



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

April 9, 2018

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

Approval of the minutes of the March 12, 2018 Planning Commission meetings

6. PUBLIC HEARING

Zoning Text Amendment – Billboards within the Freeway Overlay Zone

Ordinance No. 1092: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.383, 155.384, and 155.398 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards within the Freeway Overlay Zone. (City of Santa Fe Springs)

7. PUBLIC HEARING (Continued from March 12, 2018 PC Meeting)

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Conditional Use Permit (CUP) Case No. 497-4

A request for approval to amend the existing Conditional Use Permit to remove the manufacturing of sputtering targets and bonding process from the recognized precious metal reclamation facility operations and to allow increase the capacity of the existing palladium purification system on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone.

(Heraeus Precious Metal North America LLC)

**The subject palladium purification system is within existing building located at: 13443 Alondra Boulevard.*

8. PUBLIC HEARING

CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration

Development Plan Approval Case No. 771-1

A request for approval to amend previously approved Conditional Use Permit Case No. 771 to allow for an increase of total storage capacity from 50,000 to 95,000; and to allow for the temporary storage of tires within truck trailer at 15605 Cornet Street. (APN: 7005-003-061), within the M-2, Heavy Manufacturing, Zone.

(Lakin Tire Company)

9. PUBLIC HEARINGAdoption of Mitigated Negative Declaration
Tentative Parcel Map No. 78240

A request for approval to allow the approximately 12.81-acre subject site to be subdivided into 3 (3) separate parcels measuring 274,799 sq. ft. (Parcel 1), 223,416 sq. ft. (Parcel 2), and 59,813 sq. ft. (Parcel 3) for property located at 13300 Lakeland Road (existing APN: 8026-008-903), within the PF, Public Facilities, and proposed R-3-PD, Multiple Family Residential – Planned Development, Zones. (Storm Properties, Inc.)

10. PUBLIC HEARINGAdoption of Mitigated Negative Declaration
General Plan Amendment No. 27

A request for approval to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential. (Storm Properties, Inc.)

11. PUBLIC HEARINGAdoption of Mitigated Negative Declaration
Zone Change Case No. 137

A request for approval to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Facilities) to R-3-PD (Multiple Family Residential – Planned Development). (Storm Properties, Inc.)

12. PUBLIC HEARINGAdoption of Mitigated Negative Declaration
Development Plan Approval Case No. 935
Conditional Use Permit Case No. 785

DPA Case No. 935: A request for approval to allow the construction of a new 128-unit gated apartment complex and appurtenant improvements at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone; CUP Case No. 785: A request for approval to allow the operation and maintenance of a new 128-unit gated apartment complex and appurtenant improvements (totaling approximately 174,201 sq. ft.) on property located at 11201 – 11313 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone. (Storm Properties, Inc.)

13. PUBLIC HEARINGCategorically Exempt – CEQA Guideline Section 15301, Class 1
Conditional Use Permit Case No. 786

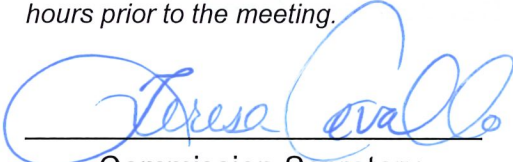
A request for approval to allow the operation and maintenance of a preschool use located at 11325 Carmenita Road, within the proposed R-3-PD, Multiple Family Residential – Planned Development, Zone.

14. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

15. **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

April 5, 2018
Date