



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

May 14, 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 April 9, 2018 Planning Commission meetings

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit (CUP) Case No. 500-7

Request for approval to amend the existing Conditional Use Permit to allow the construction of a 405 sq.ft. addition and appurtenant improvements on the west side of the existing ±18,000 sq. ft. recovery center at 11015 Bloomfield Avenue (APN: 8025-002-023), within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone.
(Los Angeles Center for Alcohol and Drug Abuse – LACADA)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 82031

A request for approval to consolidate of seven (7) lots into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Blvd (APN: 8025-001-014), the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone.
(JSF Management, LLC)

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 936

Conditional Use Permit Case No. 787

DPA Case No. 936: A request for approval to allow for the construction of a new 128,896 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building; and *CUP Case No. 787:* A request for approval to allow the establishment, operation, and maintenance of a mini-warehouse facility use at 11212 Norwalk Boulevard (APN: 8025-001-014), within the M-2, Heavy Manufacturing, and C-4, Community Commercial, Zone. (JSF Management, LLC)

9. **PUBLIC HEARING** – Continued from the April 9, 2018 Planning Commission Meeting
CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration
Conditional Use Permit 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)
10. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
Adoption 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.)
11. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
Adoption 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.)
12. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
Adoption 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.)
13. **PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)**
Adoption 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.)

14. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)
Categorically 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.

15. NEW BUSINESS

Modification Permit Case No. 1288 & 1289

A request for a Modification of Property Development Standards to temporarily not provide one-hundred and thirty-six (136) required parking stalls related to the proposed use, for Suite A (12418 Florence Avenue), and to temporarily not provide fifty-eight (58) required parking stalls related to the proposed use, for Suite B (12489 Lakeland Road), (APN's: 8009-022-077 and 8009-022-079) within the M-2, Heavy Manufacturing, Zones. (Goodman Santa Fe Springs SPE LLC)

16. NEW BUSINESS

Modification Permit Case No. 1290

A request for a Modification of Property Development Standards to not provide two-hundred and ninety-two (292) required parking stalls related to the proposed use, at 12319 Lakeland Road (APN: 8009-022-080), within the M-2, Heavy Manufacturing, Zones. (Goodman Santa Fe Springs SPE LLC)

17. 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. 40

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.)

B. CONSENT ITEM

Conditional Use Permit Case No. 524-5

A compliance review to allow the continued operation and maintenance of a green-waste transfer facility on property located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, Zone. (Greencycle)

C. CONSENT ITEM

Conditional Use Permit Case No. 729-3

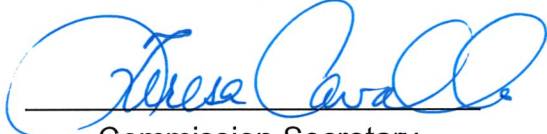
A compliance review of a precious metals foundry facility located at 8444 Secura Way (APN: 8168-026-004), within the M-1, Light Manufacturing, Zone. (Robert Caro Company-The Buyer Guys)

18. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

19. 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

May 11, 2018
Date

