



# City of Santa Fe Springs

Planning Commission Meeting

## AGENDA

### MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

May 8, 2023

6:00 p.m.

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

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=b0FgbkV2aDZneVRnQ3BiYU12SmJIQT09>

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 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 Ayala, Carbajal, Flores, Jimenez, and Mora

**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 provided 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 Chairperson.*

**6. PUBLIC HEARING**

Categorical Exemption – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 836

A request for approval to establish, operate and maintain a gymnastic studio within a multi-tenant industrial building, located at 11947 Florence Avenue, Unit 4 (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone. (Chrizzy Tumbling)

**7. PUBLIC HEARING**

Environmental Document – Categorical Exemption Section 15315, Class 15

Tentative Tract Map No. 83297

A request for approval to consolidate three (3) existing parcels (APN. 8011-011-912, 8011-011-906 and 8011-011-907) into a single parcel measuring ±0.75 acre, and to subdivide the air space of the newly created parcel into 18 residential condominium units on the property general located at the northeast corner of Laurel Avenue and Lakeland Road, within the within the R-3-PD, Multiple-Family-Planned Development, Zone. (Habitat For Humanity)

**8. PUBLIC HEARING**

Environmental Document – Initial Study/Mitigated Negative Declaration

Development Plan Approval Case No. 977

Conditional Use Permits Case No. 813

*DPA Case No. 977: A request for development plan approval to allow the construction of 18 units of affordable for-sale housing; and*

*CUP Case No. 813: A request for approval to allow the establishment of 18 unit of affordable for-sale housing, within the R-3-PD, Multiple-Family-Planned Development, Zone.*

The subject property is generally located at the northeast corner of Laurel Avenue and Lakeland Road (APN: 8011-011-906, 8011-011-907, 8011-011-912), City of Santa Fe Springs, within the R-3-PD, Multiple-Family-Planned Development, Zone. (Habitat For Humanity).

9. **NEW BUSINESS**

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10408 Gridley Road

10. **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**

Alcohol Sales Conditional Use Permit Case No. 78

Compliance Request Report for Alcohol Sales Conditional Use Permit Case No. 78 to allow the continued operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

11. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

10. **ADJOURNMENT**

**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.

I, Cuong Nguyen, 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.

  
Cuong Nguyen  
Assistant Director of Planning

May 4, 2023  
Date