



CITY OF SANTA FE SPRINGS
ADJOURNED MEETING OF THE PLANNING COMMISSION
MONDAY, DECEMBER 18, 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

Russell I. Miyahira

CITY STAFF

Assistant Director of Planning
Senior Planner
Associate Planner
Associate 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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

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****PRESENTATIONS****1. CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS**

RECOMMENDATION: That the Planning Commission:

- 1) Review all photo entries; and
- 2) Select the top photo entry from each of the three categories based on originality and how well each image, within their respective category, captures the vibrancy, vitality, and livability of the City.

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.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING****2. PUBLIC HEARING FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 87 AND ADOPTION OF RESOLUTION NO. 253-2023: A REQUEST TO ALLOW THE OPERATION AND MAINTENANCE OF THE STORAGE, WHOLESALE SALES, AND DISTRIBUTION OF ALCOHOL BEVERAGES.**

RECOMMENDATION: 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. 87, 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 §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. 87 subject to the conditions of approval as contained within Resolution No. 253-2023; and
 - 5) Adopt Resolution No. 253-2023, which incorporates the Planning Commission's findings and actions regarding this matter.
3. **PUBLIC HEARING – LOT LINE ADJUSTMENT (“LLA”) NO. 2023-02, DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1004, AND CONDITIONAL USE PERMIT (“CUP”) CASE NO. 841 – TO ALLOW THE CONSOLIDATION OF THE TWO (2) EXISTING PARCELS THAT MAKE UP THE SUBJECT PROPERTY, MEASURING ±1.43 ACRES AND ±0.74 ACRES, INTO A SINGLE PARCEL, MEASURING ±2.17 ACRES, TO ALLOW THE CONSTRUCTION OF A NEW ±2,899 SQ. FT. DRIVE-THROUGH RESTAURANT AND ASSOCIATED IMPROVEMENTS, AND TO ALLOW FOR THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A NEW ±2,899 SQ. FT. DRIVE-THROUGH RESTAURANT USE AT 12607 AND 12623 IMPERIAL HIGHWAY, WITHIN THE MU-TOD, MIXED-USE – TRANSIT-ORIENTED DEVELOPMENT, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15302 (REPLACEMENT OR RECONSTRUCTION) (JAY HIGGINS ON BEHALF OF RAISING CANE’S)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding LLA No. 2023-02, DPA Case No. 1004, and CUP Case No. 841, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed use will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- 3) Find that the applicant's LLA request meets the standards set forth in Sections 66412 of the Subdivision Map Act for the granting of a lot line adjustment; and
- 4) Find that the applicant's DPA request meet the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- 5) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 6) Find and determine that pursuant to Section 15302, Class 2 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 7) Approve LLA No. 2023-02, DPA 1004, and CUP 841, subject to the conditions of approval as contained within Resolution No. 254-2023; and
- 8) Adopt Resolution No. 254-2023, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 9) Take such additional, related action that may be desirable.

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.

4. MINUTES OF THE APRIL 10, 2023 REGULAR PLANNING COMMISSION MEETING

RECOMMENDATION: That the Planning Commission:

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

5. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 194-11 - A COMPLIANCE REVIEW OF A CONTRACTOR’S STORAGE YARD OF VACUUM TRUCKS FOR A SEPTIC TANK CLEANING BUSINESS AT 14018 CARMENITA ROAD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE. (ROBERTS LIQUID DISPOSAL)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of a contractor’s storage yard of vacuum trucks for a septic tank cleaning business, 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. 194-11 be subject to a compliance review in ten (10) years on, or before, November 13, 2033, 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.

6. CONDITIONAL USE PERMIT (“CUP”) CASE NO. 497-6 - A COMPLIANCE REVIEW OF A METAL RECLAMATION AND PRODUCT MANUFACTURING USE AT 15611 RESIN PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (HERAEUS PRECIOUS METALS NORTH AMERICA, LLC)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject metal reclamation and product manufacturing 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. 497-6 be subject to a compliance review in five (5) years on, or before, December 18, 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, related action that may be desirable.
7. **CONDITIONAL USE PERMIT ("CUP") CASE NO. 803-2 - A COMPLIANCE REVIEW OF A GYMNASTICS STUDIO AT 10829 SHOEMAKER AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (MAJESTIC GYMNASTICS)**

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject gymnastics studio, 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. 803-2 be subject to a compliance review in five (5) years on, or before, December 18, 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, related action that may be desirable.

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 Secretary 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