



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

October 10, 2022

6:00 p.m.

David Ayala, Commissioner

Johnny Hernandez, Commissioner

William K. Rounds, Commissioner

Francis Carbajal, Vice Chairperson

Gabriel Jimenez, Chairperson

You may also 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 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. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

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 and supplemental attachments, are available for inspection in the Planning 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 Jimenez, Carbajal, Hernandez, 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. PUBLIC COMMENT

This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chair.

6. MINUTES

Approval of the minutes of the September 12, 2022 Planning Commission Meeting

7. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 933-1

Conditional Use Permit (CUP) Case No. 833

Modification Permit (MOD) Case No. 1347

DPA Case No. 933-1: A request for approval to amend an existing Development Plan Approval to allow the construction of a ±48,649 sq. ft. industrial building and related improvements on subject property within the M-2, Heavy Manufacturing, Zone.

CUP Case No. 833: A request for approval to establish, operate and maintain a water-pumping and treatment plant on the subject property.

MOD Case No. 1347: A request for approval to temporarily reserve but not provide 70 required parking stalls on the subject property.

The subject property is located at 10051 Santa Fe Springs Road (APN: 8005-015-050), within the M-2, Heavy Manufacturing, Zone (Omega OU2, LLC)

8. PUBLIC HEARING

CEQA – Exemption: Section 15332, Class 32 (In-Fill Development)

Tentative Parcel Map (TPM) No. 83729

Development Plan Approval (DPA) Case Nos. 993-995

Conditional Use Permit (CUP) Case No. 828

TPM No. 83729: A request for approval to subdivide the existing ±3.46-acre parcel into two parcels, measuring ±2.71 acres (Parcel 1) and ±0.75 acres (Parcel 2); and

DPA Case No. 993: A request for approval to allow the construction of a new ±203,532 gross sq. ft., 3-story, self-storage facility on Parcel 1; and

DPA Case Nos. 994-995: A request for approval to allow the construction of two (2) multi-tenant industrial buildings, measuring ±7,368 sq. ft. and ±4,764 sq. ft., on Parcel 2; and

CUP Case No. 828: A request for approval to allow the construction, operation, and maintenance of a new ±203,532 gross sq. ft., 3-story, self-storage facility on Parcel 1.

The subject property is located at 13808 Imperial Highway (APN: 8044-030-009), within the M-1-PD, Light Manufacturing – Planned Development, Zone. (Public Storage)

9. PUBLIC HEARING

CEQA – Categorical Exemption: Sections 15302, 15303, and 15311

Development Plan Approval (DPA) Case No. 998

Modification Permit (MOD) Case Nos. 1352-1353

DPA Case No. 998: A request to replace an existing ICA baghouse and air handler with new, state-of-the-art, units and to re-locate an existing stormwater treatment system; and

MOD Case No. 1352: A request to reserve and not provide a total of 21 of the required 74 parking spaces on-site; and

MOD Case No. 1353: A request to not fully screen the proposed baghouse and associated accessories from public view.

The subject property is located at 9440 Ann Street (APN: 8168-027-013), within the M-2, Heavy Manufacturing, Zone. (Trojan Battery Company)

10. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 9837 Bartley Avenue

11. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 11323 Fredson Street

12. 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

Conditional Use Permit Case No. 760-2

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4-PD, Community Commercial – Planning Development Overlay, Zone (Starbucks Coffee Company).

B. CONSENT ITEMConditional Use Permit Case No. 809-2

A compliance review to allow the continued operation and maintenance of a warehouse and distribution use involving oils and lubricants use totaling 647,600 gallons, on property located at 14112 Pontlavoy Avenue. (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

13. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

14. ADJOURNMENT

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
Planning Secretary

October 7, 2022

Date