



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

July 14, 2014
4:30 P.M.

Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Louie González, Commissioner
Michael Madrigal, Commissioner
Joe Angel Zamora, 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 González, Johnston, Madrigal, Ybarra, and Zamora.

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 June 9, 2014 Regular Planning Commission Meeting.

6. ELECTION OF OFFICERS FOR 2014-2015

The bylaws require the election of Commission Officers.

**7. PUBLIC HEARING – Continued from June 9, 2014 Planning Commission Meeting
ZONING TEXT AMENDMENT – Private Educational and Recreational Uses**

Ordinance No. 1058, an ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following zones: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; F-O-Z, Freeway Overlay Zone; and along the Telegraph Road Corridor.

8. PUBLIC HEARING**2013 General Plan Housing Element Annual Progress Report**

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document

9. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 38**

Revocation of Alcohol Sales Conditional Use Permit Case No. 38, which granted approval to allow the operation and maintenance of warehouse and distribution use involving alcoholic beverages at Sun Lee Incorporated located at 12029 Telegraph Road, within the M-2 (Light Manufacturing) Zone. (Sun Lee, Incorporated)

10. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 55**

Revocation of Alcohol Sales Conditional Use Permit Case No. 55, which granted approval to allow the operation and maintenance of a warehouse and distribution

use involving alcoholic beverages at Approved Freight Forwarders located at 11630 Pike Street, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

11. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 668

Revocation of Conditional Use Permit Case No. 668, which granted approval for the operation and maintenance of a private biodiesel production facility at the property located at 12345 Lakeland Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Doug Bean, Ridgeline Energy Services Inc.)

12. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 697

Revocation of Conditional Use Permit Case No. 697, which granted approval for the operation and maintenance of a private non-sectarian school for children with special needs at the property located at 9280 Santa Fe Springs Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year.
(Progressive Resources)

13. PUBLIC HEARING

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

14. PUBLIC HEARING

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

15. PUBLIC HEARING

Conditional Use Permit Case No. 754

A request for approval to allow the establishment, operation and maintenance of a trade school use on property located at 11843 Smith Avenue (APN: 8005-009-005), within the M-L (Limited Manufacturing Administration and Research) Zone. (David Romero of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee)

16. PUBLIC HEARING

Development Plan Approval Case No. 883 & Modification Case No. 1244

A request for approval to allow the construction of an 11,378 sq. ft. freestanding building adjacent to the existing warehousing facility as well as two new mezzanines

(3,131 & 2,890 sq. ft.) within the interior of the existing beverage distribution facility located at 12065 Pike Street (APN 8002-017-027 & 8002-017-028), in the M-2, Heavy Manufacturing Zone, and within the Consolidated Redevelopment Project Area. (Triangle Distribution Company)

17. 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

Alcohol Sales Conditional Use Permit Case No. 54-1

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54-1 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

B. CONSENT AGENDA

Conditional Use Permit Case No. 625-3

A compliance review of a meat processing facility at 13565 Larwin Circle, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Lawrence D. Whittet, American Relocation & Logistics).

18. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

19. 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

July 10, 2014

Date