



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

September 23, 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 September 9, 2013 Regular Planning Commission Meeting.

6. NEW BUSINESS**Lot Line Adjustment Map No. 2013-02**

A request for approval to adjust the property line that currently separates Parcel 1 (APN: 8009-022-29) and Parcel 2 (APNs: 8009-022-30, 8009-022-31) from Parcel 3 (APNs: 8009-022-55, and 8009-022-56) on property located at 12345 Lakeland Road, in the M-2 (Heavy Manufacturing) zone. The adjustment will shift the easterly property line for Parcels 1 and 2 approximately 24 feet to the east, resulting in the following: Parcel 1 containing 619,042 square feet (approx. 14.21 acres), Parcel 2 containing 229,615 square feet (approx. 5.27 acres), and Parcel 3 containing 829,529 square feet (approx. 19.04 acres).

(Thienes Engineering, Inc. for Lakeland Development Company)

7. PUBLIC HEARING**Zone Variance Case No. 75 and Environmental Document**

A request for approval to not comply with the requirements of Sections 155.248, (front yard) 155.260(A)(B)(C), (landscaping) and 155.380(F)(4)(5), (property development standard) of the Santa Fe Springs Municipal Code on the properties located at 16013-16045 Valley View Avenue (APN:7001-012-038-11-00) in the M-2 FOZ, Heavy Manufacturing, Freeway Overlay Zone. (Glen A. Wilson)

8. PUBLIC HEARING**General Plan Amendment Case No. 25 and Environmental Document**

A request for approval to amend the Land Use Map of the City's General Plan on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel

Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential. (City of Santa Fe Springs)

9. PUBLIC HEARING

Zone Change Case No. 134 and Environmental Documents

A request for approval to change the zoning designation of a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of three parcels (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912) with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. (City of Santa Fe Springs)

10. PUBLIC HEARING

Overview on the 2014-2021 Housing Element Update

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

September 12, 2013

Date