



CITY OF SANTA FE SPRINGS
REGULAR MEETING OF THE PLANNING COMMISSION
MONDAY, NOVEMBER 13, 2023
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

PLANNING COMMISSION

Francis Carbajal, Chairperson
David Ayala, Vice Chairperson
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner

PLANNING DIRECTOR

Wayne M. Morrell

CITY ATTORNEY

Kristi J. Smith

CITY STAFF

Assistant Director of Planning
Associate Planner
Associate Planner
Assistant Planner
Planning Intern
Planning Intern
Planning Consultant
Planning Consultant
Planning Secretary

Cuong Nguyen
Vince Velasco
Jimmy Wong
Claudia Jimenez
Rudy Lopez
Pablo Castilla
Laurel Reimer
Alejandro De Loera
Teresa Cavallo

NOTICES

Public Comment: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission, please use the "Raise Hand" function via Zoom once the Chairperson opens Public Comment during the meeting. You may also submit comments in writing by sending them to the Planning Secretary's Office at teresacavallo@santafesprings.org. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.

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 Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

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 Secretary's Office. 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.

SB 1439: Effective January 1, 2023 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the Planning Secretary, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.

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

Electronically using Zoom: Go to [Zoom.us](https://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

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

PLANNING COMMISSION AGENDA**PUBLIC HEARING**

1. **PUBLIC HEARING (Continued from September 11, 2023)**
ZONE DETERMINATION (“ZD”) CASE NO. 2023-01 – TO DETERMINE THAT A BATTERY ENERGY STORAGE SYSTEM WITH DIRECT CONNECTION TO A PUBLIC UTILITY GRID IS A SIMILAR AND COMPATIBLE USE WITH OTHER SIMILARLY PRINCIPALLY PERMITTED USES LISTED IN THE M-L, LIMITED MANUFACTURING, ZONE, AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION). (GRIDSTOR LLC)

RECOMMENDATION: That the Planning Commission:

- 1) Continue with the Public Hearing and receive the written and oral staff report and any comments from the public regarding ZD Case No. 2023-01, related Environmental Exemption, and thereafter, close the Public Hearing; and
- 2) Find and determine that a battery energy storage system use with direct connection to a public utility grid is similar to and compatible with other similarly principally permitted uses listed in the M-2, Heavy Manufacturing, Zone and will not be inconsistent with the purpose of the M-2 Zone; and
- 3) Find and determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption); and
- 4) Approve ZD Case No. 2023-01, determining that a battery energy storage system use with direct connection to a public utility grid is similar to and compatible with other similarly principally permitted uses listed in the M-2, Heavy Manufacturing, Zone and will not be inconsistent with the purpose of the M-2 Zone; and

- 5) Adopt Resolution No. 250-2023, which incorporates the Planning Commission's findings and actions regarding the matter; and
- 6) Take such additional, related action that may be desirable.

2. **PUBLIC HEARING**

ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 86 AND ADOPTION OF RESOLUTION NO. 251-2023: A REQUEST TO ALLOW THE OPERATION AND MAINTENANCE OF THE STORAGE, WHOLESALE SALES, AND DISTRIBUTION OF ALCOHOL BEVERAGES.

RECOMMENDATION(S): That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 86, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 4) Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 86 subject to the conditions of approval as contained within Resolution No. 251-2023; and
- 5) Adopt Resolution No. 251-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

3. **PUBLIC HEARING**

PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENTS TO ENSURE THAT THE CITY'S ZONING ORDINANCE IS ALIGNED WITH THE STATE'S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) STATUTES.

RECOMMENDATION(S): That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to ADU and JADU regulations; and
- 2) Find and determine that the proposed zone text amendments are consistent with the goals, policies, and program of the City's General Plan; and

- 3) Find and determine that the proposed zone text amendments are consistent with the State's ADU and JADU regulations; and
- 4) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to Public Resource Code (PRC) Section 21080.17 which provides an exemption for the adoption of an ordinance by a city or county to implement the provisions of Section 65852.2 of the Government Code (the state ADU law); and
- 5) Adopt Resolution No. 252-2023, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 6) Recommend that the City Council approve and adopt Ordinance No. 1134 to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and
- 7) Take such additional, related action that may be desirable.

OLD BUSINESS

4. PARKWAY TREE REMOVAL APPEAL DECISION - RESIDENT REQUEST FOR REMOVAL OF PARKWAY TREE AT 10318 HARVEST AVENUE

RECOMMENDATION: That the Planning Commission:

- 1) Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 10318 Harvest Avenue; and
- 2) Deny the property owner at 10318 Harvest Avenue a permit to remove the parkway tree at his or her own expense.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 31 – FANTIS FOODS CALIFORNIA, INC.

RECOMMENDATION: That the Planning Commission:

- 1) That the Planning Commission, based on staff's findings provided within this report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 31; and

- 2) Request that this matter be brought back before November 13, 2028, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.
6. **COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 57 – CHIPOTLE GRILL**

RECOMMENDATION: That the Planning Commission:

- 1) That the Planning Commission, based on staff's findings provided within this report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 57; and
 - 2) Request that this matter be brought back before November 13, 2028, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.
7. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 542-5 - A COMPLIANCE REVIEW OF A CHURCH USE AT 12227 FLORENCE AVENUE, WITHIN THE M-2-PD, HEAVY MANUFACTURING – PLANNED DEVELOPMENT, ZONE. (CALVARY CHAPEL SANTA FE SPRINGS)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject church use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
 - 2) Require that CUP Case No. 542-5 be subject to a compliance review in five (5) years on, or before, November 13, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
 - 3) Take such additional, relation action that may be desirable.
8. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 730-3 - A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A RESIDENTIAL-TREATMENT FACILITY LOCATED AT 11121 BLOOMFIELD**

AVENUE, WITHIN THE M-2-BP, HEAVY MANUFACTURING – BUFFER PARKING, ZONE. (LA CADA)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject residential-treatment facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 730-3 be subject to a compliance review in five (5) years on, or before, November 13, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

9. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 775-3 – A COMPLIANCE REVIEW OF A DIRECT TRANSFER FACILITY AT 12739 LAKELAND ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (CR & R, INC.)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject direct transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and
- 2) Require that CUP Case No. 775 be subject to a compliance review in five (5) years on, or before, November 13, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

10. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 797-2 - A COMPLIANCE REVIEW OF AN INDOOR BADMINTON FACILITY AT 11323 SHOEMAKER AVENUE, WITHIN THE M-1-PD, LIGHT MANUFACTURING – PLANNED DEVELOPMENT, ZONE. (SFS BADMINTON CLUB)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject indoor badminton facility, if conducted in strict compliance with the conditions of approval,

will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and

- 2) Require that CUP Case No. 797-2 be subject to a compliance review in five (5) years on, or before, November 13, 2028, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, relation action that may be desirable.

STAFF ANNOUNCEMENTS

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Commissioner announcements; requests for future agenda items; conference/meetings reports. Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Teresa Cavallo, Planning Secetary Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.org; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.



Teresa Cavallo
Planning Secretary