



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

August 10, 2015
6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Michael Madrigal, Chairperson
Joe Angel Zamora, Vice Chairperson
Ken Arnold, Commissioner
Susie Johnston, Commissioner
Frank Ybarra, 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 July 13, 2015 Regular Planning Commission Meetings.

**6. PUBLIC HEARING – (Continued from the July 13, 2015 Planning Commission Meeting)
Conditional Use Permit Case No. 764 and environmental document**

A request by T-Mobile for ex-post facto approval for an existing wireless telecommunication facility on a ±142'-0" high Southern California Edison (SCE) transmission tower and to add three new additional antennas on said tower, for a total of nine (9) antennas, add three new RRUs (Remote Radio Units), and to upgrade the DC power on the unmanned SCE tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

7. PUBLIC HEARING**Alcohol Sales Conditional Use Permit Case No. 64**

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit at 13403 Telegraph Road, in the Community Commercial (C-4) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

8. PUBLIC HEARING**Conditional Use Permit Case No. 766**

A request for approval to allow the establishment, operation, and maintenance of a small-group (10-15 clients) personal fitness training use on property located at 11540 Washington Boulevard, in the C-4, Community Commercial, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

9. NEW BUSINESS**Modification Permit Case No. 1250**

Request for a Modification of Property Development Standards to increase the height of the wall along the northwestern corner of the building from 17 feet to 24 feet to meet a Los Angeles County Sanitation Department requirement at 14700 Spring Avenue (APN: 8069-004-077), within the M-2, Heavy Manufacturing Zone. (G & K Services)

10. 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. 2**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

B. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 36**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

C. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 51**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

D. CONSENT ITEM**Conditional Use Permit Case No. 738-1**

A compliance review of a non-profit trade school on property located at 12131 Telegraph Road (APN: 8005-012-031), in the M-2, Heavy Manufacturing, Zone (Los Angeles Chapter National Tooling & Machining Association Center [NTMA]).

E. CONSENT ITEM**Conditional Use Permit Case No. 756-1**

Request for a time extension of Conditional Use Permit (CUP) Case No. 756 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)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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 6, 2015
Date