



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

March 9, 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 February 12, 2020 Planning Commission meeting

6. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15321, Class 21

Revocation of Conditional Use Permit Case No. 724

A request to consider the revocation of Conditional Use Permit Case No. 724, which granted approval to allow the establishment, operation and maintenance of an aluminum foundry located at 12711 Imperial Highway, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (Pacific Cast Products)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

DPA Case No 969: A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility; and

MOD Case No. 1321: A request to replace a portion of the required front yard landscape strip with 8 new standard parking stalls; and

MOD Case No. 1322: A request to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).

The project site is located at 10747 Patterson Place (APN: 8011-017-054), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

8. PUBLIC HEARING – Continued from the February 12, 2020 Planning Commission Meeting

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)

9.

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. 643-3

A compliance review to allow the continued maintenance and operation of a meat processing facility at 13005 Los Nietos Road (APN: 8167-004-031) within the M-2, Heavy Manufacturing, Zone. (Francis Llado for St. Michael's Chicharon)

B. CONSENT ITEM

Conditional Use Permit Case No. 750-2

A compliance review to allow the continued operation and maintenance of a 50-foot tall digital billboard with display area of 14' x 48' on property located at 13711 Freeway Drive (APN: 8069-015-055) within the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC)

C. CONSENT ITEM

Tentative Parcel Map No. 82031-1

Development Plan Approval Case No. 936-1

Conditional Use Permit Case No. 787-1

TPM No. 82031-1: A request for a time extension of Tentative Parcel Map No. 82031 to allow for the consolidating of seven (7) parcels into a single parcel measuring 67,260 sq. ft. at 11212 Norwalk Boulevard.

DPA Case No. 936-1: A request for a time extension of Development Plan Approval (DPA) Case No. 936 to allow for the construction of a new 128,869 sq. ft. mini-warehouse facility along with a new 1,200 sq. ft. office building at 11212 Norwalk Boulevard.

CUP Case No. 787-1: A request for a time extension to allow for the establishment, operation, and maintenance of a mini-warehouse facility on the subject property at 11212 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (JSF Management, LLC)

10.

PRESENTATION

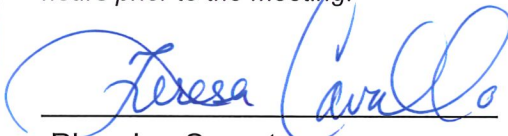
A brief presentation on the 2020 Census

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

March 5, 2020
Date