



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, AUGUST 12, 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
Isabel Cervantes, 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 Consultant
Planning Commission Secretary

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
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****CHANGES TO AGENDA****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.

CONSENT CALENDAR

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

1. MINUTES OF THE JULY 15, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. CONDITIONAL USE PERMIT CASE (“CUP”) NO. 480-6 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811 GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (LEE & ASSOCIATES)

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting a one (1)-year time extension of CUP Case No. 480-6 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and

- 2) Approve a one (1) year time extension for CUP Case No. 480-6 (until August 12, 2025), subject to the conditions of approval (Attachment C); and
 - 3) Take such additional, related action that may be desirable.
3. **CONDITIONAL USE PERMIT CASE (“CUP”) NO. 828-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW ±203,532 GROSS SQ. FT., 3-STORY, SELF-STORAGE FACILITY AT 13808 IMPERIAL HIGHWAY, WITHIN THE M-1-PD (LIGHT MANUFACTURING – PLANNED DEVELOPMENT) ZONE. (PUBLIC STORAGE)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting a one (1)-year time extension of CUP Case No. 828 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
 - 2) Approve a one (1) year time extension for CUP Case No. 828 (until October 10, 2025), subject to the conditions of approval (Attachment C); and
 - 3) Take such additional, related action that may be desirable.
4. **COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 838-1 INVOLVING AN OUTPATIENT COUNSELING AND SUBSTANCE USE DISORDER (SUD) TREATMENT CENTER AT 9300 SANTA FE SPRINGS ROAD, UNIT B, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (LOS ANGELES CENTER FOR ALCOHOL AND DRUG ABUSE)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject outpatient counseling and substance use disorder (SUD) treatment center 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 City’s Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 838 be subject to a compliance review in five (5) years on, or before, August 12, 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.

5. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 5 – G&M OIL COMPANY, LLC**

RECOMMENDATION: That the Planning Commission:

- 1) 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. 5; and
- 2) Request that this matter be brought back before August 12, 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.

6. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 6 – PESCADO DORADO**

RECOMMENDATION: That the Planning Commission:

- 1) 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. 6; and
- 2) Request that this matter be brought back before August 12, 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.

7. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 58 – CHEVRON STATIONS, INC.**

RECOMMENDATION: That the Planning Commission:

- 1) 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. 58; and
- 2) Request that this matter be brought back before August 12, 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.

NEW BUSINESS

8. **PUBLIC HEARING – DISCUSS CONDITIONAL USE PERMIT CASE NO. 453, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 11a, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 11.**

RECOMMENDATION: That the Planning Commission:

- 1) Take no immediate actions and revisit the CUPs at their next compliance review dates; or
- 2) Direct staff to perform an in-depth review of the existing CUP, including but not limited to the required conditions and security plan, and thereafter return to the Planning Commission with recommendations to enhance the required conditions and/or security plan; or
- 3) Direct staff to initiate a revocation of one or all of the CUPs associated with the existing Swap Meet operations; or
- 4) Take such additional, related action that may be desirable.

PUBLIC HEARING

9. **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.) (CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING)**

RECOMMENDATION: That the Planning Commission:

- 1) Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding CUP Case No. 847; 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 Code 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 Code, for the granting of a CUP; and

- 5) Approve CUP Case No. 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.

10. PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND PART 4 (R-3, R-4 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) AND PART 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA. (CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING MEETING)

RECOMMENDATION: That the Planning Commission:

- 1) Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zone Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 270-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

11. PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

RECOMMENDATION: That the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on September 9, 2024.

12. PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1005 AND MODIFICATION PERMIT (“MOD”) CASE NO 1361 - TO CONSTRUCT A NEW ±19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 2’-0” ALONG FREEMAN AVENUE AND TELEGRAPH ROAD. (EPD SOLUTIONS ON BEHALF OF BRIDGELAND RESOURCES, LLC.)

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. 1005 and MOD Case No. 1361, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 4) Find that the applicant’s DPA request meets the criteria set forth in §155.739 of the City’s Zoning Code, for the granting of a DPA; and
- 5) Find that the applicant’s MOD request meets the criteria set forth in §155.695 and §155.696 of the City’s Zoning Code, for granting of a MOD; and
- 6) Approve the requested DPA Case No. 1005 and MOD Case No. 1361, subject to the conditions of approval as contained within Resolution No. 269-2024; and
- 7) Adopt Resolution No. 269-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

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.

A handwritten signature in blue ink, appearing to read 'Esmeralda Elise', is positioned above a horizontal line.

Esmeralda Elise
Planning Commission Secretary