



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**August 11, 2014
4:30 P.M.**

**Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Louie González, Commissioner
Frank Ybarra, 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 July 14, 2014 Regular Planning Commission Meeting.

**6. PUBLIC HEARING – Continued from July 14, 2014 Planning Commission Meeting
CONDITIONAL USE PERMIT Case No. 750 and Environmental Documents
(Mitigated Negative Declaration/Initial Study)**

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 FOZ, Freeway Overlay Zone. (Bulletin Displays, LLC).

**PUBLIC HEARING – Continued from July 14, 2014 Planning Commission Meeting
ZONE VARIANCE Case No. 76**

A request to allow a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of our zoning regulations for property's with a digital billboard and specifically for property located at 13711 Freeway Drive (APN: 8069-015-055), zoned FOZ, Freeway Overlay Zone. (Bulletin Displays, LLC).

7. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 49**

Revocation of Alcohol Sales Conditional Use Permit Case No. 49, which granted approval to allow the operation and maintenance of a warehouse use involving the storage of alcoholic beverages at RPM located at 13225 Marquardt Avenue, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

8. PUBLIC HEARING**Conditional Use Permit Case No. 748 and Environmental Documents
(Mitigated Negative Declaration/Initial Study)**

A request to allow the establishment, operation and maintenance of a new parcel delivery service / ground distribution facility use on the subject 15.74-acre property located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The site is also located within a Methane Zone. (Pancal 11525 Shoemaker LLC)

9. PUBLIC HEARING**Conditional Use Permit Case No. 756**

A request to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

Development Plan Approval No. 882

A request to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy. (Telegraph 76 Station)

Modification Case No. 1242

A request to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburtis Avenue. (Telegraph 76 Station)

10. PUBLIC HEARING**Conditional Use Permit Case No. 757**

A request for approval to allow the establishment, operation and maintenance of a temporary wireless telecommunications facility and related equipment on property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (Connell Design Group LLC for AT&T Mobility)

Modification Permit Case No. 1245

A request to allow the proposed temporary wireless facility to be designed in a manner that is deem not stealth, as per required in the Wireless Telecommunication Antennas Guidelines. (Connell Design Group LLC for AT&T Mobility)

11. 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. 27**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 27-2 to allow the continued sales and serving of alcoholic beverages for onsite consumption at a family restaurant known as Taco Town located 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Isela Rivero - Owner)

B. CONSENT AGENDA**Alcohol Sales Conditional Use Permit Case No. 33**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 33 to allow the continued maintenance and operation an alcoholic beverage sales

use for off-site consumption by Target located at 10621 Carmenita Road and within the Gateway Plaza shopping center. (Target Corporation)

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 44

Compliance review for Alcohol Sales Conditional Use Permit Case No. 44 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic beverages involving Von's Distribution Center located at 12801 Excelsior Drive, in the M-2, Heavy Manufacturing Zone and within the Consolidated Redevelopment Project area. (Safeway, Inc.)

D. CONSENT AGENDA

Conditional Use Permit Case No. 559-3

A compliance review of a use involving the manufacturing, storage and distribution of sodium hypochlorite at 9028 Dice Road, in the M-2, Heavy Manufacturing-Buffer, Zone and within the Consolidated Redevelopment Project Area. (KIK Custom Products)

E. CONSENT AGENDA

Conditional Use Permit Case No. 669-1

A compliance review of a public safety training center located at 11401 Shoemaker Avenue, in the M-2-BP, Heavy Manufacturing-Buffer Parking, and Zone and within the Consolidated Redevelopment Project Area. (Rio Hondo College)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. 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

August 7, 2014

Date