



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
April 13, 2020
6:00 p.m.

VIA TELECONFERENCE

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

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****REGARDING CORNOVIRUS COVID-19****

On March 4, 2020, Governor Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The Governor has issued Executive Orders that temporarily suspend requirements of the Brown Act, including allowing the Planning Commission to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public.

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on “Join A Meeting” or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

PUBLIC COMMENTS may be submitted in writing to the Planning Secretary at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

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 March 9, 2020 Planning Commission meeting

6. PUBLIC HEARING – Continued from the March 9, 2020 Planning Commission Meeting

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.)

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Class 1 and Class 3

Amendment of Conditional Use Permit (CUP) Case No. 781

A request for approval to modify the number of clients, hours of operation, and to allow occasional tournaments for an existing soccer training facility located at 13045 Los Nietos Road (APN: 8167-005-026), within the M-2, Heavy Manufacturing, Zone. (Ballmaster Elite Soccer Academy)

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 971

Amendment of Conditional Use Permit Case No. 780

Modification Permit Case No. 1325

Development Plan Approval Case No. 971: A request to demolish nine (9) existing single-story mini-warehouse buildings and replace them with a three-story, 97,503 sq. ft. mini-warehouse building.

Amendment of Conditional Use Permit Case No. 780: A request to amend the November 13, 2017 approval to increase the mini-warehouse facility use from 90,410 sq. ft. to 102,454 sq. ft.

Modification Permit Case No. 1325: A request to allow a 3'-5" projection into the required setbacks.

The project site is located at 13020 Telegraph Road (APN: 8011-014-017), within the M-2, Heavy Manufacturing Zone and within the Telegraph Road Corridor.
(Ojai Oil Company dba Golden State Storage)

9. **PUBLIC HEARING**

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Amendment No. 29

A request for approval to amend the Land Use Element of the City's General Plan, to correct a typographical error related to the maximum building coverage for all properties designated as Business Park. (City of Santa Fe Springs)

10. **PUBLIC HEARING**

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82433

Development Plan Approval (DPA) Case Nos. 947-949

TPM No. 82433: A request for approval to subdivide the subject ±9.06-acres gross (±8.34-acres net) parcel at 9920 Pioneer Boulevard (APN: 8055-010-011) into two separate parcels measuring 5.08-acres and 3.26-acres, respectively;

DPA Case Nos. 947-949: DPA Case No. 947 - a request for approval to allow the construction of an approximately 103,950 sq. ft. concrete tilt-up industrial building (Building 1), DPA Case No. 947 - a request for approval to allow the construction of an approximately 28,146 sq. ft. concrete tilt-up industrial building (Building 2); and DPA Case No. 947 - a request for approval to allow the construction of a 31,422 sq. ft. concrete tilt-up industrial building (Building 3) on property located at 9920 Pioneer Boulevard (APN: 8055-010-011), within the M-L (Limited Manufacturing) Zone;
(The Brookhollow Group)

11. **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

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request for a time extension of Development Plan Approval (DPA) Case Nos 930 - 933 to allow the construction of four (4) new concrete tilt-up industrial buildings, ranging from 58,463 sq. ft. to 121, 124 sq. ft., located on the northwest corner of Telegraph Road and Santa Fe Springs Road.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 14

Compliance review of Alcohol Sales Conditional Use Permit Case No. 14 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by El Super, Inc. located at 10531 Carmenita Road and within the Gateway Plaza shopping center. (El Super)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 43

Compliance review of Alcohol Sales Conditional Use Permit Case No. 43 to allow the continued operation and maintenance of an alcoholic beverage sales use for on-site consumption by Mariscos Sol Y Mar Restaurant located at 8021 Norwalk Boulevard, within the Cefalia Center in the Community Commercial (C-4) Zone. (Ramona Valdez, Mariscos Sol Y Mar Restaurant)

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 76

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 76 to allow the continued 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)

12. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

13. 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

April 8, 2020

Date