



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

Planning Commission Meeting

## **AGENDA**

FOR THE ADJOURNED MEETING OF THE  
PLANNING COMMISSION  
February 6, 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 January 9, 2017 Planning Commission

**6. PUBLIC HEARING**

Zoning Text Amendment - Accessory Dwelling Units

Ordinance No. 1084: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

**7. PUBLIC HEARING**

Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types

Ordinance No. 1085: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

**8. PUBLIC HEARING**

Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274

A request to subdivide the existing 16,240 sq. ft. (APN: 8168-010-017) parcel into two symmetrically designed parcels that will both consist of 8,120 sq. ft. (.19 acre) and will each be occupied by existing 3,769 sq. ft. industrial buildings; and a request for a Modification of Property Development Standards to allow the reduction of 1 parking stall for each parcel related to the new ADA stalls that will be provided for the existing buildings located at 9421 Santa Fe Springs Road (APN: 8168-010-017), within the M-2, Heavy Manufacturing, Zone. (Greg Gunter)

**9. NEW BUSINESS**Modification Permit Case No. 1275

Request for a Modification of Property Development Standards to allow a 38% increase in the maximum allowable percentage for corporate logos used in combination with a business name on a 1.94-acre property located at 13210 Telegraph Road, at the southeast corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone. (Aldi Supermarket)

**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**Tentative Parcel Map No. 73063

Request to allow a minor revision to the previously approved tentative parcel map allowing a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 on property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 057, 058, 065, 066, 067, 069, 072 & 073), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

**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

February 3, 2017  
Date