for another year. City Attorney Steve Skolnik replied that ordinarily a CUP expires if it is not exercised within a year. We would never evoke that unless someone is abandoning the CUP; however, the applicant is currently in plan check and to keep a proper paper trail staff is requesting that the CUP be extended for another year.

Since staff reports were sufficient, Vice Chairperson Arnold requested a motion regarding Item No. 10A.

Commissioner Aranda moved to approve Item No. 10A; Commissioner Jimenez seconded the motion which was unanimously approved.

**11. PRESENTATION
HIGHLIGHTS OF 2015 PRESENTATION**

12. ANNOUNCEMENTS

- ◆ Commissioners
Commissioner Aranda announced the passing of his mother Gloria Aranda.

Vice Chairperson Arnold, Commissioners Jimenez and Mora expressed their condolences to Commissioner Aranda and his family.

- ◆ Staff
City staff also expressed their condolences to Commissioner Aranda and to his family.

13. ADJOURNMENT

At 7:05 p.m. Vice Chairperson Arnold adjourned the meeting to Monday, March 14, 2016 at 6:00 p.m. in memoriam of Gloria Aranda.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

Conditional Use Permit Case No. 770 and Modification Permit Case No. 1265

A request to allow for the establishment, operation, and maintenance of an indoor banquet hall facility within a 7,202 sq. ft. single-story building and a request for a Modification of Property Development Standards Permit to not provide forty-two (42) required parking stalls related to the proposed use, at 12215 Slauson Avenue (APN: 8168-014-025), within the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 770 and Modification Permit Case No. 1265, and thereafter close the Public Hearing; and
2. 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
3. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
4. Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the City's Zoning Regulations for the granting of a Modification Permit; and
5. Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
6. Approve Conditional Use Permit Case No. 770 and Modification Permit Case No. 1265, subject to the conditions of approval as contained with the Staff Report.

LOCATION / BACKGROUND

The subject site, comprised of a single parcel (APN 8168-014-025) measuring approximately 1.02 acres, has an address of 12215 Slauson Avenue, and is located on the northwest corner of Slauson Avenue and Chetle Avenue. The subject site is dual zoned; the majority of the property, including the portion developed with the existing building fronting Slauson Avenue, is zoned M-2, Heavy Manufacturing with the remainder of the property fronting Chetle Avenue zoned M-1, Light Manufacturing. Properties to the south and west are zoned M-2, properties to the north west are zoned M-1, and properties to north east and east are within the City of Whittier and are zoned for manufacturing uses.

The one-acre site, developed in 1966, currently has a 6,282 sq. ft. single-story building designed for a restaurant use. The subject site has been utilized by various restaurants since its development in 1966; however, it has remained vacant for approximately seven (7) years. The applicant recently purchased the subject site and is committed to providing improvements and developing a successful and beneficial use.

The applicant, Azar Event Center, is proposing to utilize the subject site for a banquet hall facility. Specifically, the proposed use will accommodate full-service events for corporate meetings, school events, rehearsal dinners, weddings, and other similar affairs. Per Section 155.243 (K) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required before commencement of such operations. As a result, Azar Event Center has filed an application for said Permit as required by the Zoning Regulations

PROJECT DESCRIPTION

Details of Proposed Use

The subject site is currently developed with a 6,282 sq. ft. single-story building designed for restaurant-type uses. The applicant is proposing to make several improvements to the existing building and subject site, including an interior remodel, a new exterior façade treatment, a 920 sq. ft. addition, new parking layout and landscaping, and a new 42" high wrought iron fence (with vines) along the exterior boundaries of the parking lot. These improvements will help transform the property into a more desirable site suitable for a banquet facility.

Floor Plan

The aforementioned 920 sq. ft. addition includes an increase of 588 sq. ft. to the entry/waiting area, 262 sq. ft. for storage and an electrical room, and the remaining 70 sq. ft. for a secondary exit. The 920 sq. ft. addition will result in a total of 7,202 sq. ft. of building area. Overall, the floor plan details that 4,199 sq. ft. will be designated as a dining area, 877 sq. ft. designated as an entry/waiting area, 924 sq. ft. designated as a kitchen, and the remaining floor area consisting of a bar, service

stations, storage, and restrooms.

Elevations

The existing elevations detail exterior building walls comprised of concrete block and brick and a metal mansard roof. The proposed elevations detail significant façade improvements, including providing a smooth stucco finish to all exterior walls, providing a stone veneer treatment to the street facing elevations, a box-cornice roof treatment, and a new awning over the entry to the building. The improvements will result in a much more attractive building on the currently unoccupied site.

Operational Details

The proposed hours of operations will be 8:00 am – 10:00 pm, Monday – Thursday and 10:00 am – 1:00 am Friday – Sunday. The proposed use, generally speaking, will provide business catering during the workweek and provide service to social events on the weekend. Staffing for a typical event will consist of eleven (11) employees. Additional detail on the proposed operations is contained within the attached operational narrative.

Parking

Upon review of the proposal, staff determined the proposed use, based on the total area of the public portion of the building and employee count, has a related required parking demand of 151 parking stalls. The subject site will provide 79 parking stalls; additionally, the applicant has secured two separate parking agreements that allows them to utilize 30 parking stalls on two adjacent properties when they are not operational, i.e. outside of their normal business hours (please see the attached site plan for the location of the 30 shared parking stalls). The applicant, therefore, will have a total of 109 parking stalls available to them, leaving a deficit of forty-two (42) parking stalls as required by the City’s Zoning Regulations. As a result, the applicant is concurrently requesting approval for a Modification of Property Development Standards Permit to allow for said deficit of required parking stalls.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (K) of the Zoning Regulations, states that commercial and service type uses shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (K)	<p data-bbox="570 1633 764 1665"><u>Section 155.243</u></p> <p data-bbox="570 1665 1469 1728">The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:</p> <p data-bbox="667 1745 1469 1873">(K) Commercial and service type uses which the Commission, after study and deliberation, finds are needed to serve the M-2 District and which will not interfere with the orderly development of the industrial area and which will be compatible with industrial uses.</p>

COMMISSION'S CONSIDERATIONS

Conditional Use Permit Case No. 770

As mentioned previously, Section 155.243 (K) of the Zoning Regulations, states that commercial and service type uses shall be allowed only after a valid conditional use permit has first been obtained.

Additionally, the Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

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

The subject site is located within the M-2 (Heavy Manufacturing) and M-1 (Light Manufacturing) Zones and also has a General Plan land use designation of Industrial. An indoor banquet hall facility use would be consistent with the current zoning and land use designation. Additionally, the proposed use is generally surrounded by various industrial, office, and warehouse uses. It should be noted that the surrounding businesses are among the applicants target users for the weekday events, as the banquet facility intends to host corporate and business related luncheons. With the implementation of the recommended conditions of approval, the proposed use will be compatible with the surrounding industrial uses.

The primary concern would be to ensure that there is sufficient parking to accommodate the patrons, and employees, of the proposed use. As aforementioned, upon review of the proposal, staff determined the proposed use and its related required parking demand will create a deficit of forty-two (42) parking stalls. As a result, the applicant has submitted an application for a Modification of Property Development Standards (MOD) Permit to allow for said deficit of required parking stalls. Upon review of the application materials provided by the applicant, and the methodical approach to conditioning the proposed parking deficit, it is staff's opinion that the site could accommodate the parking demand associated with the proposed use (findings in support of the MOD are forthcoming). Additionally, other typical concerns related to safety, noise, alcohol, and loitering have been addressed through the conditions of approval. It should also be noted that, in accordance with condition number 31, the applicant shall maintain an occupancy level of 200 persons or less.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed indoor banquet hall facility will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

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

The subject property is fully improved with an existing 6,282 sq. ft. building and related improvements. The applicant is proposing a 920 sq. ft. addition along with significant façade improvements. The exterior improvements include providing a smooth stucco finish to all exterior walls, providing a stone veneer treatment to the street facing elevations, a box-cornice roof treatment, and a new awning over the entry to the building. Additionally, the applicant will be providing additional landscaping throughout the parking lot area and a new 42' high wrought-iron fence (provided with vines) along the exterior boundaries of the parking lot area. The improvements will result in a much more attractive building on the currently unoccupied site. Staff therefore finds that the proposed banquet facility use will not only preserve, but enhance, the general appearance and welfare of the community.

Modification Permit Case No. 1265

The applicant is requesting a modification of property development standards to not provide forty-two (42) required parking stalls associated with the proposed indoor banquet hall facility use.

In accordance with Section 155.696 of the City's Zoning Regulations, the Planning Commission shall take into consideration the following factors in making its determination as to whether or not there are practical difficulties or hardships involved:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.

As aforementioned, the subject site is irregularly shaped, which impacts the ability to configure the parking layout in a traditional manner and presents a significant challenge in meeting the minimum parking and related access requirements.

- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.

The modification is required due to several reasons, i.e. the inability to provide a traditional parking layout due to the irregularly shaped property and the nature of the proposed use requiring less parking than other assembly-type uses.

Although it is the intent of the applicant for the proposed banquet hall facility to be successful and achieve financial gain, the applicant is investing a significant amount of capital to improve the site and building, with no guarantee of a return.

- (C) That the alleged difficulties were not created by any person presently having an interest in the property.

The alleged difficulty with the subject site, its irregular shape, was created when the subject site was developed in 1966, and not by any person presently having interest in the property. In fact, the applicant has redesigned the existing parking layout to provide for an additional ADA compliant handicap stall, and related access, to conform to ADA regulations.

- (D) That the conditions involved are not generally applicable to most of the surrounding properties.

The condition involved is not generally applicable to surrounding properties as none share the irregular shape of the subject site.

- (E) That the requested modification would not diminish property values in the neighborhood.

The requested modification will not diminish property values in the neighborhood; in fact, the proposed improvements related to the subject modification will greatly enhance the site and will result in an attractive building that will benefit persons and properties in the area.

- (F) That the proposed modification will not increase congestion or endanger the public safety.

