



# City of Santa Fe Springs

Planning Commission Meeting

## AGENDA

### FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

September 12, 2016

6:00 p.m.

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson  
Gabriel Jimenez, Vice Chairperson  
Ralph Aranda, Commissioner  
John Mora, Commissioner  
Frank Ybarra, 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 August 8, 2016 Regular Planning Commission

6. **PUBLIC HEARING** – Continued from the August 8, 2016 Planning Commission Meeting  
Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use and live entertainment, respectively, at a sports bar and grill commonly known as Crossroads Sports Bar and Grill located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

7. **PUBLIC HEARING**

Alcohol Sales Conditional Use Permit Case No. 69

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at ALDI Food Market located at 13210 Telegraph Road, within the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (ALDI Food Market)

8. **PUBLIC HEARING**

Amendment of Conditional Use Permit Case No. 766

A request for approval to modify the number of clients (10-15 to 20-30) and hours of operation (Existing: M-Th: 5-8:50 pm; Adding: Fri: 5-5:50 am; & Sat: 9-9:50 am to existing) for a small-group personal fitness training use, within the M-1, Light Manufacturing, Zone. (Fit Camp LA)

9. **PUBLIC HEARING**

Conditional Use Permit Case No. 775 and related Environmental Documents

*CUP 775*: A request for approval to allow the establishment, operation, and maintenance of a direct transfer facility; *Environmental Documents*: A request for approval of the proposed Initial Study / Mitigated Negative Declaration related to the proposed project, on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

10. **PRESENTATION**

The ABC's of A.B.C. (Alcoholic Beverage Control) – Luis Collazo will provide an introduction to the City of Santa Fe Springs' Alcohol Sales Conditional Use Permits and a brief introduction to the Alcoholic Beverage Control process.

11. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

12. **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

September 8, 2016  
Date

**MINUTES  
REGULAR MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
August 8, 2016**

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

Chairperson Arnold led everyone in the Pledge of Allegiance.

**3. ROLL CALL**

Present: Chairperson Arnold  
Vice Chairperson Jimenez  
Commissioner Aranda (Arrived at 6:11 p.m.)  
Commissioner Mora  
Commissioner Ybarra

Staff: Wayne M. Morrell, Director of Planning  
Steve Skolnik, City Attorney  
Cuong Nguyen, Senior Planner  
Paul Garcia, Planning Consultant  
Jimmy Wong, Planning Consultant  
Luis Collazo, Code Enforcement  
Janet Martinez, City Clerk

Absent: None

**4. ORAL COMMUNICATIONS**

Oral Communications were opened at 6:01 p.m. There being no one wishing to speak, Oral Communications were closed at 6:01 p.m.

**5. MINUTES**

A. Approval of the minutes of the July 11, 2016 Regular Planning Commission

B. Approval of the minutes of the July 25, 2016 Adjourned Planning Commission Meeting

Vice Chair Jimenez moved to approve the minutes of the July 11, and July 25, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING – Continued from the July 11, 2016 Planning Commission Meeting  
Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of  
Entertainment Conditional Use Permit Case No. 13**

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use and live entertainment, respectively, at a sports bar and grill commonly known as Crossroads Sports Bar and Grill

located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

Chair Arnold opened the Public Hearing for Item No. 6 at 6:02 p.m. and called upon Luis Collazo, Code Enforcement Officer to present Item No. 6 before the Planning Commission.

Commissioner Aranda arrived at 6:11 p.m.

Brian Richards, current owner of Crossroads Sports Bar and Grill spoke about the last time being here and that he has spoken with new owner. He stated that they had cleaned the property in question.

Frank Ybarra, inquired about the new owner of the said property.

Steve Skolnik, City Attorney stated he is the lessee.

Chair Arnold inquired if new permits have been pulled since it was stated at the last meeting to do so for the work being conducted on the site.

Wayne Morrell, Director of Planning stated that permits have not been requested nor issued for the work being conducted.

Mr. Richards, speaker also stated he has not requested new permits for the work being conducted.

Mr. Morrell noted that the owner was advised already to have permits issued.

Commissioner Ybarra inquired whether the owner is working on getting new permits.

Mr. Skolnik stated that new permits can be assumable by new owner. Mr. Skolnik also noted that Conditional Use Permit is transferrable to the new owner.

Commissioner Ybarra inquired if the new owner is seeking to assume the Conditional Use Permit.

Mr. Richards noted he is the business owner and not the property owner.

Mr. Skolnik stated it is more of a joint entitlement.

Commissioner Ybarra requested the owner to seek the required permits.

Mr. Richards stated that it is in the works.

Mr. Morrell inquired whether the new owner will be present.

Mr. Skolnik noted that if the commission revokes, the applicant can appeal to city council.

Arnold inquired whether the sale would be affected by the permit being revoked.

Commissioner Jimenez announced that he has gone by the property around 4:30 p.m. today and it was clean at that time.

Mr. Skolnik inquired how the new perspective owner is receiving the meeting information

Mr. Collazo stated that he can speak with the prior applicant.

Mr. Richards, speaker stated that he can reach out to the new owner.

Chair Arnold stated that when the item was discussed at the last meeting, he noted that he was giving the owner an opportunity to clean the property and was surprised to see them clean until the last minute, in addition, the new owner was not present today to answer questions. He also stated that he would like to see the business being maintained rather than having a vacant lot.

Having no further questions or comments Chairperson Arnold closed the Public Hearing at 6:21 p.m. and requested a motion.

Commissioner Ybarra moved to revoke the Alcohol Sales Conditional Use Permit No. 35 and Entertainment Conditional Use Permit No. 13; motion dies due to lack of second.

Commissioner Aranda moved to continue Item No. 6 to the next Regular Planning Commission Meeting and have staff issue a letter with correct dates to the new perspective owner; Chair Arnold seconded the motion which was approved with a vote of 4-1, with Commissioner Ybarra voting no.

