



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

March 11, 2013
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 February 12, 2013 Regular Planning Commission Meeting.

6. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 57**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

7. PUBLIC HEARING**Conditional Use Permit Case No. 721**

Request for approval to construct, operate and maintain an unmanned wireless telecommunication facility (70'-high monopalm and related telecommunication equipment) for Verizon Wireless, on the property located at 11318 Norwalk Boulevard within the C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking, Zones. (Justin Robinson for Verizon Wireless)

8. PUBLIC HEARING**Conditional Use Permit Case No. 738**

A request for approval to allow the establishment, operation, and maintenance of a non-profit trade school use on property located at 12131 Telegraph Road, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area (Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA")).

9. NEW BUSINESS**Resolution No. 36-2013 – Eliminating the Requirements for Time Extensions and Compliance Reviews for Conditional Use Permits**

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. CONSENT AGENDA**Entertainment Conditional Use Permit Case No. 11-2**

Compliance review of Entertainment Conditional Use Permit Case No. 11-2 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

B. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 11A-2**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11A-2 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

C. CONSENT AGENDA**Conditional Use Permit Case No. 194-9**

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road, in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Peggy Lee Hendricks for Roberts Liquid Disposal)

D. CONSENT AGENDA**Conditional Use Permit Case No. 453-6**

Compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

E. CONSENT AGENDA**Conditional Use Permit Case No. 488-6**

Compliance review to allow the continued operation and maintenance of a freestanding sign on property located at 15718 Marquardt Avenue (APN: 7003-001-904), in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

F. CONSENT AGENDA**Conditional Use Permit Case No. 497-2**

Compliance review to allow the continued operation and maintenance of a precious metal reclamation facility at the northeast corner of Alondra Boulevard and Carmenita Road (13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road), in the M-2, Heavy Manufacturing, Zone.

(Peter Eckert for Heraeus Precious Metal North America LLC)

G. CONSENT AGENDA**Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1)**

Request for a time extension, site plan and building modifications, and modifications to the conditions of approval for previously approved Development Plan Approval (DPA) Case No. 862 and Zone Variance (ZV) Case No. 71, for property located at 13630 Firestone Boulevard, and Zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking. (Robert Stewart for Ryder Truck Rentals, 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

March 4, 2013

Date