



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

October 22, 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 October 8, 2012 Regular Planning Commission Meeting.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 10-08-2012)
Conditional Use Permit Case No. 647-1**

A request for approval to modify the previous-approved site plan that allowed a 128-unit condominium development, to a site plan allowing a 155-unit condominium development on approximately 5-acres (Lots 68 and 69 of Tract 63136), on the northwest corner of the 54.5-acres Villages at Heritage Springs residential development project, which is bordered by Telegraph Road to the north, Clark Street to the south, Bloomfield Avenue to the east and Norwalk Boulevard to the west, in the City of Santa Fe Springs, California 90670. The 5-acre property is zoned R-3-PD, Multiple-Family Residential-Planned Unit Development.
(Brad Porter for RCS-Villages Development, LLC)

7. PUBLIC HEARING**Mitigate Negative Declaration/Initial Study (Water Well No. 12)**

Adoption of a Mitigated Declaration/Initial Study, associated with the construction of a new water well, wellhead, and appurtenant improvements on the 0.299-acre property at 13947 Borate Street (APN: 8069-007-905), in the M-2, Heavy Manufacturing, Zone. (City of Santa Fe Springs)

8. PUBLIC HEARING**Development Plan Approval Case No. 878 & Tentative Parcel Map No. 71982 and Environmental Document (Mitigated Negative Declaration and Initial Study)**

A request to construct a new distribution/corporate center consisting of a ±453,000 sq ft concrete tilt-up (spec) building and appurtenant improvements, and to consolidate two lots with a combined area of 20.049 acres into one parcel of 18.732 acres, on properties at 13833 Freeway Drive (APN: 8069-014-007) and 15300 Marquardt Avenue (APN 8011-006-010), and zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay, and Heavy Manufacturing, respectively.

9. PUBLIC HEARING**Ordinance No. 1036**

An Ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the city, located within an area adjacent to Interstate 5 (I-5), between Valley View Avenue to the East and Bloomfield Avenue to the west, (approximately ±13,000 lineal feet), and zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone.

10. 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. Alcohol Sales Conditional Use Permit Case No. 28-3

Compliance review of Alcohol Sales Conditional Use Permit Case No. 28-3 to allow the continued operation and maintenance of an alcohol beverage sales use involving the sale of beer, wine, and other distilled spirits for off-site consumption at 14156 Rosecrans Avenue, formally Paradise Liquor Store currently a proposed 7-Eleven, within the M-2, Heavy Manufacturing, Zone. (Erika Ramirez for 7-Eleven)

B. Alcohol Sales Conditional Use Permit Case No. 40-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 40-2 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area. (Southern Wine and Spirits of America, Inc.)

11. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

12. 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

October 16, 2012
Date