



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, JULY 15, 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
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
Vacant

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 25, 2023 SPECIAL MEETING
MINUTES OF THE AUGUST 14, 2023 REGULAR MEETING
MINUTES OF THE JUNE 10, 2024 REGULAR MEETING**

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. **DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 930-4 – A TIME EXTENSION REQUEST TO CONSTRUCT A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that granting a one (1)-year time extension of DPA Case No. 930 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

- 2) Approve a one (1) year time extension for DPA Case No. 930 (until September 10, 2025), subject to the conditions of approval (Attachment C).
- 3) Take such additional, related action that may be desirable.

PUBLIC HEARING

3. **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) Continue Conditional Use Permit Case No. 847 to the next regularly scheduled Planning Commission meeting on August 12, 2024.
4. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONE 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**

RECOMMENDATION: That the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, thereafter continue this matter to the next regularly scheduled Planning Commission meeting on August 12, 2024.
5. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, AND 155.637, AND REPLACE SECTIONS 155.385 THROUGH 155.404 (NONCONFORMING USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND TO AMEND SECTION 157.03 WITHIN TITLE 15 (LAND USE), CHAPTER 157 (WIRELESS TELECOMMUNICATIONS FACILITIES), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA.**

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 proposed zoning code amendment; and
- 2) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City’s General Plan; and

- 3) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
 - 4) Adopt Resolution No. 264-2024, 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.
6. **PUBLIC HEARING – TO CONSIDER THE PROPOSED ZONE CODE AMENDMENT TO AMEND SECTIONS 155.865 (APPEAL AND EFFECTIVE DATE) AND 155.866 (CITY COUNCIL TO HEAR APPEAL) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.**

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 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. 267-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Recommend that the City Council approve and adopt an Ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 6) Take such additional, related action that may be desirable.

NEW BUSINESS

7. **NEW BUSINESS – ZONE DETERMINATION (“ZD”) CASE NO. 2024-01 – TO DETERMINE THAT AN ELECTRONIC WASTE (“E-WASTE”) RECYCLING FACILITY, EXCLUDING ANY MELTING, INCINERATING, OR ODOROUS PROCESSES, IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED WITHIN THE M-1 (LIGHT MANUFACTURING) ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION).**

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption); and
- 2) Find and determine that an electronic waste (“e-waste”) recycling facility, excluding any melting, incinerating, or odorous processes, will not be detrimental to persons or properties within the light manufacturing zone or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and be consistent with the goals, policies, and programs of the City’s General Plan; and
- 3) Approve ZD Case No. 2024-01, determining that an electronic waste (e-waste) recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed in the M-1 (Light Manufacturing) Zone; and
- 4) Adopt Resolution No. 268-2024, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) 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