The proposed modification will not increase congestion or endanger the public safety, as the subject site has historically been used for various restaurant-type uses. Additionally, ADA compliant parking stalls and related access will be improved upon, thus improving the overall safety.

REQUIRED SHOWING

In addition to the Planning Commission considerations required before granting a Modification Permit, and in accordance with Section 155.695 of the City's Zoning Regulations, a Modification Permit request by an applicant in non-residential zones may be granted by the Planning Commission if the applicant shows the following conditions apply

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

The proposed use will typically have its highest demand for parking during the weekend hours of operation, when surrounding businesses are not fully operational.

Additionally, the nature of the proposed use results in guests carpooling to the subject use. As such, the parking demand for the proposed use should not be as high for other assembly type uses, as vehicles visiting the facility will contain multiple individuals commuting together. Moreover, if a similar request arose, staff would consider the circumstance of the case and, if the facts presented are similar, staff would also recommend approval for a Modification.

(B) That the subject property cannot be used in a reasonable manner under the existing regulations.

The site is fully developed; as such, there is no available space on the subject property to provide the additional forty-two (42) required parking stalls. The only alternatives would be to significantly reduce the public portion of the building, reduce the maximum occupancy of the building, reduce the days and hours of operation, explore alternative parking solutions, or a combination thereof. The nature of the proposed use results in multiple individuals commuting together to the proposed banquet hall facility. If it is found that the site cannot accommodate the use as proposed, staff has conditioned (condition of approval #57) that one or more of the alternatives outlined above be implemented.

(C) That the hardship involved is due to unusual or unique circumstances.

The unique circumstance in this case is the irregular shape of the subject site, which impacts the ability to configure the parking layout in a traditional manner and presents a significant challenge in meeting the minimum parking and related access requirements. Additionally, the applicants proposed use results in individuals commuting together in a single vehicle. As a result, the parking demand for the proposed use is not as high for other assembly type uses. Lastly, the applicant's peak demand for parking will be during the weekend hours of operation. Nevertheless, staff has imposed a condition to limit the occupancy to 200 individuals or less.

(D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general. Staff has worked with diligently with the applicant during the application process regarding the required parking demand for the proposed use. This has resulted in the applicant obtaining shared parking agreements with two adjacent properties and agreement between staff and the applicant on mitigation measures if the parking demand is proven to exceed available parking stalls. Staff has numerous conditions in place to ensure that parking related issues will be sufficiently and swiftly addressed. Based on these factors, staff believes that the modification, if granted, would not be detrimental to other persons

or properties in the area, nor be detrimental to the community in general.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff find that the applicant's request meets the criteria set forth in §155.716, §155.695, and §155.696 of the City's Zoning Regulations for the granting of a Conditional Use Permit and a Modification Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Slauson Avenue and Chetle Avenue; Slauson Avenue is designated as a "Major Highway" within the Circulation Element of the City's General Plan while Chetle Avenue is a local industrial street.

ZONING AND LAND USE

The subject site is dual zoned; the majority of the property, including the portion developed with the existing building fronting Slauson Avenue, is zoned M-2, Heavy Manufacturing with the remainder of the property fronting Chetle Avenue zoned M-1, Light Manufacturing. Properties to the south and west are zoned M-2, properties to the north west are zoned M-1, and properties to north east and east are within the City of Whittier and are zoned for manufacturing uses.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 3, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on March 3, 2016, and published in a newspaper of general circulation (Whittier Daily News) March 4, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 1, Section 15301 – Existing Facilities of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical

features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

As aforementioned, the project entails minor interior modifications (alterations), a new exterior façade, and a 920 sq. ft. addition. Staff finds that the project meets the criteria stated above and believes the indoor banquet hall facility use will not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the proposed project by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

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

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868-0511 x7545)

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.
2. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
3. All existing buildings shall be connected to the sanitary sewers.

4. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
5. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant cannot meet the mitigation requirements, the applicant shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

6. That Knox access shall be provided for main entrance and all exterior gates.
7. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.
8. Keep clear and maintain fire lanes at all times.
9. Inspect, service, and maintain existing kitchen hood suppression system.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

10. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
11. That the applicant shall obtain a City Industrial Waste Disposal Permit from the Environmental Protection Division of the Santa Fe Springs Department of Fire-Rescue for the disposal of industrial wastewater through the existing grease interceptor.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.409.1850 x3319)

12. That the Applicant shall obtain a valid License from the Department of Alcoholic beverage Control (ABC) and an Alcohol Sales Conditional Use Permit and from the Department of Police Services prior to commencing any banquet events offering alcoholic beverages.

13. That the Applicant shall obtain an Entertainment Conditional Use Permit from the Department of Police Services.
14. The serving of alcoholic beverages shall comply with the requirements set forth by the California division of Alcoholic Beverage Control (ABC).
15. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
16. That prior to requesting a final inspection by the Building Department, the applicant shall install and maintain operating video surveillance equipment capable of monitoring interior and exterior areas. That the recorded video shall be accessible to law enforcement personnel during any lawful investigation. The location and the coverage of the video cameras shall be reviewed and approved by the Department of Police Services; the Applicant may be subject to adding additional cameras if it is determined that additional video coverage is warranted.
17. That the Applicant shall provide a uniformed and licensed security guard at all events which serve alcoholic beverages.
18. That event invitees shall not be permitted to bring in their own alcoholic beverages, or be allowed to consume alcoholic beverages within the parking lot or street.
19. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
20. That the preparation of food within the facility shall comply with the requirements set forth by the Los Angeles County Health Department. All food preparation and cooking shall be conducted indoors at all times.
21. That all events shall be private in nature. Open invite invents through flyers or the social networks is prohibited.

22. That the Applicant and/or his contracted users shall not charge a door fee or a voluntary contribution to enter an event on the premises.
23. That during closing time and 30 minutes after the establishment's closing time, the Applicant shall provide a security guard whose sole purpose is to patrol the parking lot, and around the premises, to maintain order therein, and to prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
24. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
25. That the use of the on-site parking area shall be used exclusively for parking of vehicles and shall not be reduced or encroach upon with inflatables, and/or other similar carnival type rides.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

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

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Paul M. Garcia 562.868-0511 x7354)**

28. That Conditional Use Permit No. 770 allows for an indoor banquet facility within a 7,202 sq. ft. building located at 12215 Slauson Avenue. Specifically, the use will offer accommodations for private events including birthday parties, corporate events, wedding receptions, and other social occasions. The public portion of the building shall not exceed 5,076 sq. ft., as shown on the submitted floor plan and on file with this case. Approval of Conditional Use Permit No. 770 is contingent upon approval of Modification Permit Case No. 1265.
29. That Modification Permit Case No. 1265 allows for a forty-two (42) parking stall reduction to the minimum parking requirements associated with the subject banquet facility use. Said parking reduction is specific to the subject indoor banquet facility use.

30. That the proposed indoor banquet facility use cannot be used for public assembly purposes until it has met the current requirements of the Los Angeles County Building Code and the Uniform Fire Code and an occupancy load has been determined by the Fire Department. The process requires plans to be submitted, reviewed, approved, permits to be obtained, and field inspected with a final approval granted by the City Fire Department and Building Department. The building shall not be occupied for such use until such time that this process has been completed.
31. That the maximum occupancy of the banquet facility shall not exceed 200 individuals, including guests, employees, security, and other personnel. If a lesser number is determined by either the Fire Department or Building Department, said number shall be enforced.
32. That the banquet facility shall only be available for use by private banquet events. A "private banquet event" shall mean a private party that is not open to or arranged for the general public to attend, nor arranged by a vendor for the general public, with food services as the primary use and alcohol service, dancing, and/or live entertainment being ancillary and subordinate uses. Promoters shall not be used to promote any event and cover charges shall not be established. Banquet contracts for private banquet events must be available on-site for presentation to law enforcement, Fire, or other City personnel upon request.
33. That live entertainment and/or dancing are allowed as ancillary uses, and under an approved Entertainment Conditional Use Permit, at any banquet event but shall not be the primary use at any time. Said dancing and live entertainment shall only occur inside the dining area shown on the proposed floor plan, out of the way of exits and paths of travel. The dance floor area shall consist of a removable interlocking dance floor to distinguish it as the dancing area. Live entertainment shall be limited to disc jockeys, karaoke, and live bands. No other form of live entertainment shall be permitted unless approved in writing by the Director of Planning.
34. That no fog machines, fireworks, pyrotechnics, open flames, or other similar devices shall be used on the premises.
35. That private, licensed security guards shall be provided at all banquet events offering alcoholic beverage service, music, or dancing. Such events include, but are not limited to corporate parties, wedding receptions, special events,

and any other social gathering held at the facility. Security personal shall wear clothing/uniforms that is/are easily identifiable by law enforcement and City personnel.

36. That alcoholic beverages may only be served in accordance with the Department of Alcoholic Beverage Control (ABC) licensing requirements. No alcoholic beverages may be served or consumed outside of the facility. Employees who are responsible for alcohol sales or service shall complete the necessary ABC training and comply with all ABC rules and regulations. The applicant is also responsible for ensuring compliance with all applicable state and federal laws and pertaining to the sale and consumption of alcoholic beverages.
37. That a drink minimum shall not be established at any time or for any function. Additionally, staff and servers shall ensure that there are no sales or service of alcoholic beverages to obviously intoxicated persons.
38. That a strict identification policy shall be implemented to prevent consumption of alcoholic beverages by minors.
39. That the applicant shall comply with all applicable state and local laws and regulations pertaining to smoking and e-cigarettes.
40. That all activities related to the indoor banquet facility shall be conducted indoors at all times. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special event activities, unless prior approval has been obtained by the Director of Planning, Director of Police Services, and the Fire Marshall or their designee(s).
41. That the exterior exit doors shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff members and guests not to loiter or make loud noises outside of the building before, during, or after events.
42. That noise emanating from the building shall not be audible beyond the area under control of the business or property owner, shall be within the limitations prescribed by the City's Noise Ordinance, and shall not create a nuisance to surrounding properties. In the event noise levels outside of the subject site are found to exceed permissible levels per Section 155.424 of the City's Zoning

Regulations, the applicant shall work with planning staff to come up with a solution to immediately mitigate the noise issues.

