CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, DECEMBER 09, 2024
AT 6:00 P.M.

TOWN CENTER HALL, MEETING ROOM 1
11740 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	Vince Velasco
Associate Planner	Jimmy Wong
Associate Planner	Claudia Jimenez
Assistant Planner	Alejandro De Loera
Planning Consultant	Laurel Reimer
Planning Commission Secretary	Esmeralda Elise
Administrative Intern	Cynthia Alvarez
Administrative Intern	James Kamstra

NOTICES

This Planning Commission Meeting will be held in person and will meet at Town Center Hall – Meeting Room 1, 11740 E. Telegraph Road, Santa Fe Springs, California.

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 Commission 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 Community Development 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.

PUBLIC HEARING

1. PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 83 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 83 AND CONDITIONS OF APPROVAL (COA) NO. 5 FOR BWS GROUP CO. AT 9526 ANN STREET, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

RECOMMENDATION: That the Planning Commission:

1) Open the Public Hearing, receive the written and oral report, and any comments from the public regarding the Amendment to ASCUP Case No. 83, 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 ASCUP 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 ASCUP meets the criteria set forth in §155.628 and §155.716 of the City's Zoning Code, for the granting of an Alcohol Sales Conditional Use Permit; and

5) Approve Amendment to ASCUP Case No. 83, subject to the Conditions of Approval as contained within Resolution No. 277-2024; and

6) Adopt Resolution No. 277-2024, 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 SALE CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 90 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCHOLIC BEVERAGE USE INVOLVING THE WAREHOUSING OF LIQUOR, WINE, AND READY-TO-DRINK (RTD) CANNED COCKTAILS ON PROPERTY LOCATED AT 13905 MARYTON AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (NETWORK LOGISTICS, INC.)

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. 90, and thereafter, close the Public Hearing; and

2) 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

3) Find that the applicant's ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcohol beverages; and

4) Approve Alcohol Sales Conditional Use Permit Case No. 90, subject to the conditions of approval as contained within Resolution No. 278- 2024; and

5) Adopt Resolution No. 278- 2024, which incorporates the Planning Commission's findings and actions regarding this matter.

6) 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 OCTOBER 14, 2024 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

1) Approve the minutes as submitted.

4. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 83- BWS GROUP CO.

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. 83; and

2) Require that this matter be brought back before December 9, 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. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT ("CUP") CASE NO. 610-3 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN INDUSTRIAL WASTE TRANSPORTATION FACILITY AT 10600 PAINTER AVENUE, IN THE M-2, HEAVY MANUFACTURING, ZONE. (Triumvirate Environmental)

RECOMMENDATION: That the Planning Commission:

1) Find that the continued operation and maintenance of an industrial waste transportation facility, 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 Zoning Code and consistent with the goals, policies, and programs of the City's General Plan.

2) Require that CUP Case No. 610-3 be subject to a compliance review in five (5) years, on or before December 9, 2029, to ensure 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.

DISCUSSION

6. CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

RECOMMENDATION: That the Planning Commission:

1) Review all verified photo entries; and

2) Select the top three photo entries based on originality and how well each image captures the vibrancy, vitality, and livability of the City.

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