



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**December 8, 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 November 10, 2014 Planning Commission Meeting.

**6. PUBLIC HEARING - (Continued from Nov. 10, 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).

**7. PUBLIC HEARING - (Continued from Nov. 10, 2014 Planning Commission Meeting)
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. (Allen Conception for InterHealth Corp.)

8. 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

Alcohol Sales Conditional Use Permit Case No. 19

Compliance review of Alcohol Sales Conditional Use Permit Case No. 19 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Wal-Mart Inc. located at 13310 Telegraph Road and within the Gateway Plaza shopping center.
(Wal-Mart Inc.)

B. CONSENT ITEM

Conditional Use Permit Case No. 485-2

A compliance review of a compressed gas repackaging facility on property located at 8832 Dice Road, in the M-2, Heavy Manufacturing, Zone.
(Air Liquide)

C. CONSENT ITEM

Conditional Use Permit Case No. 643-2

A compliance review of a meat processing facility on property located at 13005 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone.
(St. Michael's Chicharon)

9. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

10. 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

December 4, 2014

Date