



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

January 13, 2020

6:00 p.m.

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

**Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Chairperson
Francis Carbajal, Commissioner
Gabriel Jimenez, 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, Carbajal, Jimenez, 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 December 9, 2019 Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 532-1

A request for a ten-year extension of and modification of Wireless Telecommunications 13700 aka 13648 Firestone Boulevard (APN: 7005-014-052) in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone. (Crown Castle on behalf of T-Mobile)

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 541-3

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 541-3, an existing 71'-tall stealth wireless telecommunications facility located at 11015 Bloomfield Avenue (APN:8025-002-023) in the M-2, Heavy Manufacturing, Zone. (SBA Towers VIII, LLC)

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15361(b)(3) – General Rule

Conditional Use Permit (CUP) Case No. 795

Zone Variance (ZV) Case No. 82

Zone Variance (ZV) Case No. 84-87

Development Agreement (DA) No. 01-2020

CUP Case No. 795: A request to allow the construction and operation of a new 50-foot tall V-shaped digital billboard with 14' x 48' display areas on the subject property, within the M-2 FOZ (Heavy Manufacturing – Freeway Overlay Zone) zone; and.

ZV Case No. 82: A request to allow the subject digital billboard to project over the roof of a building, contrary to Section 155.384 (E)(1) of the City's Zoning Ordinance; and

ZV Case No. 84: A request to allow the subject digital billboard to be located less than 25' from the front property line, contrary to Section 155.384 (H)(6) of the City's Zoning Ordinance; and

ZV Case No. 85: A request to allow the subject digital billboard to be located less than 25' from the side property line, contrary to Section 155.384 (H)(6) of the City's Zoning Ordinance; and

ZV Case No. 86: A request to allow the subject digital billboard to be located less than 25' from the adjacent building, contrary to Section 155.384 (H)(6) of the City's Zoning Ordinance; and

ZV Case No. 87: A request to allow the removal of an existing on-site tree, contrary to Section 155.384 (I)(3) of the City's Zoning Ordinance, in order to locate the subject digital billboard as currently prohibited.

DA No. 01-2020: A Development Agreement by and between the City of Santa Fe Springs and Becker Boards which would set forth the rules and regulations under which the proposed billboard would be allowed.

Applicant/Subject Property: Becker Boards/13539 Freeway Drive (APN: 8069-016-006)

9.

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1, and Section 15303, Class 3

Amendment of Development Plan Approval (DPA) Case No. 847

Modification Permit (MOD) Case No. 1316

Modification Permit (MOD) Case No. 1320

ADPA Case No. 847: A request for approval to modify the existing development plan to allow the construction of a new solar carport, garage, and canopy on the subject property; and

MOD Case No. 1316: A request for approval to allow the proposed canopy support to encroach 8' into the required front yard setback along Pike Street; and

MOD Case No. 1320: A request for approval to replace a portion of the required landscape strip with grasscrete along Pike Street for two additional parking stalls.

The subject property is located at 9427 Norwalk Boulevard (APN: 8002-015-015), within the M-2, Heavy Manufacturing, Zone.

(Hani Abi Naked on behalf of True Design Cabinet Manufacturing)

10. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82709

Specific Plan Amendment Case No. 1

Development Plan Approval (DPA) Case No. 964

TPM No. 82709 A request for approval to consolidate seven (7) existing parcels into a single parcel, measuring ±25.33-acres (APN: 8167-002-025, 026, 030, 050, 051, 052, and 053)

Specific Plan Amendment Case No. 1: A request for approval to amend the WDI Specific Plan to allow for large truck access to the project site along Los Nietos Road; allow for direct line of sight to the adjacent school property; and prohibited separate leases for the open yard area.

DPA Case No. 964: A request for approval to construct a new 216,500 square foot industrial building located at 9883 Greenleaf Avenue, which comprised of seven (7) existing parcels, measuring ±25.33-acres (APN: 8167-002-025, 026, 030, 050, 051, 052, and 053).

11. NEW BUSINESS – Continued from the December 9, 2019 Planning Commission Meeting

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Modification Permit Case No. 1323

A request for a Modification of Property Development Standards to allow a porte cochere to be located within the required side yard setback area, on a property located at 10413 Gridley Avenue (APN: 8007-024-035), in the R-1, Single-Family Residential, Zone. (Jose Cardenas)

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

Conditional Use Permit Case No. 614-3

A compliance review to allow the continued maintenance and operation of a bleach production and chlorine repackaging facility at 11600 Pike Street (APN: 8002-013-013) within the M-2, Heavy Manufacturing, Zone.
(Olin Chlor Alkali Products)

13. PRESENTATION

A Presentation of 2019 Planning and Development Department Accomplishments

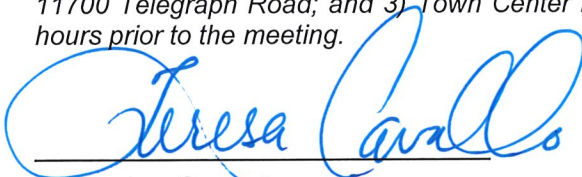
14. ANNOUNCEMENTS

- ♦ 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.



Planning Secretary

January 9, 2020

Date