43. That the applicant shall continually provide a seating/waiting area indoors to prevent and discourage customers from waiting outside.
44. That the days and hours of operation shall be Monday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday through Sunday from 10:00 am to 1:00 am. Any modification to the days and hours of operation shall be subject to prior review and approval by the Director of Planning.
45. That the applicant shall maintain the area surrounding the subject site in a clean and orderly manner at all times, free of debris, litter, and graffiti. The applicant shall be responsible for the removal of graffiti within 48 hours of its appearance and the removal of litter within 24 hours on the site and on adjacent rights-of-way. If surfaces are pressure-washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agents may be discharged to the storm drain.
46. That the indoor banquet facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case, date stamped February 22, 2016. Any modification shall be subject to the review by the Director of Planning to determine if administrative relief is available or if the conditional use permit must be amended.
47. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments and/or the Planning Commission.
48. That the applicant shall notify, in writing, of any change in ownership within 30 days. All conditions of approval shall be binding to any successors.
49. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City for the proposed landscape improvements. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used.

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

50. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
51. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
52. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the *prior* approval of the Fire Department and the Department of Planning and Development.
53. That prior to occupancy of the tenant space, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
54. That Conditional Use Permit Case No. 770 shall be subject to a compliance review in one year, on or before March 14, 2017 to ensure that the subject banquet facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.
55. That the applicant understands and agrees that any future changes to the floor plan whereby the public portion of the subject building is increased beyond the approved 5,076 sq. ft., the subject Modification Permit would need to be approved and otherwise amended by the Planning Commission.

56. That the remaining 79 on-site parking stalls and driveway areas shall not be further reduced or encroached upon for any type of outdoor storage or similar uses at any time.
57. That the applicant shall be responsible for ensuring that parking occurs only in designated on-site parking stalls and on the two adjacent properties, within the parking stalls associated with the shared parking agreements the applicant has recently secured and executed. If parking issues or complaints arise due to the proposed use and it is found that the parking issues are disruptive to surrounding properties, the applicant shall work with planning staff to come up with a solution to immediately mitigate the parking issues. Mitigation measures include, but are not limited to, modifying the hours of operation, reducing the maximum occupancy, reducing the floor area of the public portion of the building, exploring alternative parking options, or a combination thereof. Any disagreement between the applicant and staff on mitigation measures shall be presented to the Planning Commission for direction.
58. That the applicant shall notify the Director of Planning, in writing, three (3) months prior to the expiration of any shared parking agreement. At that time, the applicant shall provide a copy of an extension of said parking agreement(s). If said agreement is not extended, the applicant shall work with staff to implement mitigation measures necessary to offset any loss of parking associated with said parking agreement(s).
59. That there shall be a maximum capacity of eleven (11) employees total at peak shift for the applicant or any future tenant. An employee roster shall be provided by all future tenants to confirm the employee count before Planning Department approval of any future business license applications relating to the subject property.
60. That the applicant shall submit a \$75 check, made payable to "Los Angeles County Clerk", to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of Planning Commission approval.
61. That the Department of Planning and Development shall first review and approve all sign proposals for the indoor recreational facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs

shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City.

62. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
63. That the applicant, Azar Event Center, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit and Modification Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
64. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
65. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Plans (Site Plan, Floor Plan, Elevations)
3. Business Operations Outline
4. Shared Parking Agreements
5. Conditional Use Permit Application
6. Modification Permit Application
7. Public Hearing Notice
8. Radius Map for Public Hearing Notice

Aerial Photograph



**Conditional Use Permit Case No. 770 &
Modification Permit Case No. 1265
12215 Slauson Avenue
Azar Event Center**



Business Operations Outline

October 5, 2015

Ebrahim Ghaneian
9306 E. Firestone Blvd
Downey, CA 90241

City of Santa Fe Springs
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Re: Building located at 12215 E. Slauson Ave, Santa Fe Springs, CA

To Whom it May Concern:

This letter serves to give our explanation as to why a banquet / meeting facility is an excellent use of this property and will serve as a valuable asset to the community.

Meeting Space

Currently the City of Santa Fe Springs offers meeting space for the corporate community in Santa Fe Springs at Town Center Hall, Gus Velasco Neighborhood Center and to a limited degree at the Clarke Estate and Heritage Park, often these venues are booked months and in some cases up to one year in advance. Companies booking these venues must bring in their own catering and provide from the outside all necessary refreshments. There are no hotels within the city that offer meeting or banquet space. The nearest hotels offering banquet / meeting space are the Whittier Radisson and The DoubleTree by Hilton in Norwalk, both being outside of the city limits.

Social Events

Currently the City of Santa Fe Springs offers space for social occasions like weddings, birthday parties, holiday parties, etc at Town Center Hall and the Gus Velasco Neighborhood Center year round, while the Clarke Estate and Heritage Park are available only May through October; this severely limits the available space for use during the fall and winter months.

For the past ten years my company has had the exclusive use of two local area banquet facilities one in the City of Whittier and the other in the City of Norwalk, each of these venues were consistently in use during the week and on weekends. During these past ten years we have never had any event requiring police intervention, all social occasions at these facilities have been supervised by my staff and have hired trained security to insure a safe and orderly event. In January of this year the banquet facility in the City of Whittier was sold and has now been torn down leaving a void to fill. My company receives calls daily from clients looking for meeting and banquet space.

I personally have over 40 years experience in the catering and event planning industry. I employ staff that have proven to be some of the best trained in the industry, they maintain a quality of excellence that has been proven. For ten years my company was a business partner with the City of Santa Fe Springs running the Café at Heritage Park and operating as the exclusive caterer for events at the park. I

Business Operations Outline (Cont.)

believe that we brought the quality of clients hosting event at the park to a higher level. My team worked diligently to raise the standard of clients and events hosted and held at this location.

It is my intention to offer a banquet / meeting facility that is run in the same manner, to offer a level of service that attracts those clients looking for a more polished atmosphere. Not only will this facility service companies and citizens within Santa Fe Springs but we will introduce the city to quality clients from other areas.

I am happy to supply references from our other facility owner to validate my record in managing a well run and successful banquet facility.

Sincerely,

Ebrahim Ghaneian
Owner

Shared Parking Agreement #1

STAR DIE CASTING & MANUFACTURING, INC.

12209 East Slauson Avenue, Santa Fe Springs, CA 90670
Telephone (562) 698-0627 / Fax (562) 696-3331

August 12, 2015

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Attention: Planning Commission

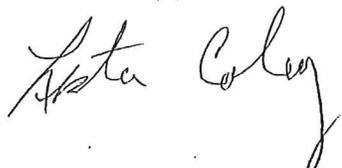
Dear Commissioners,

This letter is to advise you that Star Die Casting has agreed with Ebie Ghaneian at Azar Event Center located at 12215 Slauson Avenue to allow his business to utilize our 18 parking spaces after 6:00 pm on weekends when available.

Sincerely,


Lester Coley
Administrative Manager

*This agreement is valid
for 5 years.*

 2/22/16

RECEIVED

AUG 21 2015

Planning Dept.

Shared Parking Agreement #2



12401 Washington Blvd.
Whittier, CA 90602-1006
T: 562-698-0811

Hearing Impaired
TTD: 562-696-9267
PIHHealth.org

RECEIVED

FEB 25 2016

Planning Dept

August 28, 2015

To: City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

From: Mary A. Wargo
Real Estate Manager, Administration Department
PIH Health
12401 Washington Blvd
Whittier, CA 90602

Re: Parking Area
12275 Slauson Avenue
Whittier, CA 90606

Dear Planning Commission Members:

This notice is to confirm that PIH Health and Azar Event Center have agreed to a non-binding Letter of Intent ("LOI") to lease parking spaces to be utilized by the Event Center after business hours on specified dates and time (shown below). Terms and conditions of the lease will be finalized upon approval by both parties.

General Terms are as follows:

PREMISES: Approximately 10 parking stalls as shown on the attached site plan for informational purposes only and marked **Exhibit A**

LANDLORD: InterHealth Corp., dba PIH Health
a California not for profit company
12401 Washington Blvd.
Whittier, CA 90601

(562) 698-0811 ext 14863 Telephone
(562) 789-4423 Facsimile

TENANT: Azar Event Center

Shared Parking Agreement #2 (Cont.)



12401 Washington Blvd.
Whittier, CA 90602-1006
T: 562-698-0811

Hearing Impaired
TTD: 562-696-9267
PIHHealth.org

- PERMITTED USE:** Subject to governing documents, as may be amended by Landlord from time to time, existing leases and prohibited uses and exclusives, the Premises shall be used for the purpose of customer parking and for no other use or purpose. Tenant shall operate the Premises continuously and without interruption.
Permitted use will be for Weekends Only (Fri - Sunday) 5pm until 1am
- INITIAL TERM:** 3 Year (3) years from the Rent Commencement Date
- RENT COMMENCEMENT:** Upon issuance of Certificate of Occupancy
- ASSIGNMENT/SUBLET:** Tenant shall have no right to assign or sublease the Premises under any condition without Landlord's consent, which consent may be withheld in Landlord's sole, exclusive and non-reviewable discretion. No assignment or sublease shall release Tenant from liability.
- PARKING AREAS:** Tenant accepts the parking areas in their "as is, whereas" and Tenant accepts such areas as adequate for Permitted Use.
- COMMISSIONS:** None. Neither Landlord nor Tenant is represented by a broker in this transaction.
- LEASE FORM:** Landlord's standard lease document.

This offer is not to be considered a contractual obligation. Any firm obligation of either party is subject to the negotiation of a definitive lease agreement fully-executed by both parties.

Shared Parking Agreement #2 (Cont.)



