



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**November 10, 2014
6:00 P.M.**

**Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Ken Arnold, 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 Arnold, 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 October 13, 2014 Adjourned Planning Commission Meeting.

6. APPOINTMENT TO THE HERITAGE ARTS COMMITTEE**7. PUBLIC HEARING - (Continued from Oct. 13, 2014 Planning Commission Meeting)****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).

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).

8. PUBLIC HEARING**Conditional Use Permit Case No. 758**

A request for approval to allow the establishment, operation, and maintenance of an open storage yard use involving the open storage of pipes and coils on property located at 10212 Freeman Avenue (APN: 8011-004-064), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Santa Fe Winwater Company)

9. PUBLIC HEARING**Development Plan Approval Case No. 881 and Environmental Document (Mitigated Negative Declaration and Initial Study SCH Number: 2014091050)**

A request by applicant, InterHealth Corporation for development plan approval to construct a 35,076 sq. ft., three-story Medical Office Building (MOB) and

appurtenant improvements, on the 2.327-acre property located at 12438 Bloomfield Avenue (APN: 8026-042-019) in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone.

10. NEW BUSINESS

Lot Line Adjustment Map No. 2014-02

A request for approval of a lot line adjustment involving 4 parcels (3: APN: 8177-031-016 addressed as 8823 Pioneer Blvd., 2: APN: 8177-031-015 addressed as 8811 Pioneer Blvd., and 1: APN: 8177-031-014 addressed as 8839 Pioneer Blvd. and a portion of Parcel A: APN: 8177-029-817, commonly known as the Union Pacific Railroad Right-of-Way) with the objective of merging parcels 1 through 3 and also including a 14,865 square foot (0.34-acre) portion of the Railroad Right-of Way property to create a single, 3.195-acre parcel on properties located at 8823-8839 Pioneer Boulevard, in the M-2, Heavy Manufacturing, Zone.
(Samir Khoury for Coory Engineering)

11. NEW BUSINESS

Modification Permit Case No. 1247

Request for a Modification of Property Development Standards to eliminate the existing on-site parking stalls between 15600 Resin Place (APN: 7005-014-065) and 15601 Resin Place (APN: 7005-014-064) and use said area for a new truck well and open storage of empty steel drums. (Heraeus Metal Processing, Inc.)

12. NEW BUSINESS

Trucking Use Time Extension No. 12

Consideration of a request for an extension of Trucking Use Time Extension No. 12, to allow the continued operation and maintenance of a nonconforming truck and trailer parking and storage use located at 12027 Greenstone Avenue (APN: 8026-020-074 and APN: 8026-020-075), on a former landfill site, in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area.
(Arnold and June Silvey)

13. CONSENT ITEMS

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 ITEM

Conditional Use Permit Case No. 590-5

A compliance review of a church facility within an approximately 2,700 sq. ft. tenant space located at 14565 Valley View Avenue, Suite A (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay zone, and within the Valley View Commerce Center. (Living Water Stream Church)

B. CONSENT ITEM - (Cont. from Oct. 13, 2014 Planning Commission Meeting)
Conditional Use Permit Case No. 685-2

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

C. CONSENT ITEM

Conditional Use Permit Case Nos. 739 and 740 and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request for a time extension to construct, operate and maintain a Digital Billboard and Static Billboard, each 50-foot tall, with display areas of 14'x48', on the ±18.70-acre property at 13833 Freeway Drive (APN: 8069-014-009) with dual zoning: M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone and M-2, Heavy Manufacturing. (Platinum Billboard, LLC)

14. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

15. 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

November 6, 2014

Date