



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

November 19, 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 October 15, 2018 Planning Commission meeting

B. Approval of the minutes for the November 7, 2018 Planning Commission meeting

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 76

Request for approval of Alcohol Sales Conditional Use Permit Case No. 76 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Harbor Distributing located at 11204 Norwalk Boulevard within the Heavy Manufacturing (M-2).
(Harbor Distributing, LLC)

7. PUBLIC HEARING

CEQA Categorical Exemption - Class 32 (In-fill Development)

Conditional Use Permit Case No. 784

A request for Conditional Use Permit Case No. 784 to allow for the establishment, operation, and maintenance of an open storage yard use within M-2, Heavy Manufacturing, Zone at 10720 Forest Street (APN: 8009-015-047).
(Union Paving Company Inc.)

8. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32

Conditional Use Permit Case No. 797

Modification Permit Case No. 1299

CUP Case No. 797: A request for approval to allow the operation and maintenance of a new indoor badminton use;

MOD Case No. 1299: A request for approval to temporarily reduce the required standard parking stall size from 9' x 20' to 8'-6" x 18';

The project site is located at 11323 Shoemaker Avenue (APNs: 8026-001-057 & 058), within the M-1-PD, Light Manufacturing – Planned Development, Zone.
(SFS Badminton Club)

9. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 793

Zone Variance (ZV) Case No. 70-1

Zone Variance (ZV) Case No. 81

CUP Case No. 793: A request to allow the construction and operation of a new 60-foot tall v-shaped digital billboard with 14' x 48' display areas;

ZV Case No. 70-1: A request to amend the existing Zone Variance to modify the reduction of required parking stalls (from 3 stalls to 5 stalls);

ZV Case No. 81: A request to allow a v-shaped digital billboard to exceed the maximum height requirement (from 50 feet to 60 feet).

The project site is located at 13530 Firestone Boulevard (APN: 7005-014-071), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone.
(Outdoor Associates, LLC)

10. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15061(b)(3)

Resolution No. 107-2018

Recommending that the City Council adopt Ordinance No. 1097, approving a Development Agreement by and between the City of Santa Fe Springs and Outdoor Associates, LLC

11. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Line Adjustment (LLA) No. 2018-03

Development Plan Approval (DPA) Case No. 941

Modification Permit (MOD) Case No. 1292

LLA No. 2018-03: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8169-004-049 and 050), into a single parcel measuring ±9.91-acres;

DPA Case No. 941: A request for approval to allow the construction of a new ±233,779 sq. ft. concrete tilt-up industrial building;

MOD Case No. 1292: A request for approval to allow a 5.89' reduction of the required front yard setback along Sorensen Avenue.

The project site is located at 8201 Sorensen Avenue (APN: 8169-004-049 and 050), within the M-2, Heavy Manufacturing, Zone. (Sorensen XC, LLC)

12. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32
Development Plan Approval Case No. 944

A request to construct a new 8,022 sq. ft. two-story office building at 11908 Bloomfield Avenue (APN 8026-019-009), within the M-2, Heavy Manufacturing, Zone.
(SE Pipeline)

13. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1
Development Plan Approval Case No. 945

A request for exterior and interior renovations including: a complete remodel of the east elevation, upgraded exterior and interior lighting, and a full remodel of the interior at the existing gentlemen's club located at 10915 Norwalk Boulevard (APN: 8009-023-037), within the C-4, Community Commercial, Zone.
(Chad Aldawood represented by D.L.A. Architects)

14. NEW BUSINESS

Categorically Exempt-CEQA Guideline Section 15305-Class 5
Lot Line Adjustment No. 2018-02

A request for approval of a Lot Line Adjustment between two (2) existing parcels. Parcel 1 – APN: 8082-002-022 (2.62-acres) and Parcel 2 - remnant California Department of Transportation (Caltrans) parcel owned by the city purchased (1.504-acres), located in the M2-FOZ, Heavy Manufacturing-Freeway Overlay Zone.
(Cox Revocable Trust)

15. 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

Conditional Use Permit Case No. 551- 4

A compliance review to allow the continued operation and maintenance of a church use within the 2.9-acre, multi-tenant business park located at 13112 Telegraph Road, in the M-2-PD, Heavy Manufacturing-Planned Development, Zone.
(Calvary Hosanna Church)

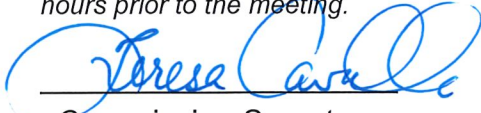
16. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

17.

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

November 15, 2018

Date