12401 Washington Blvd.
Whittier, CA 90602-1006
T: 562-698-0811

Hearing Impaired
TTD: 562-696-9267
PIHHealth.org

Sincerely,

InterHealth Corp., a California not for profit company dba: PIH Health

By: Mary A. Wargo
as Manager of Real Estate, PIH Health

AGREED & ACCEPTED (TENANT):
Azar Event Center

By: *Mary A. Wargo*

Printed Name: Ebie Ghaneian

Its: _____

Date: _____

Conditional Use Permit Application



City of Santa Fe Springs

Application for

CONDITIONAL USE PERMIT (CUP)

RECEIVED

SEP 03 2015

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street):

12215 SLAUSON AVE.
SANTA FE SPRINGS, CA 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

(SEE ATTACHED SHEETS)

Record Owner of the property: EBRAHIM G. PASSAI
Name: EBRAHIM GHANEIAN Phone No: 562-577-5523
Mailing Address: 9306 FIRESTONE BLVD DOWNEY Date of Purchase: 6/29/2015
Fax No: _____ E-mail: _____
Is this application being filed by the Record Owner? YES
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: MANNY MONTES Phone No: (323) 253-0506
Mailing Address: 4121 PURCELL DR. LOS ANGELES CA 90063
Fax No: _____ E-mail: MANNY@MJMDG.COM

Describe any easements, covenants or deed restrictions controlling the use of the property: EASEMENTS ARE SHOWN ON ATTACHED SHEET
PARCEL 2 IS AN EASEMENT SHARED BY 3 PROPERTIES.
OUR MAIN USE OF EASEMENT IS FOR TRASH ENCLOSURE ACCESS.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):

(See ATTACHED sheets)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

Conditional Use Permit Application (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.

(See ATTACHED sheets)

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Conditional Use Permit Application (Cont.)

CONDITIONAL USE PERMIT
JUSTIFICATION STATEMENT
12215 SLAUSON AVE.
SANTA FE SPRINGS, CA 90670

RECEIVED

SEP 08 2015

Planning Dept.

Applicant Ebrahim (Ebie) Ghaneian, is the owner of a 6400 S.F. building located at the corner of Slauson Ave. and Chetle Ave. The structure has been in existence since the late 1960's. The property is located within an industrial area and although one parcel, a large portion of the property is zoned M-2 for heavy manufacturing and a small portion of the rear parking area is zoned M-1 for light manufacturing. There is a 38 foot wide road and public utility easement located on the north-west side of said property shared by the 3 parcels adjacent to the easement. Our main use of this easement is for trash enclosure access. The structure, in the past, was approved as a restaurant and currently maintains that same floor plan layout. The establishment has a large interior open space with windows facing Slauson Ave. and contains a large kitchen area with built-in walk-in coolers & freezers, storage rooms and a large exhaust hood still intact. The existing structure has been vacant for the past 8 years. Mr. Ghaneian is interested in remodeling and renovating the building to have a quaint home style interior atmosphere and improving the exterior façade to complement existing adjacent industrial buildings. The proposed project will provide Full Service Event Center specializing in Corporate Meetings, School Events, Weddings, Rehearsal Dinners, Family Reunions and other similar elegant affairs.

1. Explain why the proposed use is essential or desirable in the location requested.

The proposed project is desirable in this location due to its proximity to various office centers and business facilities. The event center can provide nearby businesses a place to have large company venues that is generally required during the business week, leaving weekend periods free to service social events. The proposed location is perfect for any type of event – Seminars, Lectures, Training Classes, Conferences, Luncheons, Service Club Meetings, Sports Banquets, School Award Banquets, Fundraisers, Holiday Parties and much more.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

The proposed project will not adversely affect the health, peace, comfort, or welfare of persons working in the surrounding area. The proposed event center will perform like a typical restaurant providing beverages, food, and other services to different clients for special events. These special events will be scheduled and organized in advance and will maintain a well-orchestrated operation throughout the event from beginning to end.

3. What steps will be taken to ensure that there will be no harmful noise, dust orders or other undesirable features that might affect adjoining properties?

Conditional Use Permit Application (Cont.)

The proposed project will not be disturbing or have negative impacts to the neighboring properties and the community in general. All event activities will take place indoors to prevent any noise disturbances to adjoining properties in the vicinity. Many of the events take place in the evening or on weekends when neighboring properties are closed for business. The facility is surrounded by Industrial buildings and the nearest residential property is located more than 1000 feet away. However the noise level of each event will maintain ambient air quality standards in respect of noise. Security personnel will also be on hand at each event.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

This project will revitalize the corner of Slauson Ave and Chetle Ave. by upgrading the buildings dated facade. Currently there is no sidewalk along Chetle Ave. and our objective is to convert the existing parkway that runs along Chetle Ave. into sidewalk and move the landscaped area to the perimeter of the parking area. The landscape area will contain trees and drought-tolerant plants.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

The proposed project will not create significant traffic. The property holds plenty of parking in the rear of the property with three separate property entries from a secondary road. This will eliminate any significant traffic on the main road. Many of our visitors carpool with other guest reducing the amount of vehicles arriving at our location.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Ebrahim Ghaneian
9306 Firestone Blvd.
Downey, CA 90241

Mr. Ghaneian, owner, will be the catering operations manager who will be handling the preparation and the overall operation for each event. Mr. Ghaneian is a food service veteran and has been providing professional catering services successfully within the local area for the past 30 years. These locations include Cerritos, Downey, Norwalk, Whittier and Pico Rivera. He maintains a passion for professional high-quality service and excellence delivering a memorable experience from start to finish.

Conditional Use Permit Application (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): EBRAHIM GHANEIAN
Mailing Address: 9306 FIRESTONE BLVD DOWNEY CA 90241
Phone No: 562-577-5523
Fax No: _____ E-mail: EBIE@CAFENSTUFF.COM
Signature: *E. Ghaneian*

Name (please print): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On _____ before me, _____
Personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

** see attached **

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>CUP No. 770</u>
DATE FILED:	<u>9/8/15</u>
FILING FEE:	_____
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Conditional Use Permit Application (Cont.)

Property Owner
Statement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles ss:

On 7-17-2015 before me, CINDY J. GALINDO a Notary Public, personally appeared EBRAHIM FARSAI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cindy J Galindo
(This area for notary stamp)



Modification Permit Application



City of Santa Fe Springs Application for MODIFICATION PERMIT (MOD)

RECEIVED
FEB 25 2016
Planning Dept.

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection):
12215 SLANSON AVE SANTA FE SPRINGS, CA
APN 8168-014-025

Legal description of property: SEE ATTACHED

Record Owner of Property:
Name: EBRAHIM G. FASSAI Phone No: 562-577-5523
Mailing Address: 9306 FIRESTONE BLVD.
DOWNEY CA 90241
Fax No: _____ E-mail: EBIE @ CAFENSTUFF.COM

The application is being filed by:
 Record Owner of the Property
 Authorized Agent of the Owner
(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____

Describe the modification requested: REDUCE PARKING REQUIREMENTS
FOR EVENT CENTER.

NOTE

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"

Modification Permit Application (Cont.)

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

(SEE ATTACHED)

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

Modification Permit Application (Cont.)

RECEIVED

FEB 25 2016

Planning Dept.

MODIFICATION PERMIT
JUSTIFICATION STATEMENT
12215 SLAUSON AVE.
SANTA FE SPRINGS, CA 90670

1. N/A
2. N/A
3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

The plan for this property is to be used as a Meeting & Banquet Center, under current regulations based on square footage we are required to have 151 parking spaces, with our existing parking and agreements with neighboring businesses we have secured a total of 109 parking spaces. We believe that this is adequate as the current person capacity is 200 per the Event Planner's Association. Guest on average arrive with 2 to 3 guest per vehicle, making 109 spaces more than adequate for an event of this size.

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

This property was purchased with the intention to create a Banquet/Event Center. Prior to purchase we met with the Planning Department for the City of Santa Fe Springs to insure that this was a possible and worthwhile endeavor. We were assured that it was. Further, we were told that a business such as this would be welcomed as this particular building had been vacant for some time and its run down appearance was a negative impact on the neighborhood and community. If we are not granted this request for the modification of parking, we will not be able to move forth with this project.

5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

This building is surrounded by industrial buildings. These businesses do not require additional parking as they typically require only enough spaces for employees. Additionally, each of these businesses are closed on weekends when most of our business occurs.

Modification Permit Application (Cont.)

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general

The proposed Event Center is located within an industrial area. Events that will be taken place during regular business hours will be events such as corporate meetings, school events, conferences and lectures. Visitors to these events usually carpool eliminating the large requirement for parking. Other events such as family reunions, weddings receptions, Holiday Parties and other similar elegant affairs will take place during the evening hours or weekends when neighboring properties are not in business.

Modification Permit Application (Cont.)

MOD Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): EBRAHIM GHANEIAN FASSAI
 Mailing Address: 9306 FIRESTONE BLVD DOWNEY CA 90241
 Phone No: 562-577-5523
 Fax No: _____ E-mail: EBIE@CAPENSTUFF.COM
 Signature: *[Handwritten Signature]*

Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a Modification Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On _____ before me, _____
Personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

** see attached **

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>MOD 1265</u>
DATE FILED:	<u>2/25/16</u>
FILING FEE:	<u>\$ 1,140</u>
RECEIPT NO:	<u>126398</u>
APPLICATION COMPLETE?	_____

Modification Permit Application (Cont.)

*Property
Owners
Statement*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

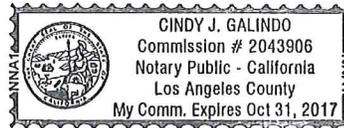
On 7-17-2015 before me, CINDY J. GALINDO, a Notary Public, personally appeared EBRAHIM RASSAZI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cindy J Galindo*
(This area for notary stamp)



Public Hearing Notices

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at an adjourned meeting on Monday, March 14, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Azar Event Center
Property located at: 12215 Slauson Avenue (APN's: 8168-014-020 and 8168-026-038)

Conditional Use Permit Case No. 770: A request to allow for the establishment, operation, and maintenance of an banquet facility within a 7,202 sq. ft. building; and **Modification Permit Case No. 1265:** A request to not provide forty-two (42) required parking stalls related to the proposed use.

CEQA Status: Staff intends to file a Notice of Exemption, specifically Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.

Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Police Services at, or prior to the Public Hearing. Any person interested in this matter may contact Paul M. Garcia at 562-868-0511, Ext. 7354 or paulmgarcia@santafesprings.org.

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 770
& MODIFICATION PERMIT CASE NO. 1265**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission for the following:

Conditional Use Permit Case No. 770: A request to allow for the establishment, operation, and maintenance of an indoor banquet hall facility within a 7,202 sq. ft. building; and

Modification Permit Case No. 1265: A request to not provide forty-two (42) required parking stalls related to the proposed use.

APPLICANT / PROJECT LOCATION: Azar Event Center / 12215 Slauson Avenue (APNs 8168-014-020 and 8168-026-038)

CEQA STATUS: After staff review and analysis, along with consultation of an outside environmental firm, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 1, Section 15301 – Existing Facilities of the California Environmental Quality Act. Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, March 14, 2016 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before Planning Commission and express their opinion on the subject items listed above. You should note that if you challenge the aforementioned Conditional Use Permit in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7354, paulmgarcia@santafesprings.org .

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#776728

Pub: March 4, 2016

Whittier Daily News

Public Hearing Notification Radius Map



LEGEND

-  I - INDUSTRIAL.
-  GI - GENERAL INDUSTRIAL

500' RADIUS LAND USE MAP

12215 SLAUSON AVE. SANTA FE SPRINGS, CA 90670

PAGE 707 - GRID A2
APN- 8168-014-025 COLIMA TR 29909 LOT 21



NORTH

PREPARED BY:
MJM Design Group
(323) 253-0506
SCALE: 1"=200'
USES = FIELD



CONSENT ITEM

Conditional Use Permit No. 591-5

A compliance review to allow the continued operation and maintenance of a church use at 13808 Imperial Highway (APN: 8044-030-009), Units 100 and 120, in the M-1-PD, Light Manufacturing-Planned Development Overlay, Zone. (Jason Lozano for Freedom Christian Center)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a church use, if conducted in strict compliance with the conditions of approval, will be harmonious with the adjoining properties and surrounding uses in the area and that the church use is in conformance with the overall purpose and objectives of the Zoning Regulations and is consistent with the goals, policies and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 591, be subject to a compliance review in five (5) years, on or before, March 14, 2021, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On May 29, 2001, the Planning Commission granted approval of Conditional Use Permit Case No. 591, which allowed for the establishment, operation and maintenance of a church facility (Victory Outreach) in Units 100 and 120 of a 54,000 sq. ft. multi-tenant building at 13808 Imperial Highway. Since the initial approval in 2001, the Conditional Use Permit has been granted four (4) extensions by the Planning Commission. In 2006, Victory outreach requested a further extension of the permit; however, before staff was able to process the extension request, Victory Outreach moved to another location outside the city and the space was then occupied by the current applicant, Freedom Christian Center.

On October 10, 2006, Freedom Christian Center relocated to 13808 Imperial Highway, Units 100 and 120, and assumed the terms and conditions of the Conditional Use Permit (CUP) originally granted to Victory Outreach. The applicant, Jason Lozano of Freedom Christian Center, is requesting a compliance review of Conditional Use Permit Case No. 591.

ZONING CODE REQUIREMENT

In accordance with Section 155.327 of the City's Zoning Regulations, a church use is required to obtain a Conditional Use Permit prior to commencement of such activities

when said use is located in the M-1-PD, Light Manufacturing – Planned Development, Zone.

City of Santa Fe Springs – Zoning Regulations

Section 155.327 – PERMITTED, ACCESSORY AND CONDITIONAL USES

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property was conducted on December 17, 2015 revealed that the business was in violation of conditions of approval #10, #14, and #21. During our inspection, we explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Remove the metal storage bins located within required parking stalls, adjacent to the east side of the property.
- Obtain a permit for the installation of existing foam wall sign.
- Provide the Planning Department with a Parking Management Plan for vehicles parked within the unpaved lot located on the east side of the property.

A follow-up inspection conducted on February 17, 2016 revealed that the violations had been corrected.

With the business now in full compliance with the existing conditions of approval, staff finds that if the church use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 591 be subject to a compliance review in five (5) years, on or before, March 14, 2021, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 x3319)

1. ~~That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.~~ **(condition has been satisfied)**
2. That the facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 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 adjacent surfaces. **(condition is ongoing)**
3. 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 (Police Services Center (562) 409-1850). **(condition is ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

4. That all vehicles shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(condition is ongoing)**
5. That administration and office activities shall be limited to ~~Monday Tuesday~~ through Friday from ~~10:00 p.m. to 3:00 p.m.~~ 9:00 a.m. to 4:00 p.m. and bible sessions or meetings after 6:00 p.m. Congressional or ceremonial service activities shall be limited to Sundays between the hours of ~~9 a.m. to 10:45 a.m., 11:00 to 1:00 p.m. and 6:00 p.m. to 8:00 p.m.~~ 8:00 a.m. to 11:30 a.m. Any deviation from these hours shall be subject to the prior approval of the Director of Planning and Development. **(revised - condition is ongoing)**
6. That all church activities shall be conducted within the subject building at all

- times. **(condition is ongoing)**
7. That all other requirements of the City's Zoning Regulations Property Maintenance Ordinance and all other applicable Federal, State and local regulations shall be complied with. **(condition is ongoing)**
 8. That the applicant shall comply with all of the requirements of the City's Property Maintenance Ordinance, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations governing the subject use and occupancy classification. **(condition is ongoing)**
 9. ~~That the applicant shall, prior to the Planning Commission meeting, provide a dimensioned floor plan for review and approval.~~ Any changes to the floor plan shall be subject to the prior approval of the Director of Planning and Development. **(revised - condition is ongoing)**
 10. ~~That prior to the Planning Commission meeting, the applicant shall submit for approval, plans for the current wall sign.~~ **(condition has been satisfied)**
 11. That any additional signs proposed for the church use shall comply with Section 155.515 of the City's Zoning Ordinance and the related Sign Guidelines of the City. **(condition is ongoing)**
 12. That the on-site landscape areas shall be regularly maintained and upgraded and with additional shrubs to enhance the appearance of the site, subject to the approval of the Director of Planning and Development. **(condition is ongoing)**
 13. That the existing sprinklers system shall be maintained to ensure that all control valve, irrigation pipes and sprinkler heads are fully functional. **(condition is ongoing)**
 14. No portion of the required access driveway, off-street parking and loading areas shall be used for outdoor storage, manufacturing or similar uses at any time, unless approved by the Director of Planning and Development. **(condition is ongoing)**
 15. That trash bins shall be kept in the provided trash enclosures at all times, and the area surrounding the bins and enclosures shall be maintained free of trash, junk and debris. **(condition is ongoing)**
 16. That the unpaved area on the east side of the property shall be used for additional parking. Applicant shall provide a dimensioned site plan showing how parking can be provided within the unpaved area. Said plan shall be submitted for approval prior to the Planning Commission meeting. **(condition**

is ongoing)

17. That if it is determined by the Director of Planning and Development that the unpaved area shall be paved and striped for parking, upon notice to the applicant and owner by the Department of Planning and Development, the unpaved area shall be paved and striped. Staff will work with the applicant and owner to develop a time period within which the paving and striping will be done. **(condition is ongoing)**
18. That at all times cars shall be parked within a designated parking space and/or within the unpaved designated parking area at the east side of the property. At no times shall cars be parked adjacent to the walls of the building in areas not designated or striped for parking. **(condition is ongoing)**
19. That, if in the future parking becomes an issue, the hours of public assembly services shall be changed and/or a third service will be added to maximize on-site parking use. **(condition is ongoing)**
20. ~~That the public assembly area shall be reduced to the same overall area that was previously approved for Victory Outreach. Construction drawings shall be submitted for approval to the Planning Department and for plan check to the Building division and Fire department.~~ **(condition has been satisfied)**
21. ~~That prior to the Planning Commission meeting, the applicant shall submit a parking management plan for approval.~~ **(condition has been satisfied)**
22. 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, this Permit shall be void and the privileges granted herein shall lapse. **(condition is ongoing)**
23. ~~That the Reconsideration of Conditional Use Permit Case No. 591, shall be valid for a period of three (3) years, until August 27, 2010, with an administrative one year review on August 27, 2008. Approximately three (3) months before August 27, 2008, the applicant/owner shall request, in writing, and extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. That Conditional Use Permit Case No. 591 shall be subject to a compliance review in five (5) years, until March 14, 2021. Approximately three (3) months before March 14, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.~~ **(revised - condition is ongoing)**

24. ~~That Reconsideration of Conditional Use Permit Case No. 591 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs and affidavit stating that he/she is aware of and accepts all the conditions of approval. (condition has been satisfied)~~


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photography
2. Site Plan
3. Floor Plan
4. Extension Letter/Receipt
5. Current Hours of Operation/Parking Management Plan

