



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, OCTOBER 14, 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

ASSISTANT CITY
ATTORNEY

Susie Altamirano

CITY STAFF

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

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Laurel Reimer
Esmeralda Elise
Cynthia Alvarez
James Kamstra

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****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 SEPTEMBER 09, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 27- MARISCOS DON MONCHIS

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. 27; and
- 2) Require that this matter be brought back before October 14, 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.

3. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 37 – WINGSTOP**

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. 37; and
- 2) Require that this matter be brought back before October 14, 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.

4. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 61 – SIERRA FOODS, 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. 61; and
- 2) Require that this matter be brought back before October 14, 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. 777-4 – A TIME EXTENSION REQUEST FOR THE CONTINUED ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A CONVENIENCE STORE LOCATED AT 13417 ROSECRANS AVENUE, WITHIN THE M-1, (LIGHT MANUFACTURING) ZONE. (MUHAMET CIFLIGU)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting a one (1)-year time extension of CUP Case No. 777 will not be detrimental to persons or properties in the surrounding area, or the City in general, and will remain in conformance with the overall purpose and objective of the Zoning Code, as well as the goals, policies, and programs of the City’s General Plan; and
- 2) Approve a one (1)-year time extension for CUP Case No. 777 (until October 14, 2025), subject to the conditions of approval (Attachment C); and
- 3) Take such additional, related action that may be desirable.

6. **DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 997-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW +/- 185,450 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 12300 LAKELAND ROAD, WITHIN THE M-2-BP, HEAVY MANUFACTURING - BUFFER PARKING, ZONE. (EPD SOLUTIONS, INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting an eighteen (18)-month time extension of DPA Case No. 997 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 an eighteen (18)-month time extension for DPA Case No. 997 (until April 13, 2026), subject to the conditions of approval (Attachment C); and
- 3) Take such additional, related action that may be desirable.

NEW BUSINESS

7. **PARKWAY TREE REMOVAL APPEAL DECISION - RESIDENT REQUEST FOR REMOVAL OF PARKWAY TREE AT 11122 RINGWOOD AVE**

RECOMMENDATION: That the Planning Commission:

- 1) Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11122 Ringwood Avenue; and
- 2) Deny the property owner at 11122 Ringwood Avenue a permit to remove the parkway tree at his or her own expense.
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

8. **PUBLIC HEARING – AN AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 733 – TO INCREASE THE PROCESSING CAPACITY OF AN EXISTING RECYCLING FACILITY FROM 1,500 TONS PER DAY (TPD) TO 2,500 TPD, TO ALLOW FOR THE PROCESSING OF ORGANIC WASTE, AND TO EXPAND THE HOURS OF OPERATION; AN AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1255 - TO WAIVE THE REQUIREMENT FOR THE FULL NUMBER OF PARKING SPACES AT 9010-9030 NORWALK BOULEVARD, LOCATED WITHIN**

THE M-2 (HEAVY MANUFACTURING) ZONE; AND ADOPT A MITIGATED NEGATIVE DECLARATION (UNIVERSAL WASTE SYSTEMS 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 the Amendment to CUP Case No. 733 and Amendment to MOD Case No. 1255, and thereafter, close the Public Hearing; and
 - 2) Approve and adopt the proposed Mitigated Negative Declaration, which, based on the findings of the Initial Study, indicated that there is no substantial evidence that the proposed project will have an immitigable significant adverse effect on the environment; and
 - 3) Approve the proposed Mitigation Monitoring and Reporting Program (“MMRP”) for the project; and
 - 4) Find that the applicant’s Amendment to CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code for granting a CUP; and
 - 5) Find that the applicant’s Amendment to MOD request meets the criteria set forth in §155.697 of the City’s Zoning Code for granting a MOD; and
 - 6) Approve Amendment to CUP Case No. 733 and Amendment to MOD Case No. 1255, subject to the conditions of approval as contained within Resolution No. 274-2024; and
 - 7) Adopt Resolution No. 274-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
 - 8) Take such additional, related action that may be desirable.
9. **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 803 – TO ALLOW THE EXPANSION OF THE PREVIOUSLY APPROVED GYMNASTICS FACILITY INTO THE ADJACENT TENANT SPACE AT 10833 SHOEMAKER AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (MAJESTIC GYMNASTICS)**

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 Conditional Use Permit Case No. 803, 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 amendment to the 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 amendment to the CUP meets the criteria set forth in §155.716 of the City's Zoning Code, for the granting of a Conditional Use Permit; and
 - 5) Approve amendment to CUP Case No. 803, subject to the conditions of approval as contained within Resolution No. 275-2024; and
 - 6) Adopt Resolution No. 275-2024, 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 – CONDITIONAL USE PERMIT (CUP) CASE NO. 844 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN AMBULANCE SERVICES USE AT 10740 FOREST STREET, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15332, CLASS 32 (INFILL DEVELOPMENT). (VIEWPOINT AMBULANCE SERVICES)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral reports, and any public comments regarding Conditional Use Permit ("CUP") Case No. 844, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Exemption) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 3) Find and determine that the proposed CUP will not be detrimental to persons or properties in the surrounding area or the City in general, and that it conforms with the overall purpose and objectives of the Zoning Code, as well as 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 Conditional Use Permit; and
- 5) Approve CUP Case No. 844, subject to the conditions of approval as contained within Resolution No. 276-2024; and
- 6) Adopt Resolution No. 276-2024, which incorporates the Planning Commission's findings and actions regarding this matter.

- 7) 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.



Esmeralda Elise
Planning Commission Secretary