



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

November 9, 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 October 12, 2015 Regular Planning Commission Meetings.

6. PUBLIC HEARING**Development Plan Approval Case No. 899**

A request for approval to demolish an existing approximately 7,000 sq. ft. open shed structure, construct 3 new truck repair bays measuring approximately 4,286 sq. ft. (71' x 60'), and provide new exterior wall finishes to the existing +/- 4,000 sq. ft. metal building and +/- 800 sq. ft. office building on property located at 11831 Shoemaker Avenue (APN: 8026-020-036), The subject property 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. (West Coast Tank Repair)

7. PUBLIC HEARING**Conditional Use Permit Case No. 757-1**

A request for approval to allow the establishment, operation, and maintenance of a new wireless telecommunications facility (stealth as a 65-foot high tower) and related equipment on the subject property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (AT&T Mobility)

8. PUBLIC HEARING**Reconsideration of Conditional Use Permit Case No. 308-9**

Request for approval to apply an exterior façade to an existing ±8,609 sq. ft. building (Bank of America) at 13415 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Stephan Schmidt for Carmenita Plaza, LLC.)

9. PUBLIC HEARING**Development Plan Approval Case No. 900, Conditional Use Permit Case No. 640 and Modification Permit Case No. 1258 and Environmental Document**

A request for approval to demolish an existing $\pm 12,055$ sq. ft. building, consisting of a $\pm 4,055$ sq. ft. real estate office and a $\pm 8,000$ sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of $\pm 11,645$ sq. ft. The proposed drive-thru would intermittently encroach within the required fifteen foot (15) landscaping area. The 13,885 sq. ft. building will be served by a $\pm 2,158$ sq. ft. trellis patio (15' x 143' 11") that runs the entire length of the building. The proposed development is at 13473 Carmenita Road and 10543 Gunn Avenue, within the Santa Fe Springs Plaza, generally located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area.

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**Conditional Use Permit Case No. 673-2**

A compliance review of a food processing facility at 13168 Sandoval Street (APN: 8011-014-001), in the M-2, Heavy Manufacturing, Zone.
(Nikko Enterprises Corporation)

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

November 5, 2015
Date