



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

October 15, 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

Approval of the minutes for the September 10, 2018 Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15302, Class 2

Development Plan Approval (DPA) Case No. 867

Conditional Use Permit (CUP) Case No. 131-7

Zone Variance (ZV) Case No. 70

DPA Case No. 867: A request to allow the reduction of 4,924 square feet of floor area and various amenities related to an existing hotel; CUP Case No. 131-7: A request to amend the existing Conditional Use Permit to modify the number of units (49 to 25) related to an existing hotel use; and ZV Case No. 70: A request to allow several deviations to the property development standards related to the Interstate 5 freeway expansion on property located at 13530 Firestone Boulevard (APN: 7005-014-050), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.

(Bhulabhai Dullabh and Kamuben Bhulabha Patel on behalf of Dynasty Suites Hotel)

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Lines Adjustment 2018-01

Development Plan Approval Case No. 939 & 940

LLA Case No. 2018-01: A request for approval to allow for the reconfiguration of two existing lots (APNs: 8167-003-800 & 8167-003-801);

DPA Case No. 939: A request for approval to allow for the construction of a new 43,905 sq. ft. industrial building at 12905 Los Nietos Road, in the M-2 (Heavy Manufacturing) and BP (Buffer Parking) Zone.

DPA Case No. 940: A request for approval to allow for the construction of a new 131,708 sq. ft. industrial building at 9816 Greenleaf Avenue, in the M-2 (Heavy Manufacturing) Zone.

The project site is located at the southwest corner of Los Nietos Road and Greenleaf Avenue (APNs: 8167-003-800 & 8167-003-801). (FLP Santa Fe Springs, LLC)

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Lot Line Adjustment Case No. 2018-04
Development Plan Approval Case Nos. 942-943
Modification Permit Case Nos. 1293-1296

LLA Case No. 2018-04: A request to allow a 2.96-acre site consisting of three parcels to be re-configured into two parcels, measuring 1.49-acres and 1.47-acres;

DPA Case No. 942: A request to allow a 31,539 sq. ft. building on a 1.49-acre parcel (Building 1); *MOD Case No. 1293:* A request to allow a 2'-0" reduction of the front yard setback requirement for Building 1.

DPA Case No. 943: A request to allow a 30,902 sq. ft. building on a 1.47-acre parcel (Building 2); *MOD Case No. 1294:* A request to allow a 10" reduction of the front yard setback for Building 2; *MOD Case No. 1295:* A request to allow a 2'-0" reduction of the corner side yard setback for Building 2; *MOD Case No. 1296:* A request to allow a 773 sq. ft. reduction of the overall landscape requirements for Building 2.

The project site is located at the southwest corner of Dice Road and Burke Street (APNs: 8168-001-010, 8168-001-045 and 8168-001-046), within the M-2, Heavy Manufacturing Zone. (Ayala Industrial Investors, LLC)

**The Building Official has assigned the following addresses: 11718 Burke Street (Building 1), 8739 Dice Road (Building 2).*

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5
Modification Permit Case No. 1106-2

A request for a Modification of Property Development Standards to not provide fifteen (15) required parking stalls related to a proposed mezzanine addition temporarily at 12246 Hawkins Street (APN: 8005-015-042), within the M-2, Heavy Manufacturing, Zone. (Jarrow Industries)

10. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5
Modification Permit Case No. 1298

A request for a Modification of Property Development Standards to temporarily not provide eleven (11) required parking stalls to allow for outdoor storage at 13045 Park Street (APN: 8011-014-032) within the M-2, Heavy Manufacturing, Zone. (Consumers Pipe)

11. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3)-Activities Covered by General Rule
General Plan Conformity-GPC 2018-003: Consideration of a Finding That The Sale of a Single Parcel of 46,790 sq. ft. (Gross), created by Parcel Map No. 82014, being a subdivision of a portion of parcel 3 of Parcel Map No. 18640, as per map filed in book 224 pages 44 through 57, inclusive, of parcel maps, in the office of the county

recorder of said county, as amended by certificate of correction dated March 13, 1990, and recorded March 19, 1990 as Instrument No. 90-436544, and located at the west side of Norwalk Boulevard, approximately ±223 feet south of the centerline of Telegraph Road, within the M-2, heavy-manufacturing, zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

12. 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. 69

Compliance review of Alcohol Sales Conditional Use Permit Case No. 69 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at ALDI Food Market located at 13210 Telegraph Road, within the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone. (ALDI Food Market)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 70

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 70 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at Carniceria La Estrella located at 11522 Telegraph Road, in the Community Commercial-Planned Development (C4-PD) Zone, and the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area.
(Atanacio Cortez for Carniceria La Estrella)

13. SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

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

October 12, 2018
Date