Commissioner Arnold would like to have staff find out the prospective new owners information and have it forwarded to Mr. Collazo.

Commissioner Aranda inquired when the new ownership would take over.

In response to his question, Mr. Skolnik stated it would take 2 to 3 weeks.

Commissioner Jimenez noted that he is not satisfied with not having the applicant comply with the requirements by this meeting, however, he is willing to give the applicant a chance until next month, giving them a last chance and no further.

Commissioner Mora also stated that the next meeting is the final chance given to the new perspective owner to take responsibility.

## **7. PUBLIC HEARING**

### **Development Plan Approval Case Nos. 912, Modification Permit Case No. 1263 and related Environmental Documents**

*DPA 912*: A request for approval to allow the construction of a new two-tenant, 49,750 sq. ft. concrete tilt-up industrial building; *MOD 1263*: A request for approval to allow a reduction to the side yard setback requirement on the corner side yard along Sorensen Avenue; and *Environmental Documents*: A request for approval of the proposed Mitigated Negative Declaration related to the proposed project, on property located at 9211 Sorensen Avenue (APNs: 8168-009-023) within the M-2, Heavy Manufacturing, zone. (Sorensen Industrial Investors LLC)

Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:20 p.m. and called upon Cuong Nguyen, Senior Planner to present Item No. 7 before the Planning Commission.

Commissioner Aranda stated that he recalled that there should be parking for electrical vehicles

in the environmental report and there were no hookups listed.

Marc Blodgett, Environmental Consultant stated the hookups for electrical vehicles were not listed as required. However, spaces were going to be included as required.

Commissioner Aranda made an inquiry about seven (7) bicycle racks Mr. Blodgett stated that it was included.

Commissioner Ybarra commended the owners for the building.

Richard Lucas, Representative for Chalmers Equity Group thanked the Commission for considering the item.

Chair Arnold inquired about the building measurements and if it met the 36 feet requirements.

Senior Planner Cuong Nguyen confirmed the measurements.

Char Arnold inquired whether the building set back would be the same.

Mr. Nguyen noted that the building would not be set back, due to the code.

Mr. Skolnik and Mr. Morrell noted that the code states that the entire building needs to meet the 36 foot requirement.

Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 7.

Having no further questions or comments Chairperson Arnold closed the Public Hearing at 6:35 p.m.

Commissioner Aranda moved to approve Item No. 7 as staff recommended; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 5-0.

## **8. PUBLIC HEARING**

### Development Plan Approval Case No. 914 and Environmental Documents

A request for approval to construct a 199,987 sq. ft. concrete tilt-up building, and related improvements, on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018) within the M-2, Heavy Manufacturing, Zone. (Rexford Industrial)

Chair Arnold opened public hearing at 6:36 p.m.

Paul Garcia, Planning Consultant provided a brief report on Item No. 8

Commissioner Aranda inquired about police impacts.

Mr. Mark Blodgett stated that many commercial businesses develop police impacts, however, in its current state this business will not have a police impact. In addition, when the business opens, there will be security that the applicant will have at the business which will ensure that negative attraction will not be an issue. He also noted that staff circulated the documents for conditional approval, and such includes conditions from police services.

Commissioner Aranda inquired whether the large trucks will be supported in that area.

Mr. Blodgett stated that whatever will go on the property will impact the traffic. He noted the Telegraph/Norwalk intersection was the only impacted area during the PM time.

Chair Arnold noted that about around a year ago there was a discussion related to Los Nietos and Norwalk Blvd. where there was a trash hauling impact. However, he noted with the addition of the train traffic then the additional load, he would like to know if the traffic engineer considered the traffic impact.

Mr. Blodgett noted that the engineer did consider it, as the 700 trips included the foot traffic at that area. He stated that it is more of the truck trips that they are considered with. He added that most of the trucks will be going southbound, and the likelihood that the trucks would be going by would be that they would be taking Florence Avenue instead.

Chair Arnold requested to see if there can be a condition where we can restrict having the trucks traveling within a certain time through Orr and Day Road.

Mr. Blodgett stated it is mainly employees going in and out rather than truck drivers going through the intersection.

Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward.

John Cataldo, Architect for the project thanked Santa Fe Springs' staff.

Andy Wilson, Representative of Rexford Industrials, spoke about Norwalk and Santa Fe Springs' reputation. Mr. Wilson noted that he is looking forward to working with Santa Fe Springs' staff and thanked everyone.

Silvia Meyer, a Santa Fe Springs resident requested that the Planning Commission consider the existing traffic in the city before making a decision.

Having no further questions or comments Chairperson Arnold closed the Public Hearing at 6:57pm

Commissioner Mora moved to approve Item No. 8 as staff recommended; Commissioner Ybarra seconded the motion which was unanimously approved with a vote of 5-0.

## **9. PUBLIC HEARING**

### Development Plan Approval Case No. 918

A request for approval to allow the subdivision of an existing +/-2.30-acre site into two (2) parcels measuring 71,094 sq. ft. (Proposed Parcel 1) and 29,156 sq. ft. (Proposed Parcel 2) on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050), in the M-2 (Heavy Manufacturing) Zone. (Chalmers Equity Group)

Chair Arnold announced that he is the designer for the project being considered in Item No. 9 and will be recusing himself.

Chair Arnold stepped out at 6:58 p.m.

Vice Chair Jimenez led the meeting and opened Public Hearing at 6:58 p.m. for Item No. 9. Vice Chair Jimenez called upon Senior Planner Cuong Nguyen to provide a presentation before the Planning Commission on Item No. 9.

Vice Chairperson Jimenez 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 Chair Jimenez closed the Public Hearing at 7:04 p.m. and requested a motion.

Commissioner Ybarra moved to approve Item No. 9; Commissioner Aranda seconded the motion which was unanimously approved with a vote of 4-0, noting Chair Arnold's recused.

