



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

October 9, 2017

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Gabriel Jimenez, Chairperson
Ralph Aranda, Vice Chairperson
Ken Arnold, 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. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15301 and 15303 (Class 1 and 3)

Development Plan Approval (DPA) Case No. 919-1 & Conditional Use Permit (CUP) Case No. 776-1

DPA 919-1: To amend the existing approval to allow the installation of seven (7) new 7,000-gallon steel storage tanks, measuring approximately 8'-1/2" in height by 20' in length; and CUP 776-1: To amend the existing approval, which allowed for the storage of lubricants in excess of 100,000-gallons or more, from 108,000 gallons to 162,000 gallons, on property located at 12904 Park Street (APN: 8011-017-025), within the M-2, Heavy Manufacturing, Zone. (Van De Pol Enterprises, LLC)

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 922 and Modification Permit Case No. 1279

DPA Case No. 922: A request for approval to allow for the construction of a new ±71,743 sq. ft. concrete tilt-up industrial building and appurtenant improvements; and MOD Case No. 1279: A request for approval to allow: a 2' reduction of the required 37' front yard setback along Marquardt Avenue for property located at 14013 Marquardt Avenue (APN: 8059-029-006 and 007), within the M-2, Heavy Manufacturing, Zone. (VB-Marquardt, LLC)

7. PUBLIC HEARING

CEQA Categorical Exemption - Class 5 (Minor Alterations in Land Use Limitations)

Lot Line Adjustment No. 2017-02

A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property at 14013 Marquardt Avenue (APN: 8059-029-006 and 007), into a single parcel measuring ±3.52-acres, in the M-2, Heavy Manufacturing, Zone. (VB-Marquardt, LLC)

8. PUBLIC HEARING

CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies)

Revocation of Conditional Use Permit Case No. 507

A request to revoke Conditional Use Permit Case No. 507, which granted approval to allow the operation and maintenance of a paper recycling facility located at 14051 Marquardt Avenue, within the M-2, Heavy Manufacturing, Zone. (Pan Pacific Fiber, Inc.)

9. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Development Plan Approval Case No. 926

DPA Case No. 926: A request for approval to allow the construction of a ±23,264 sq. ft. concrete tilt-up industrial building addition at 10370 Slusher Drive (APN: 8009-007-042), within the M-2, heavy manufacturing, zone.
(PPF Industrial 12016 Telegraph Road LP)

10. PUBLIC HEARING

CEQA Categorical Exemption - Class 5 (Minor Alterations in Land Use Limitations)

Lot Line Adjustment No. 2017-03

A request for approval to allow the consolidation of four (4) existing parcels that make up the subject property (APNs: 8168-013-027, 008) into a single parcel measuring ±7.0 acres located at 8820-8832 Dice Road in the M-2, Heavy Manufacturing Zone. (David Knell for Air Liquide)

11. 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

Entertainment Conditional Use Permit Case No. 14

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 14 involving live performances and other entertainment at the restaurant commonly known as Maggie's Pub located in the ML, Light Manufacturing Zone at 11900 Telegraph Road, within the Consolidated Redevelopment Project Area. (Hani Tabetlo, Maggie's Pub)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 17

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 17 to allow the continued sale of alcoholic beverages for on-site consumption at the restaurant commonly known as Maggie's Pub located in the ML, Light Manufacturing Zone at 11900 Telegraph Road, within the Consolidated Redevelopment Project Area. (Hani Tabetlo, Maggie's Pub)

C. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 34

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 34 to allow the continued operation and maintenance of an alcohol beverage use involving the importing and wholesale distribution of distilled spirits, beer, and wine at Nishimoto Trading Company, LTD, located at 13409 Orden Drive in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Nishimoto Trading Company, LTD)

D. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 39

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 39 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving H&N Tobacco Beer and Wine located at 11217 Washington Boulevard within the Santa Fe Springs Market Place in the C-4, Community Commercial, Zone (Raif Mouri, Owner)

E. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 67

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 67 to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at OB USA, Inc. located in the M-2, Heavy Manufacturing, Zone at 13152 Imperial Highway within the Consolidated Redevelopment Project Area. (OB USA, Inc.)

F. CONSENT ITEMConditional Use Permit Case No. 660-1

Review for compliance with conditions of approval related to the operation and maintenance of an unmanned wireless telecommunications facility (71-6" high faux utility pole and related equipment) located at 9945 Freeman Ave (AKA 12714 Los Nietos, APN 8011-007-800) within the M-2, Heavy Manufacturing Zone. (Phoenix Tower International / T-Mobile)

12. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

13. 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.



Commission Secretary

October 5, 2017

Date