



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

September 13, 2021

6:00 p.m.

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

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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

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.

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.

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.

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 Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. 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.

6. MINUTES

Approval of the minutes of the August 9, 2021 Planning Commission Meeting

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1
Alcohol Sales Conditional Use Permit Case No. 79

Request for approval of Alcohol Sales Conditional Use Permit Case No. 79 to allow an alcohol beverage sales use for on-site consumption in association with an existing ramen restaurant operating as HiroNori Ramen at 10574 Norwalk Boulevard, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (HiroNori Ramen)

8. PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1
Amendment to Conditional Use Permit (CUP) Case No. 753

A request to amend the Waste Management conditions of approval for the existing metal recycling facility, within a 75,500 sq. ft. freestanding industrial building, located at 9600 John Street (APN: 8168-009-034), within the M-2, Heavy Manufacturing, Zone. (Alta Alloys, LLC)

9. PUBLIC HEARING

CEQA - Exemption: Section 15332, Class 32 (In-fill Development Projects)
Lot Line Adjustment (LLA) Case No. 01-2021
Development Plan Approval (DPA) Case No. 984

LLA Case No. 01-2021: A request for approval to consolidate two existing parcels (APNs: 8168-002-803 & 8168-002-804) into a single parcel measuring 1.98 acres; and

DPA Case No. 984: A request for approval to allow for the expansion of an existing industrial building by adding 10,545 sq. ft. of new building area.

The subject property is located at 12103 Burke Street (APNs: 8168-002-803 & 8168-002-804), within the M-2, Heavy Manufacturing, Zone. (FS&L Architects)

10.

PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

TTM No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

DPA Case No. 982: A request for development plan approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

11.

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1341

A request for a Modification of Property Development Standards to temporarily not provide four (4) required parking stalls and instead temporarily use said area for loading and unloading of products located at 13253 Alondra Boulevard (APN: 7005-003-039), within the M-2, Heavy Manufacturing, Zone. (Spectrum Alondra Property LLC)

12.

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1345

A request for a Modification of Property Development Standard to temporarily allow a proposed seven (7) foot tall fence to encroach in the required 20-foot side yard setback on the subject property at 9630 Norwalk Boulevard (8002-019-043), within the M-2,

Heavy Manufacturing, Zone. (McMaster-Carr Supply Company)

13. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

14. **ADJOURNMENT**

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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, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Teresa Cavallo
Planning Secretary

September 10, 2021

Date