



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 12, 2020

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

February 12, 2020

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, Commissioner
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 January 13, 2020 Planning Commission meeting
6. **PUBLIC HEARING – Continued from the January 13, 2020 Planning Commission meeting**
CEQA Exemption Section 15061(b)(3)
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)

7. PUBLIC HEARING – Continued from the January 13, 2020 Planning Commission meeting

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).

8. PUBLIC HEARING

CEQA Exemption Section 15061(b)(3)

Zone Determination Case No. 2020-01

A request that the Planning Commission determine that manufacturing and assembly of trade show displays is a similar and compatible use with other similarly listed uses permitted in the City's ML, Limited Manufacturing – Administration and Research, Zone. (Beaver Exhibit Inc.)

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15282(h)

Zoning Text Amendment – Accessory Dwelling Unit

Ordinance No. 1110: Ordinance of the City of Santa Fe Springs Amending Section 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units) of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs)

10. 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. 590-6

A compliance review of a church facility within an approximately 2,700 sq. ft. tenant space located at 14565 Valley View Avenue, Suite A (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay Zone, and within the Valley View Commerce Center.
(Living Water Stream Church)

B. CONSENT ITEM

Conditional Use Permit Case No. 608-4

A compliance review to allow the continued maintenance and operation of an open storage yard facility at 12953 Sunshine Avenue (APN: 8026-020-070) within the M-1, Light Manufacturing, Zone. (Doreck Construction)

C. CONSENT ITEM

Conditional Use Permit Case No. 782-1

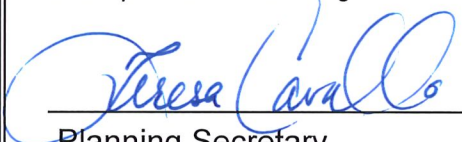
A compliance review to allow the continued maintenance and operation of a mini-warehouse facility use at 13461 Rosecrans Avenue (APN: 8059-004-022) within the M-1-BP, Light Manufacturing – Buffer Parking, Zone.
(Simply Storage Management LLC)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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

February 6, 2020
Date