



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, MAY 13, 2024
AT 6:00 P.M.

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

PLANNING COMMISSION

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

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

COVERING
ATTORNEY
Rosemary Koo

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Intern
Planning Consultant
Planning Secretary

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Rudy Lopez
Laurel Reimer
Esmeralda Elise

NOTICES

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

https://www.santafesprings.org/city_council/city_council_commissions_committees/planning_commission/index.php

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Secretary’s Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

Public Comment: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Staff. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.org. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

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

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PRESENTATIONS – NONE****PUBLIC COMMENTS ON NON-AGENDA AND NON-PUBLIC HEARING AGENDA ITEMS**

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

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING**

1. **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 572 – A REQUEST TO AMEND CONDITIONAL USE PERMIT CASE NO. 572, WHICH INVOLVES THE MERGER OF CUP 561 AND CUP 572. THE PROPOSED AMENDMENT WILL ENABLE THE SOLE TENANT, SFS TRUCK STORAGE, INC., TO CONSOLIDATE THE PRIVILEGES OF BOTH CUP 561 AND 572 INTO A SINGLE CONDITONAL USE PERMIT.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding CUP Case No. 572, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed CUP amendment will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find that the applicant's CUP request meet the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 4) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and

- 5) Approve the requested Amendment to CUP Case No. 572, subject to the conditions of approval as contained within Resolution No. 262-2024; and
- 6) Adopt Resolution No. 262-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

2. PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88 AND ADOPTION OF RESOLUTION NO. 263-2024: A REQUEST TO ALLOW THE OPERATION AND MAINTENANCE OF THE WAREHOUSING AND DISTRIBUTION OF ALCOHOL BEVERAGES AT 9719 SANTA FE SPRINGS ROAD.

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 88, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Adopt Resolution No. 263-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and
- 5) Approve Alcohol Sales Conditional Use Permit Case No. 88 subject to the conditions of approval as contained within Resolution No. 263-2024.

CONSENT CALENDAR

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

**3. MINUTES OF THE APRIL 10, 2023 MEETING
MINUTES OF THE SEPTEMBER 11, 2023 MEETING
MINUTES OF THE OCTOBER 09, 2023 MEETING
MINUTES OF THE NOVEMBER 13, 2023 MEETING
MINUTES OF THE JANUARY 16, 2024 MEETING
MINUTES OF THE FEBRUARY 28, 2024 MEETING**

MINUTES OF THE MARCH 11, 2024 MEETING
MINUTES OF THE MARCH 18, 2024 SPECIAL MEETING
MINUTES OF THE APRIL 08, 2024 MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

4. A COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 74 – UNIQUE LOGISTICS INTERNATIONAL

RECOMMENDATION: That the Planning Commission:

- 1) Find that the Planning Commission, based on staff's findings provided within this report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 74; and
- 2) Request that this matter be brought back before May 13, 2029, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

5. CONDITIONAL USE PERMIT ("CUP") CASE NO. 559 - 4 – A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A USE INVOLVING THE MANUFACTURING, STORAGE, AND DISTRIBUTION OF SODIUM HYPOCHLOPRITE AT 9028 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (KIK CUSTOM PRODUCTS)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the use involving the manufacturing, storage, and distribution of sodium hypochlorite, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 559 be subject to a compliance review in one (1) year on, or before, May 13, 2025, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

6. **CONDITIONAL USE PERMIT (“CUP”) CASE NO. 731 - 3 - A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MEAT PROCESSING FACILITY LOCATED AT 13044 PARK STREET, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (QUENTIN MEATS INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the existing meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious and adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City’s General Plan.
- 2) Require that CUP Case No. 731 be subject to a compliance review in five (5) years on, or before, May 13, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

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

ADJOURNMENT

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



Esmeralda Elise
Planning Secretary