



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**June 9, 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 May 12, 2014 Regular Planning Commission Meeting.

6. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 37**

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M.
(Luthra Wings, Inc.)

7. PUBLIC HEARING**Entertainment Conditional Use Permit Case No. 15**

Request for approval to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

8. PUBLIC HEARING**ZONING TEXT AMENDMENT – Private Educational and Recreational Uses**

Ordinance No. 1058: An ordinance of the City of Santa Fe Springs, amending Section 155.183, Section 155.213, Section 155.243 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 areas: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; and FOZ, Freeway Overlay Zone.

9. PUBLIC HEARING**ZONING TEXT AMENDMENT – Metal Buildings Requirements**

Ordinance No. 1059: An ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15, and Chapter 155: Zoning, and adding new subsection (3) to section 155.461(A) of

the City's Zoning Regulations regarding land use requirements for metal buildings.

10. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL CASE No. 884 and MODIFICATION PERMIT CASE No. 1243

A request for approval of a Development Plan Approval (DPA 884) to construct a new 3,985 sq. ft. industrial building and related improvements and a Modification Permit (MOD 1243) to allow a reduction of the overall landscape requirements for property located at 10200 Matern Place (APN: 8005-012-025), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Rose Paving Company)

11. NEW HEARING

Modification Permit Case No. 1246

Request for a Modification of Property Development Standards to allow the reduction of the minimum front yard setback requirement from 20'-0" to 18'-0" and allow the construction of a 180 sq. ft. patio addition along the front of the property located at 11527 Buell Street, within the R-1, Single-Family Residential, Zone. (Jeffrey Gutierrez)

12. 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. 5-3

Compliance review of Alcohol Sales Conditional Use Permit Case No. 5-3 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at 11770 E. Washington Boulevard within the C-4, Community Commercial, Zone. (G & M Oil Company)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 6-5

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6-5 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for onsite customer consumption at the restaurant known as Pescado Mojado located within the Santa Fe Springs Promenade in the C-4, Community Commercial, Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, Owner)

C. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 25-1**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 25-1 to allow the continued operation and maintenance of the sale of alcoholic beverages for on-site consumption at a family restaurant a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

D. CONSENT AGENDA**Conditional Use Permit Case No. 184-10**

A compliance review of an asphalt and concrete crushing operation and an open storage yard use for the storage of heavy equipment and vehicles related to the crushing operation in the M-2, Heavy Manufacturing, Zone at 11927 Greenstone Avenue, within the Consolidated Redevelopment Project Area. (Dan Copp Paving, Inc.)

E. CONSENT AGENDA**Conditional Use Permit Case No. 608-3**

A compliance review of an open storage yard at 12953 Sunshine Avenue in the M-1, Light Manufacturing zone. (Vince DiPiazza for DiPiazza Construction Services)

F. CONSENT AGENDA**Conditional Use Permit Case No. 681-2**

A compliance review of a non-public recycling use involving post-industrial grade plastic products on the property located at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Spencer Chan for Multi-Link International Corporation)

13. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

14. 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

June 5, 2014

Date