



---

**CITY OF SANTA FE SPRINGS**  
**MEETING OF THE PLANNING COMMISSION**  
**WEDNESDAY, FEBRUARY 28, 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  
Francis Carbajal, Commissioner  
Joseph Flores, Commissioner  
Gabriel Jimenez, Commissioner

**ACTING PLANNING**  
**DIRECTOR**

Cuong Nguyen

**CITY ATTORNEY**

Kristi J. Smith

**CITY STAFF**

Senior Planner  
Associate Planner  
Associate Planner  
Planning Intern  
Planning Intern  
Planning Consultant  
Planning Consultant  
Planning Secretary

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](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](mailto: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****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**

1. **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 641 AND AMENDMENT TO ZONE VARIANCE (“ZV”) CASE NO. 68 – A REQUEST TO AMEND THE PREVIOUS APPROVAL FOR AN OPEN STORAGE YARD USE FOR RV STORAGE AND ALTERNATIVELY APPROVE THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR SHIPPING CONTAINERS, AND A CONCURRENT REQUEST TO MODIFY THE PREVIOUS ZONE VARIANCE APPROVAL TO INCLUDE TWO NEW DEVIATIONS: A DEVIATION TO SECTION 155.494 (PAVING OF PARKING AND LOADING AREAS) AND SECTION 155.260 (LANDSCAPING) OF THE CITY’S ZONING ORDINANCE, AND ADOPT AN ADDENDUM TO THE EXISTING MITIGATED NEGATIVE DECLARATION. (RAFFI MINASIAN)**

**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 CUP Case No. 641, and Amendment to ZV Case No. 68, and thereafter, close the Public Hearing; and
- 2) Adopt an Addendum to the existing Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impact on the environment; 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 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 Ordinance, for the granting of a Conditional Use Permit; and
- 5) Find that the applicant's ZV request meet the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- 6) Approve Amendment to CUP 641 and Amendment to ZV 68, subject to the conditions of approval as contained within Resolution No. 256-2024; and
- 7) Adopt Resolution No. 256-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

**2. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT ("ZTA") TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA.**

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed zone text amendments are consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find and determine that the proposed zone text amendments are consistent with the State's Senate Bill 9; and
- 4) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 5) Adopt Resolution No. 258-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 6) Recommend that the City Council approve and adopt Ordinance No. 1136 to

effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and

7) Take such additional, related action that may be desirable.

**3. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO ADD SECTIONS 155.005 AND 155.006, AND AMEND SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866 WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.**

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendment; and
- 2) Find and determine that the proposed zone text 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. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and
- 6) Take such additional, related action that may be desirable.

**NEW BUSINESS**

- 4. NEW BUSINESS – GENERAL PLAN CONFORMITY (“GPC”) CASE NOS. 2024-01 AND 2024-02 - A RESOLUTION DETERMINING THAT THE DISPOSITION OF THE EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), COMMONLY REFERRED TO AS MC&C III, WITHIN THE MU, MIXED-USE, ZONE, LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND THE DISPOSITION OF THE TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), COMMONLY REFERRED TO AS MC&C IV, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE, LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, CONFORMS TO THE CITY OF SANTA FE SPRINGS GENERAL PLAN, PURSUANT TO GOVERNMENT CODE SECTION 65402 AND THAT THE ACTION IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES §15061(B) (3) (GENERAL RULE COMMON SENSE EXEMPTION).**

- 1) Find that the determination for conformance with the General Plan is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) (*General Rule* Common Sense Exemption); and
- 2) Find that the disposition of the eight (8) parcels (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911), commonly referred to as MC&C III, within the MU, Mixed-Use, Zone, located at the southeast corner of Bloomfield Avenue and Telegraph Road, is in conformance with the City of Santa Fe Springs General Plan; and
- 3) Find that the disposition of the twenty-eight (28) parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), commonly referred to as MC&C IV, within the M-2, Heavy Manufacturing, Zone, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, is in conformance with the City of Santa Fe Springs General Plan; and
- 4) Adopt Resolution No. 257-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of 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.

#### **5. Street Vacation – Portion of Charlesworth Road West of Alburtis Avenue**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find and recommend to the City Council that the proposed street vacation as described in the City Engineer's Report and on the attached Exhibit "A" and as shown on the attached Exhibit "B," is in conformance with the City's adopted General Plan; and
- 2) Take such additional, related action that may be desirable.

#### **6. Street Vacation – Koontz Avenue South of Florence Avenue**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find and recommend to the City Council that the proposed street vacation, as described in the City Engineer's Report and the attached Exhibit "A" and as shown on the attached Exhibit "B," is in conformance with the City's adopted General Plan; and

- 2) 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](http://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