



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
May 10, 2021
6:00 p.m.

VIA TELECONFERENCE

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****REGARDING CORONAVIRUS 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 Teresa Cavallo 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 Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

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 of the April 12, 2021 Planning Commission Meeting

6. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32 and Class 15
Tentative Parcel Map (TPM) No. 083429

Development Plan Approval (DPA) Case No. 978

TPM No. 083429: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ±4.57 acres;

DPA Case No. 978: A request for approval to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building;

The project site is located at 12511 & 12521 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone. (CPL Los Nietos LLC)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 Class 1(a) & Section 15305
Class 5(a)

Development Plan Approval Case No. 981

Zone Variance Case No. 90

Development Plan Approval Case No. 981: A request for development plan approval to reduce the existing building footprint and provide a facade change to the existing building.

Zone Variance Case No. 90: A request for zone variance to allow an existing development to deviate from Section 155.380(B)(1) of the City's Zoning Ordinance by providing a minimum 9.5 foot setback along Freeway Drive.

The project site is located at 13767 Freeway Drive (APN: 8069-015-900), within the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone. (HPA Inc.)

8. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15315, Class 15

Tentative Parcel Map (TPM) No. 83392

TPM No. 83392: A request for approval to subdivide a single parcel (APN: 8069-007-031) of ±4.98 acres into two parcels: Parcel 1 of 3.93 acres and Parcel 2 of 1.08 acres. (David Beckwith)

9. CONSENT ITEM

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

Alcohol Sales Conditional Use Permit Case No. 29

Compliance review of Alcohol Sales Conditional Use Permit Case No. 29 to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone. (AMPM Mini Market Inc.)

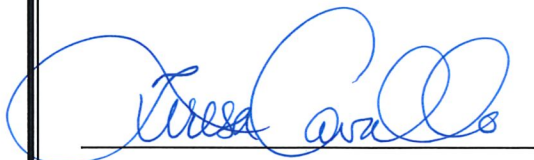
10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

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 Planning Department. 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.

I, Teresa Cavallo, 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; city's website at www.santafesprings.com; City Hall (Entrance Window), 11710 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

May 7, 2021
Date