



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JUNE 10, 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

DEPUTY CITY
ATTORNEY

Kristi J. Smith

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Intern
Planning Consultant
Planning Commission 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 Commission Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

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

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

PUBLIC HEARING

1. **PUBLIC HEARING – CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (SAMNS GROUP INC.)**

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. 847, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301 - Class 1 (Existing Facilities) of the CEQA guideline the project is Categorically Exempt; and
- 3) Find and determine that the proposed CUP 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
- 4) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 5) Approve CUP 847 subject to the conditions of approval as contained within Resolution No. 265-2024; and

- 6) Adopt Resolution No. 265-2024, 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 – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 970 AND MODIFICATION PERMIT (“MOD”) CASE NO 1358 - TO CONSTRUCT A NEW ± 4,947 SQUARE FEET MASONRY INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 16'-0" ALONG FREEMAN AVENUE. (MARK LOXSOM ON BEHALF OF TALL PROPERTIES, INC.)

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding DPA Case No. 970 and MOD Case No. 1358, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- 5) Find that the applicant's MOD request meets the criteria set forth in §155.695 and §155.696 of the City's Zoning Ordinance, for granting of a Modification Permit; and
- 6) Approve the requested DPA Case No. 970 and MOD Case No. 1358, subject to the conditions of approval as contained within Resolution No. 266-2024; and
- 7) Adopt Resolution No. 266-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

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 MAY 08, 2023 REGULAR MEETING**
MINUTES OF THE JUNE 12, 2023 REGULAR MEETING
MINUTES OF THE JUNE 22, 2023 SPECIAL MEETING
MINUTES OF THE JULY 10, 2023 REGULAR MEETING
MINUTES OF THE OCTOBER 09, 2023 SPECIAL MEETING
MINUTES OF THE DECEMBER 18, 2023 ADJOURNED MEETING
MINUTES OF THE MAY 13, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

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 Commission Secretary for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.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 Commission Secretary