## **10. NEW BUSINESS**

### Modification Permit Case No. 1273

A request for a Modification of Property Development Standard to reserve but not provide eighteen (18) required parking stalls and instead temporarily use said area for open outdoor storage on property located at 10035 Greenleaf Avenue (APN's: 8011-004-057), within the M-2, Heavy Manufacturing, Zone. (Vertical Access Inc.)

Chair Arnold joined the commission at 7:04p.m.

Planning Consultant Jimmy Wong provided a brief report on Item No. 10.

Commissioner Aranda moved to approve Item No. 10 as staff recommended; Vice Chairperson Arnold seconded the motion which was unanimously approved with a vote of 5-0.

Commissioner Jimenez inquired whether there will be any meetings where all the employees will be there at the same time.

Michael Martinez, representative for Vertical Access Inc., noted that there are usually not a lot of traffic or all employees at the site at the same. If they would be there at the same time, it would possibility once a year.

Commissioner Aranda inquired the location on the map, on the bottom south side, whether the applicant would consider that area.

Mr. Martinez noted there is a hill and was not able to safely place the material, only park a vehicle.

Commissioner Ybarra inquired where they are stored in.

Mr. Martinez stated they are stored at site and leave early morning.

Commissioner Ybarra where they are stored, parking sites?

Mr. Martinez noted they are parked towards the north side of the building.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Item No. 10 as recommended.

## 11. ANNOUNCEMENTS

- ◆ No announcement from Commissioner Mora.
- ◆ Commissioner Aranda spoke about staying busy with football schedule.
- ◆ Commissioner Jimenez wished everyone a great month.
- ◆ Commissioner Ybarra inquired whether the city has received complaints about the Starbucks. Commissioner Ybarra further stated that there is always a congestion at the two entrances and would like to know if there are any complaints. Mr. Collazo noted confirmed there are no complaints.
- ◆ Mr. Garcia noted that he just accepted a position with the City of San Juan Capistrano and announced that this was his last meeting with everyone.
- ◆ Mr. Nguyen provided updates on two projects: 1) CRW Leasing Co. Inc. 12140 Altamar Place (showed pictures of the development); 2) PIH Health – 12400 Bloomfield Avenue (showed comparison pics)
- ◆ Wayne noted that August 23, 2016 beginning at 12-2pm will be the soft opening for Jersey Mike's and August 24th will be the official grand opening. He also acknowledged Paul, and stated that Paul began with the City as an intern and thanked him for his years of service.

The Planning Commission unanimously voted to reopen Oral Communications at 7:22 p.m. to allow a speaker to make public comments.

Sylvia Meyer inquired why no one had responded to her question regarding the noise ordinance.

Wayne noted he would speak with Ms. Meyer after the meeting.

Public Comment was closed at 7:23 p.m.

## 12. ADJOURNMENT

At 7:23p.m. Chairperson Arnold adjourned the meeting.

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Chairperson Arnold

ATTEST:

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Teresa Cavallo, Planning Secretary



### **PUBLIC HEARING**

#### Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use and live entertainment, respectively, at a sports bar and grill commonly known as Crossroads Sports Bar and Grill located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

### RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. That the Planning Commission, based on Staff's findings and presentation, find that the property to which Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 was granted, has not been maintained in compliance with the Conditions of Approval, the City Laws, and the City's Notices to correct the violations. As a result, the action to revoke and nullify these Permits complies with the requirements and provisions set forth under Section 155.811(B).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13.

### BACKGROUND

This matter was brought to the Planning Commission at their meeting of July 11, 2016. The Planning Commission continued the matter to their meeting of August 8, 2016, with direction to the business owner not to operate the business, or allow the public to enter the building until the building was determined safe by a licensed structural engineer. Moreover, the business owner was directed to show proof that the ABC license has been transferred to the new prospective business owner.

At their regular meeting of August 8, 2016, the Planning Commission continued this matter once again to provide the Applicant more time to correct the on-site violations and directed staff to resend the attached letter with new correction dates. The letter was modified accordingly and sent to the Applicant via Certified Mail. Since that time, the Applicant has maintained the property free of illegal dumping debris, but has not complied with the other listed items. Moreover, an inquiry to ABC revealed that the ABC license has been suspended for over three years. In addition, to date, the prospective new owner has not made contact with the Department of Police Services.

STAFF COMMENTS

Staff continues to recommend revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 for failure to comply with the conditions of approval and due to the on-going property maintenance violations.

Staff will pursue that the property owner take full responsibility of the matter and correct the violations. Upon the time when the violations are fully corrected, any new prospective tenant or property owner will have the ability and right to submit a new application for an alcohol sales use and an entertainment use.

A handwritten signature in black ink, appearing to read 'Dino Torres', with a stylized, overlapping design.

Dino Torres  
Director of Police Services

Location Map



# City of Santa Fe Springs

Location Map  
9803 Santa Fe Springs



11576 Telegraph Road · CA · 90670-9928 · (562) 409-1850 · Fax (562) 409-1854 · www.santafesprings.org

POLICE SERVICES CENTER

August 11, 2016

MAILED VIA VERIFIED MAIL

Brian Curtis Richards  
9029 Bright Avenue  
Whittier, CA 90602

Re: Alcohol Sales Conditional Use Permit Case No. 35 and  
Entertainment Conditional Use Permit Case No. 13  
Location: 9803 Santa Fe Springs Road

The Planning Commission at their regular meeting of August 8, 2016, continued the matter in reference to the revocation of Conditional Use Permit (ASCUP) Case No. 35, and Entertainment Conditional Use Permit (ECUP) Case No. 13. This matter was continued to their regular meeting of September 12, 2016.

