



CITY OF SANTA FE SPRINGS
ADJOURNED MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 16, 2024
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

PLANNING COMMISSION

Francis Carbajal, Chairperson
David Ayala, Vice Chairperson
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner

PLANNING DIRECTOR

Wayne M. Morrell

CITY ATTORNEY

Kristi J. Smith

CITY STAFF

Assistant Director of Planning
Senior Planner
Associate Planner
Associate Planner
Planning Intern
Planning Intern
Planning Consultant
Planning Consultant
Planning Secretary

Cuong Nguyen
Vince Velasco
Jimmy Wong
Claudia Jimenez
Rudy Lopez
Pablo Castilla
Laurel Reimer
Alejandro De Loera
Teresa Cavallo

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 teresacavallo@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 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****1. 2023 DEPARTMENT OF PLANNING AND DEVELOPMENT ACCOMPLISHMENTS****PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and 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 Chairperson.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING****2. PUBLIC HEARING – AMENDMENT TO DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 969 AND AMENDMENT TO MODIFICATION PERMIT (“MOD”) CASE NO. 1322 – TO ALLOW THE REPLACEMENT OF ONE (1) EXISTING TANK AT 8 FT. IN DIAMETER AND 18 FT. IN HEIGHT AND THREE (3) EXISTING TANKS AT 8 FT. IN DIAMETER AND 12 FT. IN HEIGHT WITH FOUR (4) NEW TANKS AT 14 FT. IN DIAMETER AND 30 FT. IN HEIGHT, AND TO NOT PROVIDE FULL SCREENING FOR THE FOUR (4) PROPOSED TANKS FROM THE PUBLIC RIGHT-OF-WAY (EMMENS WAY) AT 10747 PATTERSON PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES) (BRENNTAG PACIFIC, 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 Amendment to DPA Case No. 969, and Amendment to MOD Case No. 1322, and thereafter, close the Public Hearing; and

- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), 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 program 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 requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- 6) Approve Amendment to DPA 969 and Amendment to MOD 1322, subject to the conditions of approval as contained within Resolution No. 255-2024; and
- 7) Adopt Resolution No. 255-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

NEW BUSINESS

3. PLANNING COMMISSION ELECTIONS

RECOMMENDATION: That the Planning Commission:

- 1) Entertain nominations for the positions of Chairperson and Vice Chairperson for 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.

4. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 495-7 - A COMPLIANCE REVIEW OF AN EXISTING DANCE STUDIO AND THEATRICAL ARTS SCHOOL, LOCATED AT 9730 ALBURTIS AVENUE, IN THE ML, LIMITED MANUFACTURING, ZONE.
(SFS PERFORMING ARTS CENTER BY JASON WEISS)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the existing dance studio and theatrical arts school, if conducted in strict compliance with the conditions of approval, will be harmonious and adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- 2) Require that CUP Case No. 495 be subject to a compliance review in ten (10) years on, or before, January 16, 2034, 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, relation action that may be desirable.

5. CONDITIONAL USE PERMIT ("CUP") CASE NO. 815-1 - A TIME EXTENSION OF A TEMPORARY TRUCK TRAILER AND TRACTOR STORAGE YARD AT 11708 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (BRENNTAG PACIFIC, INC.)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject temporary truck trailer and tractor storage yard, 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 815-1 be subject to a compliance review in one (1) year on, or before, January 16, 2025, 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.

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, Teresa Cavallo, Planning Secretary Clerk 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.



Teresa Cavallo
Planning Secretary