



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

## **Planning Commission Meeting**

### **AGENDA**

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

**November 13, 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. MINUTES**

a. Approval of the minutes of the September 11, 2017 Planning Commission meeting

b. Approval of the minutes of the October 9, 2017 Planning Commission meeting

**6. PUBLIC HEARING**

Alcohol Sales Conditional Use Permit Case No. 73

A request for approval of Alcohol Sales Conditional Use Permit Case No. 73 to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at Bronco Wine Company, located within the Heavy Manufacturing (M-2) Zone at 9911 Romandel Avenue. (Bronco Wine Company)

**7. PUBLIC HEARING**

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

Revocation of Conditional Use Permit Case No. 667

A request to revoke Conditional Use Permit Case No. 667, which granted approval to allow the establishment, operation and maintenance of an unmanned wireless telecommunication facility located at 14138 Rosecrans Avenue (APN: 8069-006-017), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (American Tower Corporation)

**8. PUBLIC HEARING**

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780

*DPA 925:* A request for approval to allow the demolition of five existing single-story mini-warehouse buildings measuring 18,850 sq. ft. and replacement with a three-story, 75,275 sq. ft. mini-warehouse building with a maximum height of 38'-6"; and *CUP 780:* a request to allow the expansion of a mini-warehouse facility use on property located at 13020 Telegraph Road (APN: 8011-014-017), within the M-2, Heavy Manufacturing Zone and within the Telegraph Road Corridor. (Ojai Oil Company – Golden State Storage)



**9. PUBLIC HEARING**Adoption of Mitigated Negative DeclarationDevelopment Plan Approval Case No. 927 & Conditional Use Permit Case No. 782

*DPA Case No. 927:* A request for approval to allow for the construction of a new 145,032 sq. ft. mini-warehouse facility along with a new 1,344 sq. ft. office building; and *CUP Case No. 782:* A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 13461 Rosecrans Avenue, within the M-1-BP, Light Manufacturing – Buffer Parking, Zone.

(Simply Storage Management LLC)

**10. PUBLIC HEARING**Categorically Exempt – CEQA Guideline Section 15315 - Class 15Tentative Parcel Map No. 78229

Request for approval to consolidate four (4) existing parcels measuring approximately +/-12,197 sq. ft. (APN: 8059-003-021), +/- 36,590.4 sq. ft. (APN: 8059-003-020), +/- 38,332.8 sq. ft. (APN: 8059-003-019), and +/- 1,742.4 sq. ft. (APN: 8059-003-022) into a single parcel measuring +/- 89,000 sq. ft. (2.04 acres) on properties located at 13461 Rosecrans Avenue, within M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

**11. NEW BUSINESS**Parkway Tree Removal Appeal Decision

Resident Request for Removal of Parkway Tree at 11418 Quinn Street

**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**Alcohol Sales Conditional Use Permit Case No. 20 and EntertainmentConditional Use Permit Case No. 12

A compliance review of Alcohol Sales Conditional Use Permit Case No. 20 to allow the continued operation and maintenance of the serving of beer, wine, and distilled spirits for on-site consumption, and Entertainment Conditional Use Permit Case No. 12 involving live performances at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Larry Amone Hongkham)

**B. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 23

A compliance Review of Alcohol Sales Conditional Use Permit Case No. 23 to allow the continued alcohol beverage sales use involving the sale of alcoholic beverages for onsite customer consumption at the Veracruz Restaurant, in the C-4, Community Commercial, Zone at 9931 Orr and Day Road. (Veracruz Restaurant)

**C. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 40

A compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area.  
(Southern Wine and Spirits of America, Inc.)

**D. CONSENT ITEM**Conditional Use Permit Case No. 542-4

A compliance review to allow the continued operation and maintenance of a church use located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone.  
(Calvary Chapel Santa Fe Springs)

**E. CONSENT ITEM**Conditional Use Permit Case No. 646-1

A compliance review to allow the continued operation and maintenance of a Children's Ministry Building at 11435 Florence Avenue (APN: 8008-016-061), within the C-1, Neighborhood Commercial, Zone.  
(International Church of the Foursquare Gospel)

**F. CONSENT ITEM**Conditional Use Permit Case No. 664-1

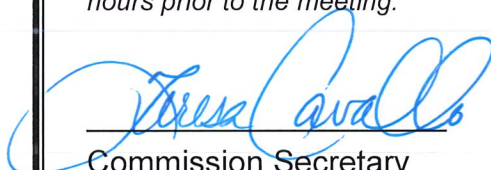
Review for compliance with conditions of approval related to the operation and maintenance of an unmanned wireless telecommunications facility (63' high faux utility pole and related equipment) located at 11356 Los Nietos Road (APN: 8002-013-803) within the M-2, Heavy Manufacturing Zone.  
(American Tower Corporation / T-Mobile)

**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.*

  
Commission SecretaryNovember 9, 2017

Date