Before the Planning Commission's meeting of September 12, 2016, the code violations on the property and the building are to be corrected as follows:

- (1) Section 95.03(A-3), (A-4): Building that is partially destroyed/Abandoned Structure.  
Required Corrective Action(s):
  - (a) By September 2, 2016, submit structural engineering report which certifies the building as a safe structure and in compliance with the current Building Codes, or lists corrective action to bring the building into compliance with the current Building Codes and handicap access requirements. A work schedule shall accompany the engineering report which states the date as to when corrective action will take place.
  - (b) Work of any type shall not be done to the building until such structural engineering report has been reviewed and approved by the City personnel.
  - (c) **The building shall not be occupied until the structural engineering report has been reviewed and approved.**
  
- (2) Section 95.03(A-17), 155.549 Overgrown Vegetation/Failure to Maintain Landscaping.  
Required Corrective Action(s):
  - (a) By August 28, 2016, remove all overgrown vegetation and weeds.

- (b) By September 2, 2016, submit an irrigation and landscaping plan to show the installation of an automatic irrigation system and new landscaping. The plans are to be prepared by a licensed landscape architect.
- (3) Section 95.03(A-20). 155.880 Items of Junk in the Exterior/Public Nuisance.  
Required Corrective Action(s):
  - (a) Maintain the parking lot and the surrounding area of the property free of all junk, trash and debris. Maintain the property in a clean and orderly manner at all times.
  - (b) By August 18, 2016, install a temporary security fence to secure the parking lot and prevent illegal dumping.
- (4) Section 95.03(21) Waste Container Visible from the public street.  
Required Corrective Action(s):
  - (a) By September 2, 2016, submit drawings for the construction of a trash enclosure. The drawings are required to be prepared by a license draftsman or architect.
  - (b) Within thirty (30) days of the approval of the trash enclosure drawings, the enclosure shall be fully constructed and the permits finalized to show that the work has been completed.
  - (c) The trash bin is to be stored within the trash enclosure at all times unless the bin is being emptied by a license hauler.
- (5) Section 155.518 Banners Installed and Displayed without permits.  
Required Corrective Action(s):
  - (a) Upon receipt of this letter fully remove all banners.
- (6) By August 29, 2016, provide proof that the transfer of the ABC license has been initiated. You should be aware that we will be in contact with ABC to determine the status of your process to transfer the license. A suspended or revoked ABC License will result in a full revocation of the ASCUP.

Attached is another application for an Alcohol Sales Conditional Use Permit and an Entertainment Conditional Use Permit. Please forward the applications to the proposed new business owner and have them submit the fully completed applications with the required attachments and a check for the filing fee of \$ 1,428 (\$714.00 for each permit). The check is to be made payable to the City of Santa Fe Springs. The check and applications are to be submitted to the Department of Police Services no later than August 22, 2016.

Please take notice that your actions in correcting the violations will be documented and a staff report will be drafted and submitted to the Planning Commission for their meeting of September 12, 2016.

Please contact me if you have any questions regarding this matter or need additional clarification. I can be contacted at (562) 409-1850, extension 3320.

Sincerely,

Luis Collazo  
Code Enforcement  
Department of Police Services

cc: Planning Commission  
Margarita Matson, Assistant to the Director of Police Services  
Wayne Morrell, Director of Planning and Development  
Building Department



## **PUBLIC HEARING**

### **Alcohol Sales Conditional Use Permit Case No. 69**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at ALDI Food Market located at 13210 Telegraph Road, within the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (ALDI Food Market)

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 69, and thereafter close the Public Hearing.
2. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
3. Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 69 subject to the conditions of approval contained within this report.

### **BACKGROUND**

The subject site was once developed with a bowling alley and a café-like restaurant use. Over time, the bowling activities ceased and the building became vacant. The unsecured parcel, with the vacant building and its lack of upkeep, became a public nuisance with visual blight resulting in the ultimate demolition of the building.

Recently, the property owner signed a ground lease for the development of a speculative industrial warehouse building to the rear, and the occupancy of ALDI to the front portion of the parcel. On May 9, 2016, the Planning Commission approved Development Plan Approval Case No. 910 and its companion Mitigated Negative Declaration draft report to allow the 1.94 acre parcel to be developed with an approximate 18,557 sq. ft. grocery store building.

ALDI opened its first stores in the Midwest in 1976. Since that time, ALDI has grown and expanded to nearly 1,300 stores in 32 states. California residents can currently find twenty-eight (28) stores in state; the Santa Fe Springs Store will be the twenty-ninth (29) store in California.

ALDI carries its own brand of foods and subscribes to the “Healthy-Living” style by providing fresh meats, fresh produce, soft drinks, and alcoholic beverages such as beer and wine.

In accordance with Section 155.628 of the City’s Zoning Regulations, the Applicant, ALDI, is requesting approval of Alcohol Sales Conditional Use Permit Case No. 69 to allow the sale of alcoholic beverages for off-site consumption. Concurrent with this request, the Applicant is also seeking approval for an alcohol license, Type 40, from the California Department of Alcohol Beverage Control (ABC), which is the state government authority overseeing alcohol sales. If the ABC license is denied to the Applicant during their filing, they will have one year to find an alternative plan, otherwise, this Permit if approved will become void and nullified.

**STREETS AND HIGHWAYS**

The subject site is located on the south side of Telegraph Road, east of Painter Avenue, with additional access from the Gateway Plaza parking lot. The main access road, Telegraph Road, is classified as a Major Highway with Painter Avenue classified as a Secondary Highway within the Circulation Element of the City’s General Plan.

**ZONING AND LAND USE**

The subject property is zoned C-4, Community Commercial, with a general plan land use designation of “Commercial.” The Zoning, General Plan and Land Use of the surrounding properties are as follows:

<b>Surrounding Zoning, General Plan Designation</b>			
<b>Direction</b>	<b>Zoning District</b>	<b>General Plan</b>	<b>Land Use</b>
North	C-4	Commercial	7-11, restaurant, retail
South	M-2	Industrial	Trailer repair and service
East	M-2	Commercial	Shopping Center (Gateway Plaza)
West	M-2	Industrial	All Black Co., metal finishing and coating Magnus Industries, drill bits and sawblades

Information provided by the Planning Department

**ENVIRONMENTAL DOCUMENTS**

Staff finds and determines that because ALDI will be moving into a built building this proposed alcohol sales use (“project”) is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

**LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 31, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on September 1, 2016. To date, Staff has not received any inquiries regarding the proposal.

