



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

July 10, 2023

6:00 p.m.

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

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BiYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

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 Department. 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.

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 Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Ayala, Carbajal, Flores, Jimenez, and Mora

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. PUBLIC COMMENT

This is the time when comments may be provided by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chairperson.

6. MINUTES

A. Approval of the minutes of the March 13, 2023 Planning Commission Meeting

7. PUBLIC HEARING**Categorically Exempt – CEQA Guidelines Section 15301, Class 1****Alcohol Sales Conditional Use Permit Case No. 82**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 82 to allow an alcohol beverage sales use for on-site consumption in association with an existing Japanese restaurant operating under the name of Crazy Tokyo located at 11532 Telegraph Road, within the Community Commercial-Planned Development (C-4-PD), Zone and within the Consolidated Redevelopment Project Area, and the Telegraph Corridor. (Alina Chung Rhie for Crazy Tokyo)

8. PUBLIC HEARING**Categorically Exempt - CEQA Guidelines Sections 15301, Class 1****Alcohol Sales Conditional Use Permit (CUP) Case No. 83**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group, Inc. located at 9526 Ann Street, within the Heavy Manufacturing (M-2). (BWS Group)

9. PUBLIC HEARING**Categorically Exempt - CEQA Guidelines Sections 15301, Class 1****Alcohol Sales Conditional Use Permit (CUP) Case No. 84**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of alcoholic beverages at 21st Century Spirits, LLC, located at 12145 Mora Drive, within the Heavy Manufacturing (M-2). (21st Century Spirits, LLC)

10. PUBLIC HEARING**CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan Targeted Zoning Ordinance Update (TZOU) Project**

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

11. PUBLIC HEARING**CEQA - Adoption of Mitigated Negative Declaration Development Plan Approval (DPA) Case No. 1002**

A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on property located at 13711 Freeway Drive, within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (EPD Solutions, Inc.)

12. PRESENTATION**2023 Planning and Development Department Mid-Year Update****13. CONSENT ITEM**

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM**Conditional Use Permit (CUP) Case No. 629-5**

A compliance review to allow the continued operation and maintenance of a public training school involving platform diving instructions for U.S. Olympic athletes at 15064 Shoemaker Avenue, in the M-2, Heavy Manufacturing, Zone. (Amy and Andy Kwan for Pacific Diving Academy)

B. CONSENT ITEM**Conditional Use Permit Case No. 687-2**

A compliance review to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within an existing 6,408 square feet unit (unit 2); at 11947 Florence Avenue (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing, Buffer Parking, Zone. (Spirit Gymnastics)

C. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 60**

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Koya Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Chris Bin Xu for Koya Sushi)

14. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

15. ADJOURNMENT

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I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

July 6, 2023
Date