



# ***City of Santa Fe Springs***

Planning Commission Meeting

## **AGENDA**

### **FOR THE ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION**

**April 13, 2015  
5:00 p.m.**

**Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670**

**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.

5:00 p.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**  
Commissioners Arnold, Johnston, Madrigal, Ybarra, and Zamora.
4. **STUDY SESSION – Universal Waste Materials Recycling Facility**

6:00 p.m.

**PLANNING COMMISSION MEETING**

5. **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.*
6. **MINUTES**  
Approval of the minutes of the March 9, 2015 Adjourned Planning Commission Meeting.
7. **PUBLIC HEARING**  
**Development Plan Approval Case Nos. 887 - 889 and Environmental Documents**  
A request for approval of Development Plan Approval (DPA). **DPA Case No. 887:** to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 888:** to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 889:** to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3) on an approximately 54-acre site located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)  
  
**PUBLIC HEARING**  
**Tentative Parcel Map No. 73063 and Environmental Documents**  
Request for approval to allow the approximately +/-54-acre subject site to be subdivided into four (4) separate parcels: 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4) for property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056),

within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

**8. PUBLIC HEARING**

**Development Plan Approval Case No. 894 and Environmental Documents**

A request for approval to construct a 58,396 sq. ft. concrete tilt-up building, on an approximately 3-acre site, located at 11904 Washington Boulevard (APN: 8169-002-043), within the M-1, Light Manufacturing, Zone. (Washington XC, LLC)

**9. 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. 9**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday Tavern, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday Tavern)

**B. CONSENT ITEM**

**Alcohol Sales Conditional Use Permit Case No. 43**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 43 to allow the continued operation and maintenance of an alcoholic beverage sales use for on-site consumption by Mariscos Sol Y Mar Restaurant located at 8021 Norwalk Boulevard, within the Cefalia Center in the Community Commercial (C-4) Zone. (Ramona Valdez, Mariscos Sol Y Mar Restaurant)

**C. CONSENT ITEM**

**Modification Permit Case No. 1152-4**

A compliance review for a modification permit allowing the reduction of required parking related to a 2,569 sq. ft. storage mezzanine within the existing industrial warehouse building located at 13181 Flores Street, (APN: 8011-014-056), in the M-2, Heavy Manufacturing Zone. (Kenon Electronics, Inc.)

**D. CONSENT ITEM**

**Conditional Use Permit Case No. 613-3**

A compliance review of a religious and educational facility located on the 1.92-acre, abandoned railroad right-of-way property between Slauson Avenue and Burke Street at 11690 Slauson Avenue and 11721 Burke Street, in the R-3-PD, Multiple Family Residential-Planned Development Overlay, Zone. (Steve Kladouris for Kingdom Hall of Jehovah's Witness).

**E. CONSENT ITEM****Conditional Use Permit Case No. 736**

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 736 to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing zoning district. (Wakou USA)

**10. ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

**11. 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

April 9, 2015

Date