**ZONING ORDINANCE REQUIREMENTS**

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

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

- a. **Conformance with parking regulations.** *Based on the approved site plan, seventy-four (74) parking spaces are required ( $18,557/250 = 74.228$  or 74), but 90 spaces will be provided.*
- b. **Control of vehicle traffic and circulation.** *The subject property has on-site vehicle circulation with ingress and egress driveways on Telegraph Road and Painter Avenue.*
- c. **Hours and days of operation.** *The market will operate from 9 a.m. to 9 p.m. Monday thru Sunday.*
- d. **Security and/or law enforcement plans.** *As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.*
- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The proposed market is within walking distance to schools, and a religious facility. Moreover, the market is located across the*

street from a state operated drug and alcohol rehabilitation center. It should be noted that there are several other similar grocery stores (Target, Walmart, Food for Less) which provide alcoholic beverages for off-site consumption. Staff has not received any complaints or has seen any negative impacts as a result of their proximity to the listed sensitive uses.

- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed grocery store is within walking distance to other retail uses and restaurants selling alcohol beverages. Each use within the City is regulated by their respective conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. The established regulations minimize and/or mitigate any negative impacts usually associated with over-concentration of alcoholic beverage establishments.*
- g. **Control of noise, including noise mitigation measures.** *The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area. The store is subject to the City's allowable ambient noise regulations.*
- h. **Control of littering, including litter mitigation measures.** *As part of the conditions of approval, the Applicant and/or his employees are required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance requires that trash and debris be immediately cleaned on any property within the City.*
- i. **Property maintenance.** *As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts should they become a public nuisance. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police whenever they see these activities take place.*

**STAFF COMMENTS**

As part of the permit review process, staff has conducted a review of the Applicant's proposed new site to ensure compliance with other regulatory ordinances and codes. The listed conditions of approval have been prepared to ensure the proper and lawful ongoing operation of the alcoholic beverage sales use.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit request by the Applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council.

**CONDITIONS OF APPROVAL**

1. That the Applicant comply with the conditions of approval set forth on Development Plan (DPA) Case No. 910 (copy of the conditions is available upon request).
2. That the Applicant is aware that approval of Alcohol Sales Conditional Use Permit (ASCUP) Case No. 69 is solely for the storage and sale of alcoholic beverages as an accessory activity for a food market.
3. Alcohol sales shall be limited to 6:00 a.m. to 2:00 a.m. the following day. The sale of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission. Should the market become a 24-hour operation, the Applicant shall provide locking mechanisms to prevent customer access to the alcoholic beverages during the no-sale period.
4. That the Alcoholic Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Department of Alcoholic Beverage Control.
5. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.
6. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
7. That the Applicant and/or his employees shall not allow 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 State Business and Professions Code.

8. That the Applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
9. That the Applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.
10. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.
11. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, and shall immediately report all such instances to the Police. The Applicant shall post signs, approved by the Department of Police Services, prohibiting loitering.
12. That this permit is contingent upon the approval by the Department of Police Services of a security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:
  - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
  - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;
  - (C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
  - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

13. That all other applicable requirements of the City Zoning Regulations, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
14. That the owner, corporate officers and managers shall cooperate fully with all City officials, and enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
15. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.
16. That pallets and other objects should not be left outside to allow roof access.
17. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning or his designated Staff.
18. That there shall be no window displays or advertising banners in the area of the cashier that will restrict the view, or restrict the view of passing police patrols.
19. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
20. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
21. That this Permit shall be subject to a compliance review in one year, no later than one-year from the date of the Building Permit Final approval (AKA date of legal occupancy), to ensure the alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
22. That Alcohol Sales Conditional Use Permit Case No. 69 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

23. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

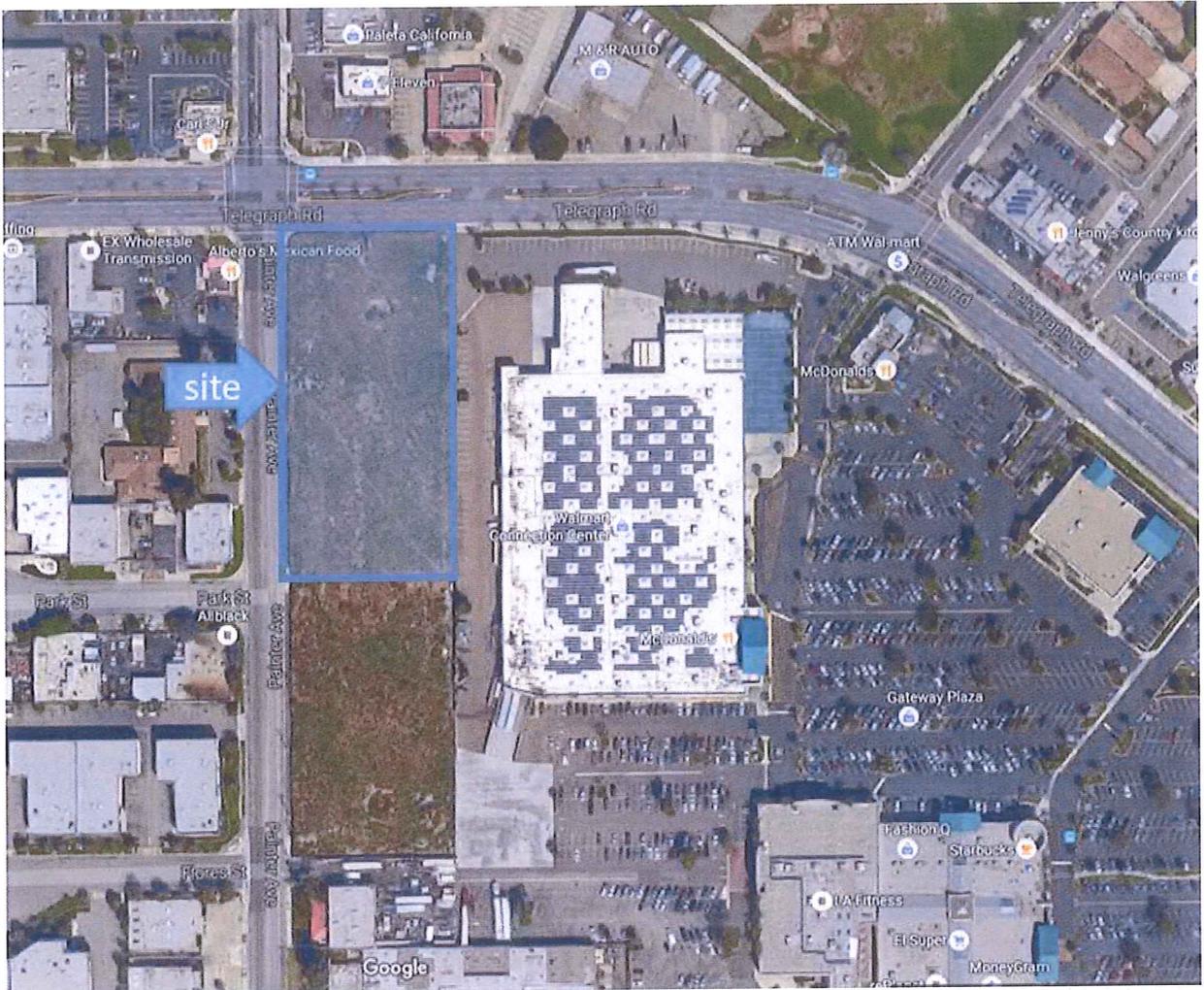
A handwritten signature in black ink, appearing to be 'DT' with a long horizontal stroke extending to the right.

