



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

**July 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. PRESENTATION

Sales Tax Initiative by City Manager Ray Cruz

6. MINUTES

Approval of the minutes for the May 14, 2018 Planning Commission meeting

7. ELECTION OF OFFICERS FOR 2017-2018

The bylaws require the election of Commission Officers.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request to allow a 44.67-acre site consisting of seven parcels to be subdivided into five parcels and developed with:

DPA 930: a 78,417 sq. ft. building on a 4.28-acre parcel;

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel;

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel;

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel;

The remaining 26.77-acre parcel will be reserved for oil extraction operations. The project site is located at the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-011, 8005-015-013, 8005-015-023, 8005-015-024, 8005-015-025, 8005-015-026, and 8005-015-027), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Breitburn Operating L.P.)

9. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15301 (Class 1)

Development Plan Approval (DPA) Case No. 937

A request for approval to apply a non-metallic finish to the rear portion of the existing +/-13,732 sq. ft. building to match the existing front office on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

10. NEW BUSINESSParkway Tree Removal Appeal Decision

Resident Request for Removal of Parkway Tree at Gridley

11. NEW BUSINESSCategorically Exempt – CEQA Guideline Section 15311(b), Class 11Modification Permit Case Nos. 1285 & 1286

A request for a Modification of Property Development Standards to reduce the amount of required landscaping and to reduce the size of parking stalls in order to create three (3) additional parking stalls at 14156 Rosecrans Avenue (APN: 8069-006-004) within the C-4-PD, Community Commercial Planned Development, Zone.
(Prowest Engineering/7-Eleven on behalf of Tabbello Bros Inc.)

12. NEW BUSINESSCategorically Exempt – CEQA Guideline Section 15301, Class 1Modification Permit Case No. 1297

A modification of property development standards to allow the architectural elements of a billboard design to extend beyond the standard maximum of six (6) feet above, and two (2) feet along the sides and bottom, of the billboard face on property located at 13711 Freeway Drive APN: 8069-015-055, within the M-2-FOZ (Heavy Manufacturing – Freeway Overlay Zone). (Bulletin Displays, LLC)

13. 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. 194-10

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road (APN:8059-003-003), in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area.

(Peggy Lee Hendricks for Roberts Liquid Disposal)

B. CONSENT ITEMConditional use Permit Case No. 654-4

A compliance review to allow the continued operation and maintenance of a an ambulance service including light vehicle repair and preventative maintenance located at 12160 Mora Drive (APN:8009-007-057) in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area.

(Care Ambulance Service)

C. CONSENT ITEMConditional Use Permit Case No. 748-3

A request for a time extension of Conditional Use Permit (CUP) Case No. 748 to allow the operation and maintenance of a parcel delivery service/ground distribution facility use located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first ±340 ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion is zoned M-2, Heavy Manufacturing. (FedEx Ground)

D. CONSENT ITEMConditional Use Permit Case No. 750-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 750 to allow the operation and maintenance of a 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Bulletin Displays, LLC)

E. CONSENT ITEMConditional Use Permit Case No. 777-1

A request for a time extension of Conditional Use Permit (CUP) Case No. 771-1 to allow for the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-025, 023, 026), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

F. CONSENT ITEMConditional Use Permit Case No. 778-1

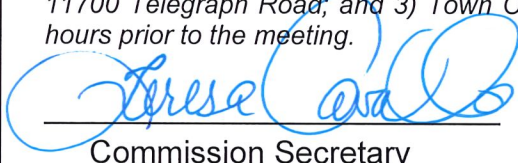
A request to allow the retail sale of firearms and ammunition at 12150 Bloomfield Avenue, Unit A (APN: 8026-019-023) in conformance with Sections 155.243 and 155.648 of the Zoning Code, which limits the retail sale of firearms to public safety and first responder personnel in the M-2, Heavy Manufacturing, zone. (S Browne Supply, LLC)

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

July 6, 2018
Date