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

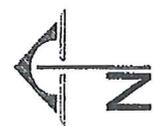
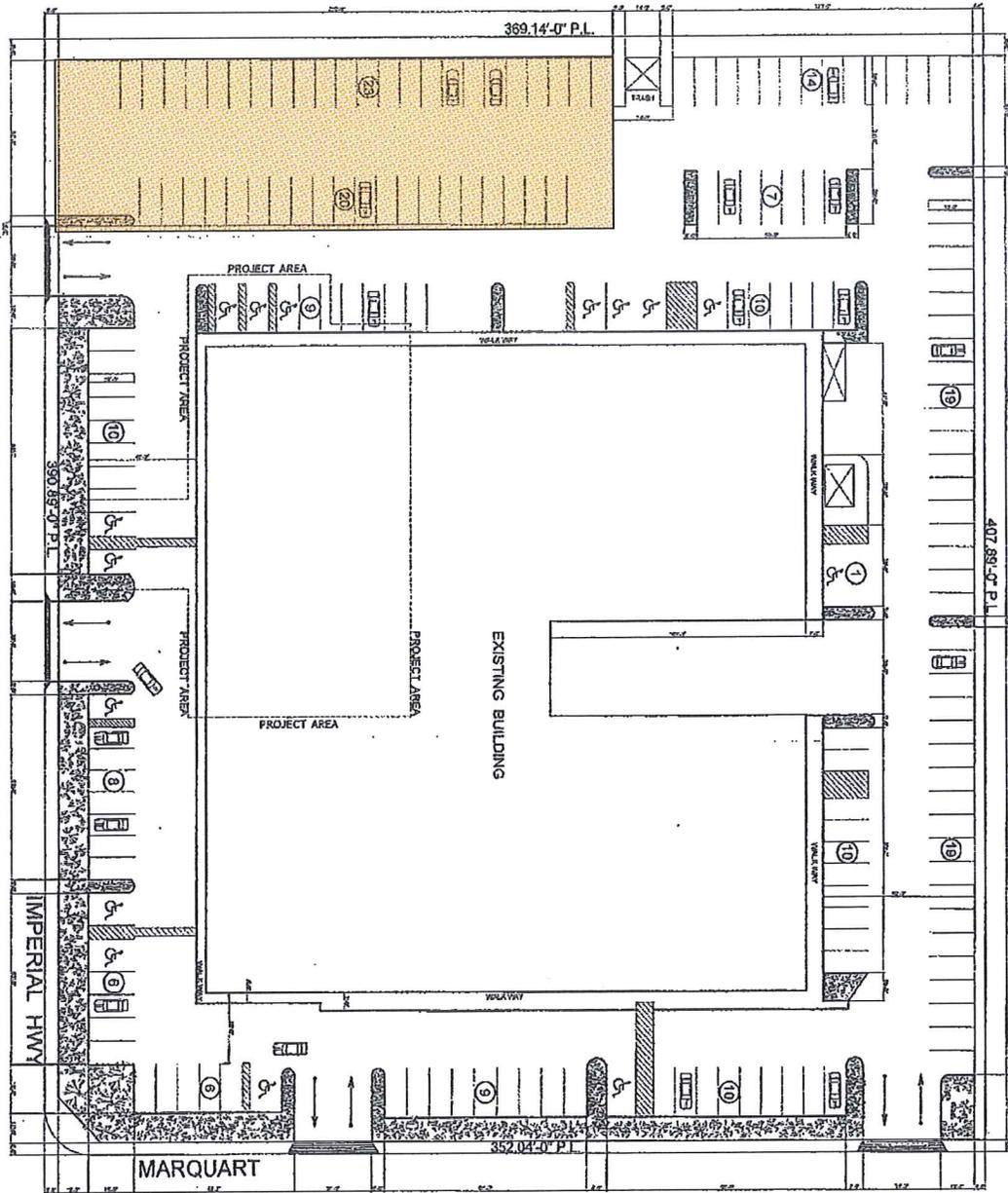
CONDITIONAL USE PERMIT CASE NO. 591-5

**13808 Imperial Highway, Units 100 & 120
(Applicant: Freedom Christian Center)**

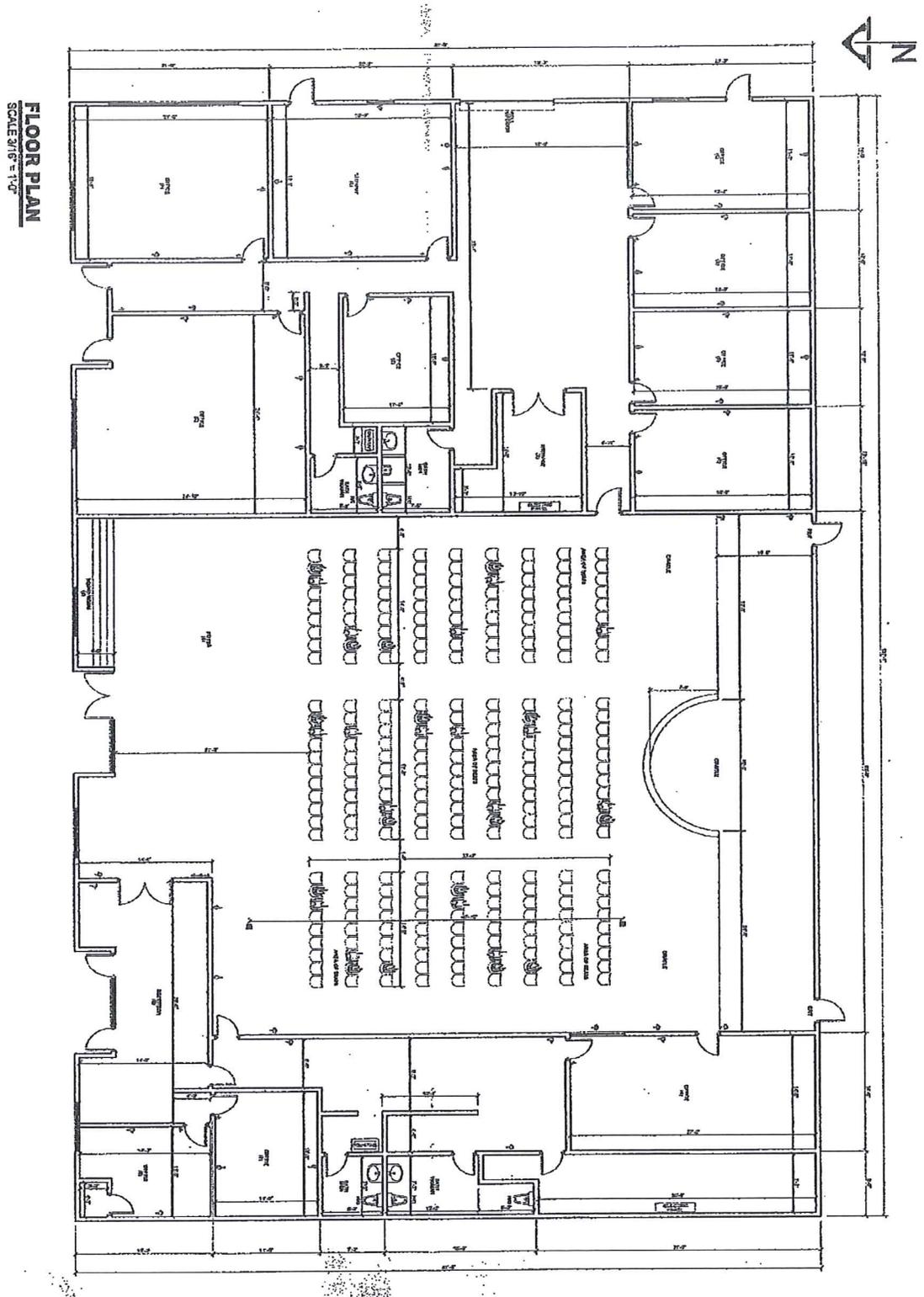


SITE PLAN

SITE PLAN
NOT TO SCALE



FLOOR PLAN



FLOOR PLAN
SCALE 3/16" = 1'-0"

EXTENSION LETTER/ RECEIPT

June 25, 2015

City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Request for Extension of Conditional Use Permit Case No. 591
13808 Imperial Highway
Santa Fe Springs, CA

Freedom International Christian Training Center ("Freedom Center") is requesting an extension on the Conditional Use Permit (CUP) Case No. 591.

Freedom Center is requesting that the city of Santa Fe Springs reconsider the existing conditional use permit to include the expansion space.

In consideration, it may be helpful for the city to have some background of the church and its community involvement:

Freedom Center Vision: Bringing God's Freedom to this Generation

Freedom Center is a non-profit organization committed to reaching out to our local communities of Santa Fe Springs, La Mirada, Whittier, Norwalk, and other surrounding cities throughout the greater Los Angeles area. Our church and community outreaches provide an open door to help families by meeting their spiritual and socioeconomic needs. We have quarterly outreach events free of charge to the community, such as: Easter Outreaches in which we give away more than 300 Easter baskets; our Summer Splash event where we bring summer vacation to the families; our back to school event where we provide up to 500 backpacks and school supplies to the children and youth; our Harvest Festival focusing on an alternative to Halloween in which we provide a safe and fun event for the entire family; and our Christmas toy giveaway. Freedom Center's mission is reaching people, healing the brokenhearted, restoring families, and changing lives.

In addition to our quarterly community outreaches, Freedom Center provides a mentorship program for young adults and adults, Weekly Youth Programs in which advocacy is provided for them and where they can complete community service hours, and ongoing Media, sound engineering, graphic designing, and other hands on training where we encourage and empower people to grow to their fullest potential.

Freedom Center takes pride in giving back to the community by partnering with local, public and private sectors of the community. One way Freedom Center gives back and partners with the community is through volunteering our Pastoral staff (Senior Pastor Jason Lozano, Assistant Pastors Miguel, Dwayne, and John David Rojas) in The Santa Fe Springs Fire Department special

Crisis Response Team. Our Pastoral staff has completed The Crisis Response training and continually provide support and assistance to the Santa Fe Springs Fire department.

Below is a schedule on how we currently use the property, and we plan to keep the same schedule.

Current Use and

Days	Building Use	Time	Approx # of People	Approx # of vehicles
Monday	Building not used			
Tuesday	Staff Meetings	10am-4pm	10	4
Wednesday	Church Services	7pm-10pm	100	35
Thursday	Staff Meetings	10am-4pm	10	4
Friday	Building not used			
Saturday	Building not used			
Sunday	Church Services	10:00am-11:15am	100	35
		11:30am-12:45pm	200	70
		1:00pm -2:15pm	100	35
		7:00pm -9:00pm	100	35

We have always enjoyed working with the Santa Fe Springs and wish to continue our working relationship. We sincerely believe that we are making a difference in individuals and families through-out the community. Please call me, (562) 464-7354, or Gary Martinez with Ashwill Associates, (714) 905-9383, at any time if you have any questions.

