



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

November 13, 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 22, 2012 Regular Planning Commission Meeting.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 10-22-2012)
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.
(Jeffrey Malone for RCS-Villages Development, LLC)

7. PUBLIC HEARING**Development Plan Approval Case No. 861 and Environmental Document:**

A request for development plan approval to construct a ±54,613 sq ft concrete tilt-up building on the 2.817-acre property (APN: 8011-006-010) located on the east side of Carmenita Road at 13926 Carmenita Road, approximately ±632 feet north of the centerline of Rosecrans Avenue, in the M-2, Heavy Manufacturing, Zone and within the Consolidate Redevelopment Project Area. (Carl Garlich for Durable USA)

8. 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. 21-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 21-2 to allow the continued operation and maintenance of alcoholic beverage sales for off-site customer consumption involving the CVS store located in the C-4, Community Commercial, Zone at 11426

Washington Boulevard within the Washington Boulevard Redevelopment Project Area. (CVS)

B. Conditional Use Permit Case No. 551-3

Compliance review to allow the continued operation and maintenance of a church use within the 2.9-acre, multi-tenant business park located at 13112 Telegraph Road, in the M-2-PD, Heavy Manufacturing-Planned Development, Zone. (John Lee for Calvary Hosanna Church)

C. Conditional Use Permit Case No. 694-3

Request for a time extension of Conditional Use Permit (CUP) Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Keana Development, LLC)

D. Conditional Use Permit Case No. 723-1

Compliance review of Conditional Use Permit Case No. 723-1 to allow the continued and maintenance of a pawnshop at 14156 Rosecrans Avenue located within a 1,032 sq ft portion of a 5,295 sq ft commercial building located in the C-4-PD, Community Commercial – Planned Development, Zone. (Fares Tabbello)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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

November 5, 2012

Date