Dino Torres  
Director of Police Services

Attachment(s)

1. Location Map

**AERIAL PHOTOGRAPH**



**Alcohol Sales Conditional Use Permit Case No. 69**

**ALDI Food Market  
13210 Telegraph Road**



**PUBLIC HEARING**

Amendment of Conditional Use Permit Case No. 766

A request for approval to modify the number of clients (10-15 to 20-30) and hours of operation (Existing: M-Th: 5-8:50 pm; Adding: Fri: 5-5:50 am; & Sat: 9-9:50 am to existing) for a small-group personal fitness training use, within the M-1, Light Manufacturing, Zone. (Fit Camp LA)

**RECOMMENDATIONS**

Staff recommends that the Planning Commission:

1. Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 766 and, thereafter, close the public hearing; and
2. 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
3. Find that the proposed changes to the subject small-group personal fitness training use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
4. 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
5. Require that Conditional Use Permit Case No. 766, be subject to a compliance review in one (1) year, on or before September 12, 2017, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

**BACKGROUND/LOCATION**

The subject site, comprised of a single parcel (APN 8169-011-032) of approximately 6.76-acres, has an address of 11540 Washington Boulevard and is located along the City's northernmost boundary that extends along Washington Boulevard, specifically on the south side of Washington Boulevard, west of Allport Avenue. The site is within the Washington Boulevard Redevelopment Project Area and is dual zoned; the majority of the property (southern portion) is within the M-1, Light Manufacturing, Zone, with the northern portion (approximately 125 linear feet) fronting on

Washington Boulevard within the C-4, Community Commercial, Zone. The subject small-group personal fitness training use is within the portion of the site zoned M-1. Properties to the north consist of a mix of light industrial, commercial, and residential uses; properties to the east consist of light industrial uses; properties to the west consist of single-family dwellings; and the property to the south is occupied by the Los Nietos School District.

On August 10, 2015, the Planning Commission initially approved Conditional Use Permit Case No. 766, a request to establish, operate and maintain a small-group (10-15 clients) personal fitness training use. The initial approval was granted for a period of one year. This would have been their first compliance review; however, Fit Camp LA has yet to begin operations. Nevertheless, they are requesting to amend the existing conditions of approval to allow for an increase in the number of clients and a change to the hours of operation. The applicant currently operates a ±2,600 sq. ft. facility in the City of Norwalk and is forecasting immediate growth here in Santa Fe Springs based on their current success with the Norwalk location.

## **PROJECT DESCRIPTION**

### **Details of Use**

The applicant, Fit Camp LA, will be occupying two units, totaling 2,953 sq. ft., within Building 7. According to their application materials, Fit Camp LA will not utilize heavy machinery (treadmills, weight lifting machines); rather mobile/movable equipment (resistance bands, dumbbells, stability balls, jump ropes, etc.) will be utilized. The floor plan details 2,342 sq. ft. of floor space devoted to workout activities, with the remaining 611 sq. ft. utilized as office, a seated waiting area, storage, and restroom. The original conditions of approval allowed 10-15 clients per session. The applicant is requesting to amend the original conditions in order to increase the number of clients (from 10-15 to 20-30 clients) in anticipation of immediate growth here in Santa Fe Springs. Typical training sessions will last 50 minutes and, if requested change is approved, will consist of up to 30 clients, led by one to two certified fitness coaches.

### **Proposed Hours of Operation**

The hours of operations will be 5:00 pm - 9:00 pm, Monday – Thursday, 5:00 am – 6:00 am, Friday, & 9:00 am – 10:00 am, Saturday, with sessions starting at the top of each hour. The proposed use will not operate Sunday.

### **Parking**

A parking study conducted with the original CUP application, had concluded that parking was not an issue at this location. The parking study determined that 249 stalls are required and 275 stalls are provided, creating a surplus of 26 parking stalls. An increase in the number of clients does create a higher parking demand, however, the existing surplus of 26 stalls is sufficient to accommodate the added number of clients. Additionally, the Zoning Regulations calculates parking based on

the square footage of the building and not the number of occupants. Since there will be no exterior changes or additional square footage associated with the proposal, parking requirements as it related to the Code technically would not change.