Sincerely,

Pastor Jason Lazano

DISTRIBUTION					
FUND	GR	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	597	4170	150.00		1563.00

City of Santa Fe Springs

Freedom Christian Center
 13808 Imperial Hwy
 Santa Fe Springs, CA
 Compliance Review 13808 Imperial Highway

RECEIPT

04-25-15 1017115 CHECK 563.00

CURRENT HOURS OF OPERATION/ PARKING MANAGEMENT PLAN

February 12, 2016

City of Santa Fe Springs
 Attn: Vince Velasco

Re: Compliance Review for Conditional Use Permit Case No. 591
 13808 Imperial Hwy, Units 100 and 120

Mr. Velasco,

In response to the additional items needed for review of the Conditional Use Permit, please see below:

1. Attached is a drawing the dimensions you requested for our Freedom sign
2. The storage units have been removed
3. Current hours of operation, congregation size, and use:

HOURS OF OPERATION: ADMINISTRATION/STAFF						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
CLOSED	CLOSED	9 a.m. – 4:00 p.m.	CLOSED			
STAFF SIZE						
-	-	8-10	8-10	8-10	8-10	-
USE:						
-	-	Office/Admin.	Office/Admin.	Office/Admin.	Office/Admin.	-

HOURS OF OPERATION: SERVICE						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8:00 a.m. – 11:30 a.m	CLOSED	CLOSED	7 p.m. – 8:30 p.m.	CLOSED	CLOSED	CLOSED
CONGREGATION SIZE:						
250	-	-	250	-	-	-
USE:						
Worship/Classroom	-	-	Worship/Classroom	-	-	-

4. Parking Management: A total of eight (8) parking attendants (Parking Lot Ministry) arrive one hour prior to scheduled service meetings. Each member wears a bright-colored safety vests as they direct members to designated parking areas. Six (6) members are stationed on the buildings Premises, which is used as primary parking. Two (2) members are stationed on the unpaved lot located on the east side of the Premises, which is used as secondary parking once primary parking is filled. Secondary parking is used for approximately 18 - 20 cars at a time.

If my responses are unclear or additional information is needed, please give me a call directly at:
 (323) 578-0996.

Sincerely,

Pastor Miguel



CONSENT ITEM

Conditional Use Permit Case No. 736-1

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA)

RECOMMENDATION

That the Planning Commission take the following action:

1. Find that the continued operation and maintenance of a food processing use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 736, be subject to a compliance review in five (5) years, on or before, March 14, 2021, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

On December 10, 2012, the Planning Commission approved Conditional Use Permit (CUP) Case No. 736 to allow the establishment, operation, and maintenance of a food processing facility at 13930 Borate Street. The CUP was approved for a one (1) year time period, until December 10, 2013. The applicant, however, was unable to initiate business operations due to unexpected delays with their tenant improvements. Subsequently, the CUP was granted a one (1) year extension on November 12, 2013, until December 10, 2014. Further delays in the completion of the factory portion of the building prohibited the applicant from operating their business; thus, they requested that a second time extension be granted. As a result, the CUP was granted another one (1) year extension on April 13, 2015, until April 13, 2016.

ZONING CODE REQUIREMENT

In accordance with Section 155.243(D)(5) of the City's Zoning Regulations, meat or fish products packaging, canning, or processing are required to obtain a Conditional Use Permit prior to commencement of such activities when said use is located in the M-2, Heavy Manufacturing, Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.243 – CONDITIONAL USES (D)(5)

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(D) Animal, food or beverage processing of the following kinds:

(5) Meat or fish products packaging, canning or processing.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An inspection of the property was conducted on February 10, 2016 and revealed that the business was operating in full compliance with all conditions of approval.

With the business in full compliance with the existing conditions of approval, staff finds that if the meat processing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 736 be subject to a compliance review in five (5) years, on or before, March 14, 2021, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511x 3716)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(condition is ongoing)**
2. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. *Provide 5-year sprinkler certification for interior overhead system. **(condition is ongoing)**

3. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(condition is ongoing)**
4. ~~That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.~~ **(condition has been satisfied)**
5. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. **(condition is ongoing)**
6. ~~That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.~~ **(condition has been satisfied)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

7. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. **(condition is ongoing)**
8. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(condition is ongoing)**
9. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for

generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. **(condition is ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

10. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(condition is ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Matson 562.409-1850 x3319)

11. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(condition has been satisfied)**
12. That the existing 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. **(condition is ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868-0511 x7353)

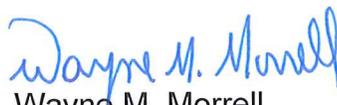
13. That the food processing use shall comply with Section 155.420 of the City's Zoning Regulation regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operations in a timely manner. This may include, but not limited to, modification of the meat processing procedures, installation of new processing equipment, scrubber equipment, and so forth. **(condition is ongoing)**
14. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing, or similar uses at any time. **(condition is ongoing)**

15. That **prior** to submitting plans to the Building Division for plan check, the owner/developer 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 at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A 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.
(condition is ongoing)

16. That any waste generated by the use shall be disposed of in an approved manner on a regular basis and shall not be stored outdoors on the property. **(condition is ongoing)**
17. That the processing use shall comply with all requirements of the City Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable County, State, and Federal regulations, as well as other governmental authorities, that regulate the processing of food. **(condition is ongoing)**
18. That the Department of Planning and Development shall first review and approve all future sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. **(condition is ongoing)**
19. That forty (40) on-site parking spaces shall be provided. **(condition is ongoing)**
20. ~~That prior to occupancy, all tenants shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. **(condition has been satisfied)**~~

21. ~~That Conditional Uses Permit Case No. 736 shall be subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.~~ That Conditional Use Permit Case No. 736 shall be subject to a compliance review in five (5) years, until March 14, 2021. Approximately three (3) months before March 14, 2021, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised - condition is ongoing)**
22. That it is hereby declared the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(condition is ongoing)**
23. That Wakou USA Inc, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 736, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(condition is ongoing)**


Wayne M. Morrell
Director of Planning

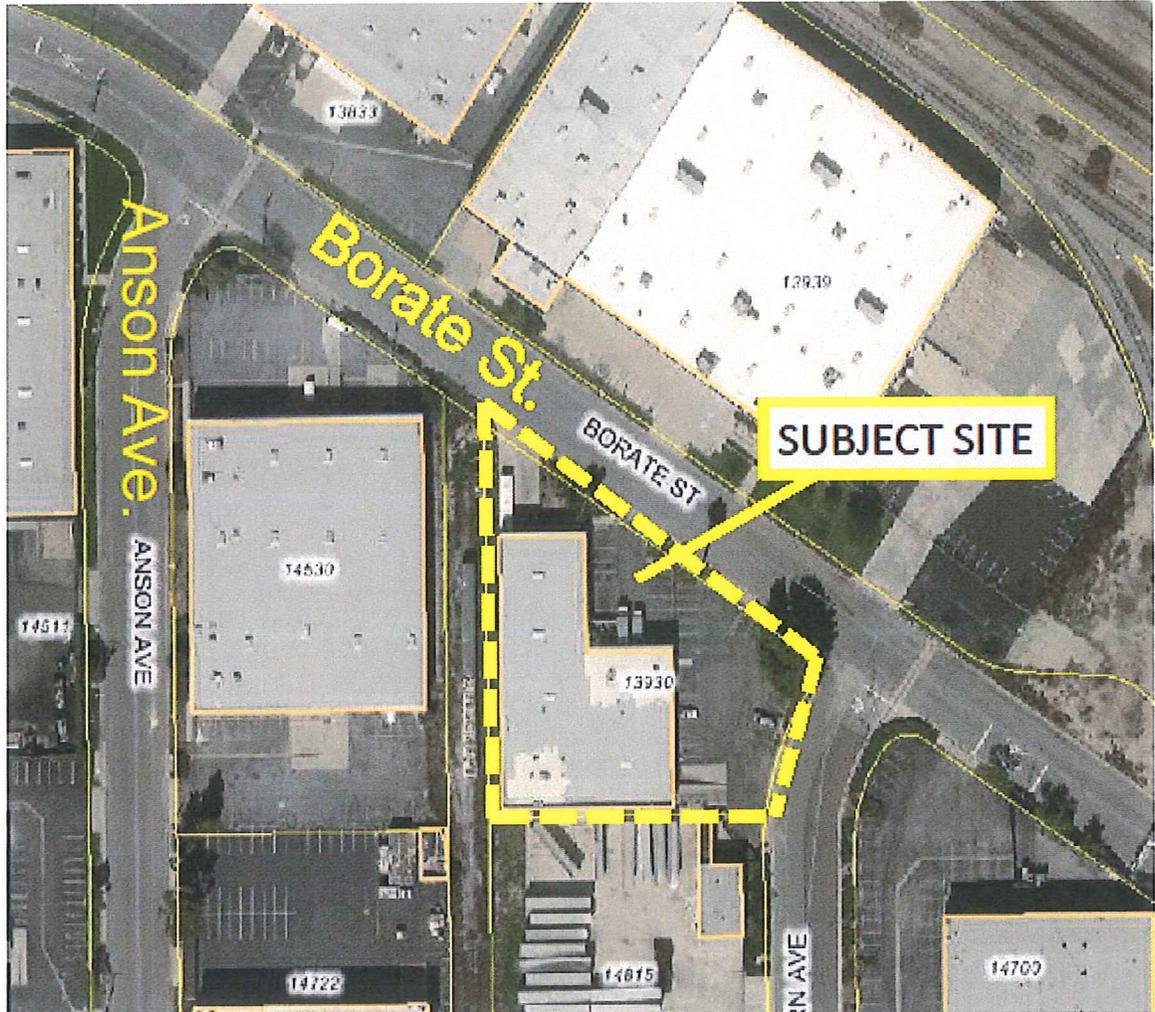
Attachments:

1. Aerial Photograph
2. CUP Compliance Review Request Letter
3. Copy of Original Staff Report dated December 10, 2012

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 736



NORTH

**13930 Borate Street
(Applicant: Wakou USA)**



CONSENT ITEM

Conditional Use Permit Case No. 749-1

A compliance review to allow the continued operation and maintenance of a food processing use involving vinegar at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone. (Otafuku Foods, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Find that the continued operation of a vinegar processing use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies, and program of the City's General Plan.
2. Require that Conditional Use Permit Case No. 749 be subject to a compliance review, on or before March 10, 2020 (five years from the date the initial compliance review was required), to ensure that the use is still operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

The subject property is located on the north side of Molette Street, east of Shoemaker Avenue at 13117 Molette Street. The property is zoned M-2, Heavy Manufacturing with a General Plan designation of Industrial.

