



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

December 10, 2012
4:30 P.M.

Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Michael Madrigal, Commissioner
James Velasco, Commissioner
Manuel Zevallos, Commissioner

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.

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.

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 City Clerk'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.

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 Johnston, Madrigal, Velasco, Ybarra, and Zevallos
4. **ORAL COMMUNICATIONS**
This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.
5. **MINUTES**
Approval of the minutes of the November 13, 2012 Regular Planning Commission Meeting.
6. **PUBLIC HEARING**
Alcohol Sales Conditional Use Permit Case No. 60
Request for approval of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption within a proposed (under construction) family restaurant establishment called Mr. Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Mr. Sushi)
7. **PUBLIC HEARING**
Alcohol Sales Conditional Use Permit Case No. 61
Request for approval of Alcohol Sales Conditional Use Permit Case No. 61 to allow the maintenance and operation of an alcoholic beverage sales use within a mini-mart coexisting with a gas service station in the M-2, Heavy Manufacturing, Zone at 13352 Imperial Highway. (Thrifty Oil for Sierra Foods, Inc.)
8. **PUBLIC HEARING (Continued from Planning Commission Meeting of 11-13-2012)**
Conditional Use Permit Case No. 647-1 (Amendment No. 1) and Environmental Document
Request for an amendment to previously approved Conditional Use Permit Case No. 647 on the 54.5 acre property bordered by Telegraph Road to the north, Clark Avenue to the south, Bloomfield Avenue to the east and Norwalk Boulevard to the west (Villages at Heritage Springs).
9. **PUBLIC HEARING**
Conditional Use Permit Case No. 734 and Environmental Documents
A request for approval to allow the establishment, operation, and maintenance of a non-profit training (competition dance and cheerleading) facility on property located at 8739 Millergrove Avenue, Unit A (APN: 8178-037-019), in the M-2, Heavy Manufacturing, Zone (Synergy All-Stars, Inc.)

10. PUBLIC HEARING**Conditional Use Permit Case No. 736 and Environmental Document (Initial Study/Mitigated Negative Declaration)**

A request for approval to establish, operate and maintain a food processing facility using poultry and pork products to produce broth, on the property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA Inc.)

11. CONSENT AGENDA

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. Conditional Use Permit Case No. 668-1

Compliance review to allow the continued operation and maintenance of a bio-diesel production facility on a 1-acre portion of the property located at 12345 Lakeland Road, in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project. (Lakeland Development Company)

12. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

13. ADJOURNMENT

I 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; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

December 1, 2012

Date