**ZONING CODE REQUIREMENT**

The procedures set forth in Section 155.213 (A) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature shall be allowed only after a valid conditional use permit has first been obtained.

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

**STREETS AND HIGHWAYS**

The subject site is located on the south side of Washington Boulevard, west of Allport Avenue. Washington Boulevard is designated as a Major Highway within the Circulation Element of the City’s General Plan. Allport Avenue is a local industrial street.

**ZONING AND LAND USE**

The subject property is dual zoned; the majority of the property (southern portion) is within the M-1, Light Manufacturing, Zone, with the northern portion (approximately 125 linear feet) fronting on Washington Boulevard within the C-4, Community Commercial, Zone. Industrially zoned areas generally surround the subject site. Properties to the north (located within unincorporated Whittier) consist of a mix of light industrial, commercial, and residential uses; properties to the east consist of light industrial uses; properties to the west consist of single-family dwellings; and property to the south is occupied by the Los Nietos School District.

**ENVIRONMENTAL DOCUMENTS**

Upon review of the proposed project, finds the project would qualify for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that, no additional square footage is proposed and the existing use, with the exception to the hours of operation and increased capacity, will remain unchanged. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

**LEGAL NOTICE OF PUBLIC HEARING**

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

Legal notice of the Public Hearing for the proposed use was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 31, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center and published in a newspaper of general circulation (Whittier Daily News) on August 31, 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 subject CUP Amendment.

**COMMISSION'S CONSIDERATIONS****Conditional Use Permit**

As mentioned previously, Section 155.213 (A) of the Zoning Regulations, states that public, private, or quasi-public uses of an educational or recreational nature 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; and
- 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.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed changes to the subject small-group personal fitness training use will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject unit is located within the M-1 (Light Manufacturing) Zone and also has a General Plan land use designation of Industrial. A small-group personal fitness training use is consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which is compatible with the personal fitness training use.

The primary concern is to ensure that there is sufficient parking to accommodate the increased number of clients. As aforementioned, a parking study was completed as part of the original application materials. Upon review of the study, staff determined the site could accommodate the parking demand associated with the proposed changes. The parking study determined that a total of 249 parking stalls are required, with 275 parking stalls being provided throughout the site; therefore, the site has a surplus of 26 parking stalls. Additionally, other concerns related to noise and loitering have already been addressed through conditions of approval numbers 5, 6, and 7.

Therefore, if conducted in strict compliance with the conditions of approval and the City's Zoning Regulations, staff finds that the proposed changes to the subject small-group personal fitness training use 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. That the proposed small-group personal fitness training use has been designed to preserve the general appearance and welfare of the community for the following reasons:**

The subject property is fully improved with eight (8) multi-tenant industrial buildings totaling 73,794 sq. ft. of building area and mature landscaping throughout the site. The requested changes only relate to the personal fitness training operations. No exterior modifications to the existing building or parking area are proposed (with the exception of a new wall sign for which the applicant will submit plans and obtain a building permit at a later date). Additionally, day-to-day functions of the existing use will be conducted indoors. Staff therefore finds that, since the site characteristics will remain practically unchanged, the general appearance and welfare of the community will continue to be preserved.

**STAFF CONSIDERATIONS:**

For the reasons mentioned above, staff finds that if the proposed changes to an existing small-group personal fitness training use operates in strict compliance with the required conditions of approval, it will remain compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is therefore recommending approval of the requested changes, subject to a

compliance review after one-year to ensure the subject small-group personal fitness training use is still operating in strict compliance with the conditions of approval as stated within the staff report. It should be noted that staff recommends that condition #1 be amended to allow future changes to the number of clients be reviewed and approved at the discretion of the Director of Planning or his/her designee. Although, this CUP amendment does clarify that the hours of operation are changing, it should be noted that the original conditions (#8) had provided staff with the administrative authority to review and approve changes to the stated hours. The recommended change to condition #1 will contain similar wording as already provided within condition #8.

**AUTHORITY OF PLANNING COMMISSION:**

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions 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**

**NOTE: Recommended changes to existing conditions are provided as a strike-through and/or bold.**

**PLANNING AND DEVELOPMENT DEPARTMENT:**

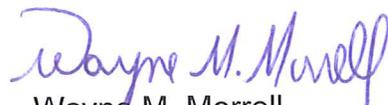
**(Contact: Vince Velasco 562.868-0511 x7353)**

1. That this approval is for the use of a personal fitness training facility, in the form of small-group (~~10-15~~ **20-30** clients) sessions, with related activities only. **Any modification to the number of clients shall be subject to the review and approval of the Director of Planning or his/her designee.**
2. That any type of sub-lease of the tenant space to another personal fitness training operation will require a review by the Director of Planning or his/her designee for consistency with this approval.
3. That all personal fitness training activities shall take place in the interior of the tenant space.
4. That the exterior exit door shall remain closed when not being used for ingress/egress purposes. Additionally, the applicant shall inform all staff

members and clients not to loiter or make loud noises outside of the building before or after each session.

5. That, in the event noise levels outside of the applicant's premises are found to exceed permissible levels per City Code, the applicant shall work with planning staff to come up with a solution to immediately mitigate noise issues.
6. That the applicant shall provide a seating/waiting area indoors to prevent and discourage clients from waiting outside.
7. That the applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
8. The days and hours of operation of the personal fitness training facility shall be Monday through Thursday from 5:00 p.m. to 9:00 p.m.; **Friday from 5:00 a.m. to 6:00 a.m.; & Saturday from 9:00 a.m. to 10 a.m.** The facility will not operate on Sunday. Any modification to the days and hours of operation shall be subject to the review and approval of the Director of Planning or his/her designee.
9. That the personal fitness training facility shall otherwise be substantially in accordance with the plot plan, floor plan, and operational narrative submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
10. That the Department of Planning and Development shall first review and approve all sign proposals for the personal fitness training operation. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
11. 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](http://www.santafesprings.org)).
12. 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.