In March of 2014, the Planning Commission approved Conditional Use Permit Case No. 749, a request by Otafuku Foods Inc., to operate and maintain a food processing use involving vinegar on the subject property. This is the first compliance review since the original CUP approval.

ZONING CODE REQUIREMENT

In accordance with Section 155.243 (D)(8) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the establishment of any food or beverage processing use involving vinegar, yeast, and sauerkraut.

City of Santa Fe Springs – Zoning Regulations
Section 155.243 – CONDITIONAL USES (D)(8)

- (D) Animal or food processing of the following kind:
(8) Vinegar, yeast and sauerkraut.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on January 25, 2016, revealed that the business was operating in violation of condition of approval #15; specifically, the applicant had outdoor storage within the parking lot. Staff explained the violation to the applicant and requested that the violation be corrected immediately. At that time, the applicant expressed their desire to legally maintain an outdoor storage area. In order for staff to determine if the outdoor storage area could be legally maintained, and in accordance with condition of approval #15, the applicant was directed to provide a site plan depicting the proposed outdoor storage area, existing parking stalls, and related access.

The applicant has submitted a site plan detailing that the proposed outdoor storage area will occupy three (3) existing parking spaces and will be used to store recyclables, such as broken pallets, cardboard, and plastic (bottles/pallet wrap).

The existing use requires the property to provide thirty-three (33) parking spaces; currently the property provides thirty-six (36) parking spaces. Therefore, utilizing three (3) parking spaces for outdoor storage will not reduce the number of on-site parking stalls below the minimum requirement. It should be noted that the Fire Department, as well as the Police Services Department, have reviewed the updated site plan. The Fire Department approved the updated site plan with the restriction that no hazard materials are stored outside. The Police Department approved the updated site plan subject to three (3) new conditions of approval (conditions #1, #2 and #3).

With the business now in full compliance, staff finds that if the food processing use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 749 be subject to a compliance review, on or before March 10, 2020 (five years from the date the initial compliance review was required), to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL:

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

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Matson 562.409.1850 x3319)

1. That the applicant shall provide a 10'-0" high fence to secure and screen the outdoor storage within 30 days of Planning Commission Approval. (new condition)
2. That the applicant shall not increase the approved storage area at any time, and shall maintain the rear parking area free of all debris, equipment, and miscellaneous items which could impede vehicle travel. (new condition)
3. That should the applicant vacate the property, the fence improvements shall be fully removed and the parking spaces shall be repainted and returned to their original use. (new condition)

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868.0511 x7545)

STREETS

4. ~~That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation. (satisfied)~~
5. The owner and/or developer shall pay for the removal, construction, and inspection of one driveway per City Standard R-6.4A. **Owner must comply within 24 months of CUP extension approval. (revised - condition is ongoing)**

MISCELLANEOUS

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

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:

(Contact: Tom Hall 562.868-0511 x3715)

7. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs

City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(ongoing)**

8. ~~That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.~~ **(satisfied)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

9. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Edgar Gonzalez 562.868-0511 x7356)

10. **That a minimum of 33 parking spaces shall be continually made available at all times. (new condition)**
11. **That outdoor storage shall only be allowed in the designated area shown on the approved site plan submitted by the applicant. (new condition)**
12. This approval allows the applicant, Otafuku Foods, Inc., to establish, operate and maintain a vinegar processing facility at 13117 Molette Street (APN: 7005-007-049). **(ongoing)**
13. That the proposed vinegar processing use shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(revised – condition is ongoing)**
14. That subject vinegar processing use shall be limited to the following hours of operation: Monday through Friday from 9:00am and 6:00pm. Saturday and Sunday – Closed. **(ongoing)**
15. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall. **(revised – condition is ongoing)**
16. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this

Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(ongoing)**

17. That the ~~proposed~~ vinegar processing use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(revised - condition is ongoing)**
18. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**
19. That CUP Case No. 749-1 shall be subject to a compliance review after ~~one (1)~~ **five (5)** years, on or before March 10, 2020. Approximately three (3) months before March 10, 2020, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised – condition is ongoing)**
20. That the applicant, Otafuku Foods, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**
21. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and ~~Development~~ may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(revised – condition is ongoing)**

22. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Updated Site Plan
3. CUP Compliance Review Request Letter

Aerial Photograph

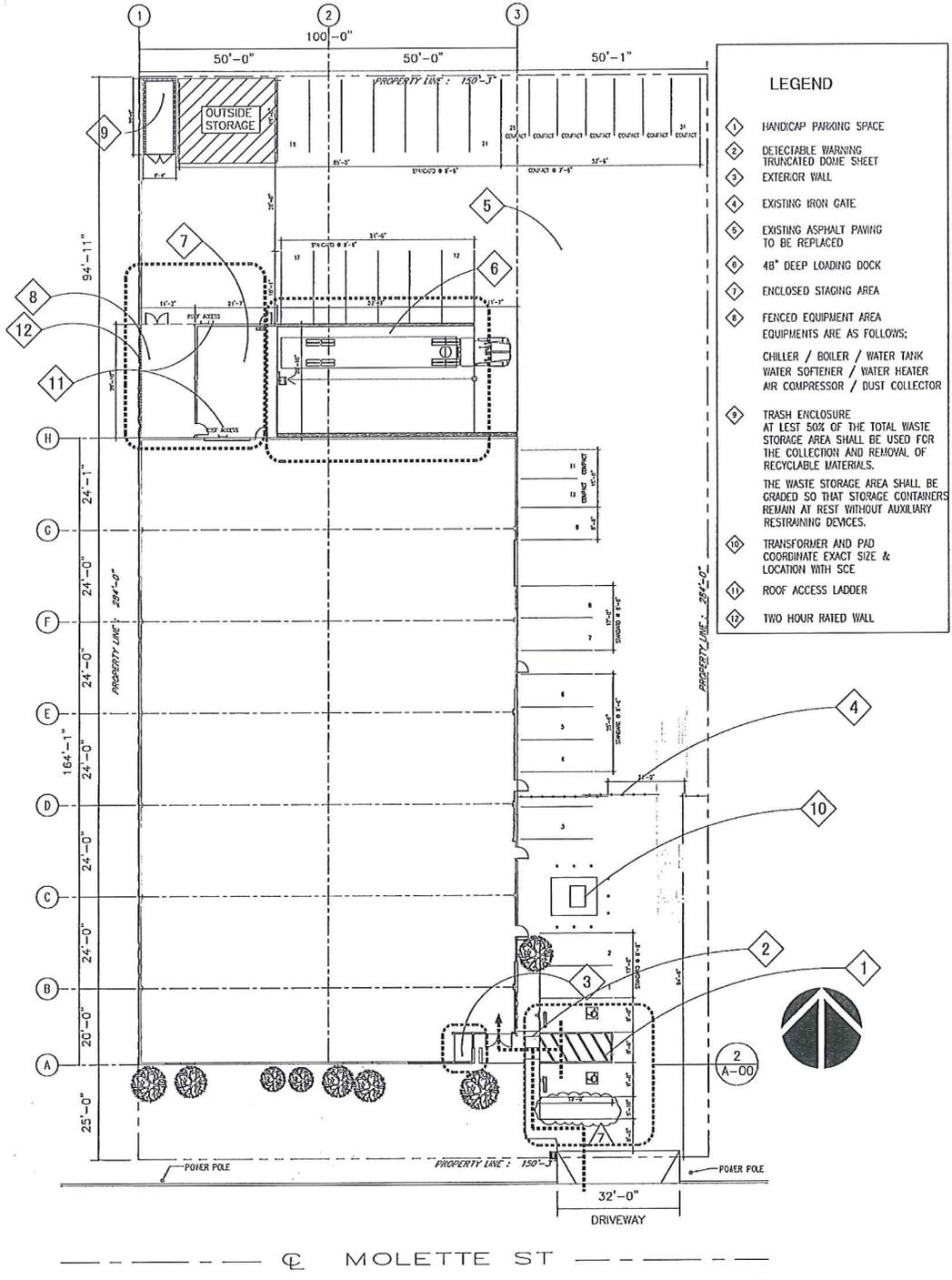


CONDITIONAL USE PERMIT 749-1

Otafuku foods, Inc.

13117 Molette Street

Updated Site Plan



① SITE PLAN
1/16" = 1'-0"

CUP Compliance Review Request Letter



Otafuku Foods, Inc.
13117 Molette Street • Santa Fe Springs, CA 90670
Phone: 562-404-4700 • Fax: 562-404-4730
www.otafukufoods.com

January 15, 2015

City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Regarding: Conditional Use Permit Case 749
13117 Molette Street, Santa Fe Springs, CA 90670

Attn: Cuong Nguyen

I am writing in regards to the recent request to set up a time for our Conditional Use Permit for vinegar to be reviewed for compliance.

As per the directions on the letter we received, I will briefly described our current activities. We have not changed the way we use vinegar since the initial review. We still purchase vinegar and pump the contents of a sealed container directly into the mixing tank. Because of this, the area does not smell of vinegar. We do not produce vinegar, but only use it as an ingredient in the sauces that we make.

One thing that may have changed since the initial review is the size of the containers we purchase vinegar in. Before, we used 55 gallon drums, but we have recently been receiving 275 gallon containers from our supplier.

I have enclosed a check for \$563.00 for the processing fee. Please let us know the availability of your team so that we can schedule the compliance check at a convenient time for all of us. We will be available by phone or email should you have any questions. Please ask for my interpreter Hannah for scheduling details.

Thank you very much for your assistance.

Sincerely,

Minoru Takeuchi
Vice President of Manufacturing
Otafuku Foods, Inc.
13117 Molette Street
Santa Fe Springs, CA 90670

01-21-15 1018053

CHECK



563.00

to serve you.