



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

Planning Commission Meeting

## **AGENDA**

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

January 9, 2017

6:00 p.m.

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson  
Gabriel Jimenez, Vice Chairperson  
Ralph Aranda, Commissioner  
John Mora, 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 Aranda, Arnold, Jimenez, Mora, and Ybarra.

**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 December 12, 2016 Planning Commission

**6. PUBLIC HEARING**

Tentative Parcel Map No. 74163 and related Environmental Documents

*TPM Case No. 74163:* A request for approval to re-configure seven (7) existing parcels measuring approximately +/-15,418 square feet (APN # 8059-003-004), +/-15,976 square feet (APN # 8059-003-005), +/-15,678 square feet (APN # 8059-003-006), +/-19,688 square feet (APN # 8059-003-025), +/-9,475 square feet (APN # 8059-003-023), +/-12,373 square feet (APN # 8059-003-026), and +/-38,750 square feet (APN # 8059-003-027), into two (2) separate parcels measuring approximately +/-42,234 square feet (.97 acre) and +/-86,134 square feet (1.98 acres) on property located at 14114 Carmenita Road; and *Environmental Documents:* A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project, within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu) (Furuto Rubio & Associates)

**7. PUBLIC HEARING**

Development Plan Approval Case No. 915, Modification Permit Case No. 1268, and related Environmental Documents

*DPA Case No. 915:* A request for approval to allow for the construction of a new 44,593 square feet concrete tilt-up industrial building; *MOD Case No. 1268:* A request for approval to allow: (1) a reduction in the overall required landscape area; and (2) the installation of a pedestrian pathway within required landscape strip along Carmenita Road; *Environmental Documents:* A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project on property located at 14114 Carmenita Road (APN: 8059-003-004, 005, 006 and 027), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

**8. PUBLIC HEARING**

Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, Modification Permit Case No. 1269, and related Environmental Documents

*DPA Case No. 916:* A request for approval to allow for the construction of a new 2,998 square feet convenience store, a 2,638 square feet car wash, and service station; *CUP Case No. 777:* A request for approval to allow for the establishment, operation, and maintenance of a convenience store within the M-1, Light Manufacturing, Zone; *MOD Case No. 1269:* A request for approval to allow: (1) a reduction in the overall required landscape area; and (2) a reduction to the width of the required landscaping strip along Carmenita Road and Rosecrans Avenue; *Environmental Documents:* A request for approval of the proposed Mitigated Negative Declaration with traffic study related to the proposed project on property located at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026), within the M-1, Light Manufacturing, Zone.  
(Muhamet Cifligu)

**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

January 6, 2017  
Date