



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

September 10, 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. MINUTES

A. Approval of the minutes for the July 9, 2018 Planning Commission meeting

B. Approval of the minutes for the August 13, 2018 Planning Commission meeting

6. PUBLIC HEARING (continued from July 9, 2018 and August 13, 2018 PC meetings)

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 (Building 1);

DPA 931: a 58,463 sq. ft. building on a 3.53-acre parcel (Building 2);

DPA 932: a 121,124 sq. ft. building on a 6.85-acre parcel (Building 3);

DPA 933: a 60,117 sq. ft. building on a 3.23-acre parcel (Building 4);

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.)

**The Building Official has assigned the following addresses: 12451 Telegraph Road (Building 1), 12551 Telegraph Road (Building 2), 10251 Santa Fe Springs Road (Building 3), and 10051 Santa Fe Springs Road (Building 4).*

7. PUBLIC HEARING

CEQA Categorical Exemption - Class 3: New Construction or Conversion of Small Structures

Conditional Use Permit Case No. 109-2

A request for an Amendment to Conditional Use Permit Case No. 109 to allow for the establishment, operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family, Zone with Planned Development Overlay. (MRK Partners)

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 928
Conditional Use Permit (CUP) Case No. 796

DPA Case No. 928: A request for approval to allow the construction of a new 10,125 sq. ft. mixed-use development, containing 4,054 sq. ft. of residential uses, 3,355 sq. ft. of retail uses, 1,529 sq. ft. of limited industrial uses, and 1,187 sq. ft. of office uses; CUP Case No. 796: A request for approval to allow the operation and maintenance of a new 10,125 sq. ft. mixed-use development on an ±18,500 sq. ft. (±.43-acres) flag-shaped lot, located on the west side of Norwalk Boulevard, approximately 525' south of Washington Boulevard (APN: 8178-004-065), within the C-4-PD, Community Commercial – Planned Development, Zone. (William Chavez)

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5
Modification Permit Case No. 739-2

A request for a Modification of Property Development Standards to not provide eight (8) required parking stalls related to the subject zinc foundry, at 12209 Slauson Avenue (APN: 8168-014-019), within the M-2, Heavy Manufacturing, Zone. (Star Die Casting)

10. NEW BUSINESS

General Plan Conformity-GPC 2018-002: Consideration of a finding that the sale of a single-family dwelling at 9735 Bartley Avenue (APN: 8006-022-900) in the R-1, Single-Family Residential, Zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

11. 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. 31

Compliance review of Alcohol Sales Conditional Use Permit Case No. 31 to allow the continued operation and maintenance of an internet-based alcoholic beverage sales activity, in conjunction with the wholesale distribution of distilled spirits, beer and wine at Fantis Foods California, Inc., located in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone at 13505 Marquardt Avenue within the Consolidated Redevelopment Project Area. (Fantis Foods California, Inc.)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 57

Compliance review report of Alcohol Sales Conditional Use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in

the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

C. CONSENT ITEM

Conditional Use Permit Case No. 770-2

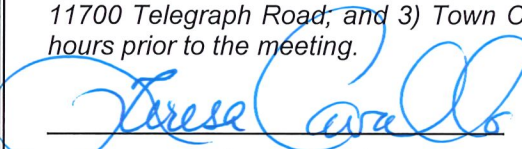
A request for a time extension of Conditional Use Permit Case No. 770: to allow the establishment, operation, and maintenance of an indoor banquet hall facility; on the subject property at 12215 Slauson Avenue (APN: 8168-014-025), in the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

12. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

13. 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

September 6, 2018
Date