



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

July 10, 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. ELECTION OF OFFICERS FOR 2017-2018

The bylaws require the election of Commission Officers.

6. PUBLIC HEARINGConditional Use Permit Case No. 783

Request to allow the operation and maintenance of a massage use at 11416 Washington Boulevard, in the Community Commercial (C4) Zone, and within the Washington Boulevard Redevelopment Project Area.
(Garrett Biggs for Mi Amor Massage)

7. PUBLIC HEARINGDevelopment Plan Approval Case No. 923 and Lot Line Adjustment Case No. 2017-01

DPA Case No. 923: A request for approval to allow the construction of a ±26,250 square feet concrete tilt-up industrial building addition; and LLA Case No. 2017-01: A request for approval to re-configure the property lines, result in consolidating two existing parcels (APN: 8059-027-401 and 405) into a single parcel measuring 146,914 square feet (3.37 acres) at 8940 Sorensen Avenue (APN: 8059-027-401 and 405), within the M-2, heavy manufacturing, zone. (Aptus)

8. 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 ITEMConditional Use Permit Case No. 641-3 & Zone Variance Case No. 68-3

A request for a time extension of Conditional Use Permit Case No. 641: A request for approval to allow the establishment, operation, and maintenance of an open storage yard use for RV storage; and Zone Variance Case No. 68: A request for approval to deviate from the provision of Section 155.451 (that industrial lots have frontage on a public street and that the use of a private access easement through a servient tenement parcel to a public street shall not qualify in meeting a requirement for frontage on a public street) and Section 155.639 (that an open

storage yard use shall not be allowed where the premises exceeds an area of one acre) of the Zoning Regulations on the subject 7.49-acre property generally located between the San Gabriel River Freeway (I-605) to the east and the San Gabriel River Flood Control Channel to the west (APN: 8177-029-811), within the M-2, Heavy Manufacturing, Zone. (Premier RV Storage SFS, LLC)

B. CONSENT ITEM**Conditional Use Permit Case No. 770-1 & Modification Case No. 1265**

A request for a time extension of Conditional Use Permit Case No. 770: to allow the establishment, operation, and maintenance of an indoor banquet hall facility; and Modification Case No. 1265: to not provide forty-two (42) required parking stalls related to the proposed use on the subject property at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

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

July 7, 2017
Date