13. That Conditional Use Permit Case No. 766 shall be subject to a compliance review in one year, on or before ~~August 10, 2016~~ **September 12, 2017**. Approximately three (3) months before ~~August 10, 2016~~ **September 12, 2017**, 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.
14. That the applicant, Fit Camp LA, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject Conditional Use Permit, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
15. 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.
16. 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

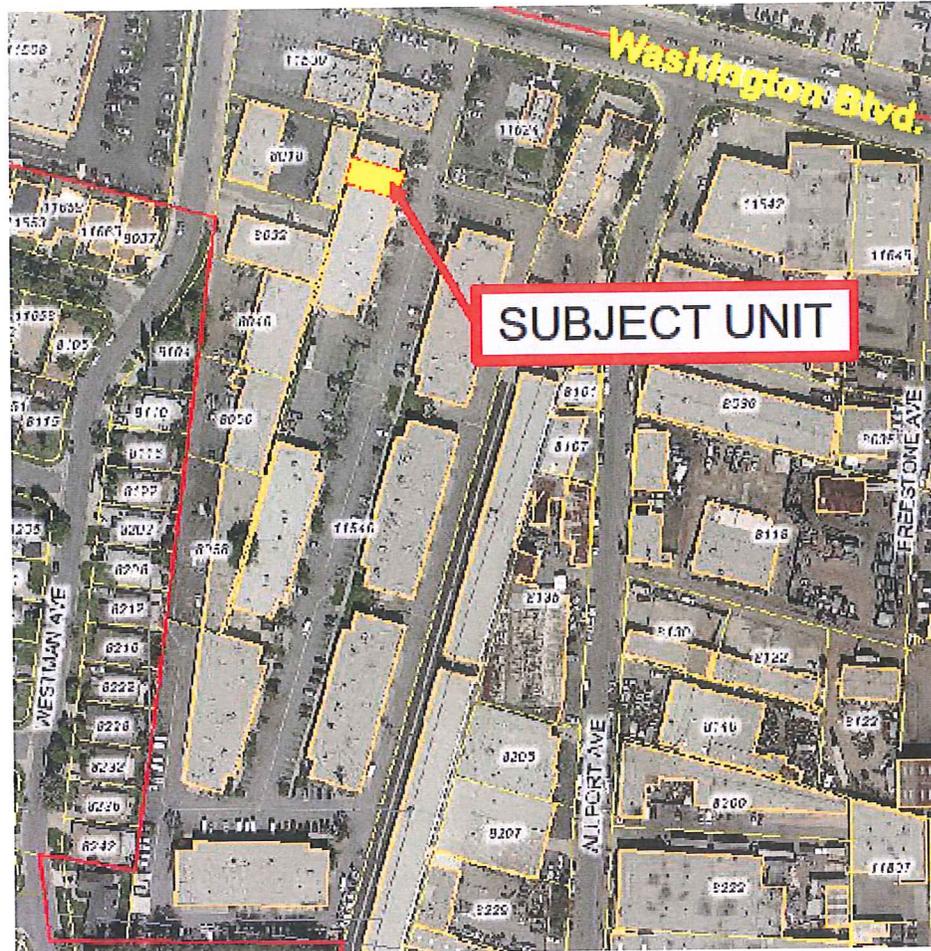
Attachments:

1. Aerial Photograph
2. Amendment Request Letter

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 766

11540 Washington Boulevard  
(Applicant: Fit Camp LA)



NORTH

**Amendment Request Letter**

Greetings,

I am writing this letter as requested per the compliance review of CUP # 766 for the company FitCampLA. My name is Jonathan Coppel and I am the owner of the company.

FitCampLA is a weight loss fitness camp aimed at improving the health and fitness of those in the community. The current activities that take place on the site are group personal training sessions instructed by 2-3 coaches. The duration of each session is 45 - 50 minutes long and sessions can range anywhere in size from 5 – 15 people.

Our hours of operation are Monday through Thursday 5pm, 6pm, 7pm, 8pm but we plan on implementing one morning session Monday – Friday at 5am and Saturdays at 9am. We would also like to increase the size of our sessions to 20 – 30 clients per session like that of our fitness camp location in the city of Norwalk. We have 2-3 certified fitness coaches on site everyday and we could effectively and safely coach larger groups of members with the design of how the sessions are run, which are conducted in very structured and organized stations with specific instructions and coaching (not a *come in and do whatever you want* type of plan like big named corporate gyms).

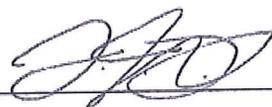
RECEIVED

With kind regards,

JUL 11 2016

Jonathan Coppel

Planning Dept.

 - Owner (Applicant's Signature)

Date: 7-11-2016



**PUBLIC HEARING**

**Conditional Use Permit Case No. 775 and related Environmental Documents**

*CUP 775*: A request for approval to allow the establishment, operation, and maintenance of a direct transfer facility; *Environmental Documents*: A request for approval of the proposed Initial Study / Mitigated Negative Declaration related to the proposed project, on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 775, and thereafter continue the case to the next regularly held Planning Commission meeting on October 10, 2016.

**BACKGROUND/DESCRIPTION OF PROPOSAL**

In accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code, this matter was set for Public Hearing. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on August 31, 2016, and published in a newspaper of general circulation (Whittier Daily News) August 31, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

Staff is recommending a continuance of Conditional Use Permit (CUP) Case No. 775 to the next regularly held Planning Commission meeting on October 10, 2016, to allow additional time for various state agencies to review and comment on the proposed IS/MND. It is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should open the public hearing and receive public comments and then take action to continue the project to the next meeting date.

A handwritten signature in blue ink that reads 'Wayne M. Morrell'.

Wayne M. Morrell  
Director of Planning