



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

## **Planning Commission Meeting**

### **AGENDA**

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

**August 13, 2018**

**6:00 p.m.**

**Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670**

**Ralph Aranda, Chairperson  
John Mora, Vice Chairperson  
Ken Arnold, Commissioner  
Gabriel Jimenez, 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 (continued from July 9, 2018 PC meeting)**

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.)

**6. PUBLIC HEARING**

Categorical Exemption - CEQA Guidelines §15311 (Class 11)

Conditional Use Permit (CUP) Case No. 791

A request to allow various signage, including one wall signs, one canopy sign, one address numbering, one door vinyl, and one monument sign, on property located at 13461 Rosecrans Avenue, within the BP, Buffer Parking, Zone.

(Image National Signs on behalf of Simply Self Storage)

**7. 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. 11

Compliance review and report of Entertainment Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Swap

Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.  
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

**B. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard.  
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

**C. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 60

Compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Mr. Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Mr. Sushi)

**D. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 66

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 66 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

**E. CONSENT ITEM**

Conditional Use Permit Case No. 453-7

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.  
(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

**F. CONSENT ITEM**

Conditional Use Permit Case No. 655-3

Request for approval to allow the continued operation and maintenance of an open storage yard for trucks and truck trailers on property located at 11642 Pike Street, in the M-2, Heavy Manufacturing Zone. (Jess Diaz Trucking)

**G. CONSENT ITEM**

Conditional Use Permit Case No. 687-1

A request for a Conditional Use Permit to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within two (2) existing 6,408 square feet units (unit 2 and 4); at 11947 Florence Avenue

(APN: 8009-025-057), within the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zone.  
(Spirit Gymnastics)

#### H. CONSENT ITEM

Conditional Use Permit Case No. 751-3

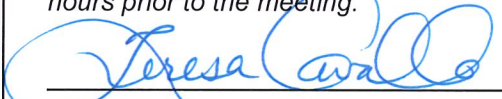
A request for a time extension of Conditional Use Permit (CUP) Case No. 751 relating to the operation and maintenance of a digital billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (previous APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.)

#### 8. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

#### 9. 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.*

  
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Commission Secretary

August 9, 2018  
Date