



# **City of Santa Fe Springs**

Planning Commission Meeting

## **AGENDA**

### **FOR THE REGULAR MEETING OF THE PLANNING COMMISSION**

December 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 November 8, 2021 Planning Commission Meeting

**7. PUBLIC HEARING (Continued from November 8, 2021 PC Meeting)**

CEQA – Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)

Development Plan Approval (DPA) Case No. 985

Conditional Use Permit (CUP) Case No. 822

Development Plan Approval (DPA) Case No. 985: A request for approval to allow the construction of a new 4,723 sq. ft. drive-thru restaurant and appurtenant improvements on the subject property.

Conditional Use Permit (CUP) Case No. 822: A request for approval to allow for the establishment, operation and maintenance of a 4,723 sq. ft. drive-thru restaurant within the C-4, Community Commercial, Zone.

The subject property is located at 13225 Telegraph Road (APNs: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (4G Development)

**8. SPECIAL BUSINESS**

Citywide Photo Contest – Planning Commission Selections

**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. 759-2

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 E. Telegraph Rd. (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

**B. CONSENT ITEM**Entertainment Conditional Use Permit Case No. 16

A compliance review report to allow the continued maintenance and operation of an entertainment use involving live musical band performances and amplified music via a disc jockey (DJ) at a family restaurant known as Salt and Pepper located at 13225 Telegraph Road within the Community Commercial-Telegraph Corridor Zone. (Prost Restaurant Management for S&P)

**10. ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

**11. 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](http://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  
Planning Secretary

December 9, 2021

Date