



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

June 12, 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 May 8, 2017 Planning Commission

6. PUBLIC HEARING – Continued from the May 8, 2017 Planning Commission Meeting
Amendment to Development Plan Approval Case No. 911 and Environmental Document

A request for approval to amend previously-approved DPA 911, a request to construct a concrete tilt-up building of ±41,046 sq. ft. and appurtenant improvements on 2.03 acres of a 3.94-acre property at 13210*Telegraph Road. ADPA 911 would, among other things, increase the size of the building from ±41,046 to ±43,293 sq. ft., (an increase of ±2,247 sq. ft.), reconfigure the interior space; reconfigure the shape of the building from “T” shape to “L” shape and accordingly revise the elevations to match the new configuration of the building. (Le Chef Bakery)

7. PUBLIC HEARING – Continued from the May 8, 2017 Planning Commission Meeting
Development Plan Approval Case No. 924 and Environmental Documents

A request for Development Plan Approval to construct a metal flour silo (height and appurtenant equipment not to exceed 30 feet, and diameter of 12 feet) on the 2.03-acre property at 10488 Painter Avenue, in the M-2, Heavy Manufacturing, Zone. (Overton Moore Properties for Le Chef Bakery)

8. PUBLIC HEARING

Amendment to Alcohol Sales Conditional Use Permit Case No. 60

Amendment to Alcohol Sales Conditional Use Permit Case No. 60 to allow the ownership transfer and continued operation and maintenance of an alcohol beverage sales use for on-site consumption in association with a family restaurant operating as Mr. Sushi at 11227 Washington Boulevard, within the C-4 (Community Commercial) Zone. (Chris Bin Xu for Koya Suchi)

9. PUBLIC HEARING

Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277

A request for a Conditional Use Permit to allow the establishment, operation, and maintenance of an indoor gymnastic school and indoor recreational use within three (3) existing 6,408 square foot units (unit 1, 2 and 4); and a request for a Temporary

Modification of Property Development Standards to not provide twelve (12) required on-site parking stalls related to the proposed use, at 11947 Florence Avenue (APN: 8009-025-057), within the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zone. (Spirit Gymnastics)

10. NEW BUSINESS

Appeal of Parkway Tree Removal Decision

Resident Requests Removal of Parkway Tree at 11025 Davenrich Street

11. NEW BUSINESS

Modification Permit Case No. 1278

Request for a Modification of Property Development Standards to allow a corporate logo that comprises 41.2% of the overall sign area, exceeding the code limit of 25% maximum allowable sign area for corporate logos on a 2.3-acre property located at 12300 Bloomfield Avenue along the border between the cities of Santa Fe Springs and Norwalk, in the M-2, Heavy Manufacturing Zone District. (Proposed PIH Medical Building)

12. 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

Development Plan Approval Case No. 917 & Modification Permit Case No. 1270

Request for a time extension of Development Plan Approval Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; and Modification Permit Case No. 1270: A request for approval to allow a reduction of the rear yard and side yard setback requirement, a reduction of overall landscaping area requirement, and a 10' high block wall/fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, Heavy Manufacturing, Zone. (Roy Furuto of Furuto Rubio & Associates)

13. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

14. 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

June 8, 2017
Date