



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

August 14, 2023

6:00 p.m.

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

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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=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 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. 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. 453-8

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone.

(Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

B. CONSENT ITEM

Conditional Use Permit (CUP) Case No. 787-4

A request for a time extension of Conditional Use Permit (CUP) Case No. 787 to allow the establishment, operation, and maintenance of a mini-warehouse facility on property located at 11212 Norwalk Boulevard (8025-001-014), in the M-2, Heavy Manufacturing, Zone. (InSite Property Group)

C. CONSENT ITEM

Development Plan Approval Case No. 930-3

A request for a time extension of Development Plan Approval (DPA) Case No. 930 to allow the construction of a new ±78,800 sq. ft. concrete tilt-up industrial building located at 12451 Telegraph Road (APN: 8005-015-047), within the M-2, Heavy Manufacturing, Zone. (Bridgeland Resources, LLC)

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1

Alcohol Sales Conditional Use Permit (CUP) Case No. 85

Request for approval of Alcohol Sales Conditional Use Permit Case No. 85 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Bay Cities Packaging, located at 9206 Santa Fe Springs Road, within the Heavy Manufacturing (M-2) Zone.

(Bay Cities Packaging & Design)

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 552-5

A request for a ten-year permit extension to allow the ongoing operation and maintenance of an existing 60'-0" ft. high wireless telecommunications facility (mono-pole) and related unmanned equipment room at 8923 Pioneer Boulevard, within the M-2, Heavy Manufacturing, Zone. (Network Conex on behalf of Crown Castle)

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 728-1

A request for a ten-year extension to allow the ongoing operation and maintenance of an unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 126'-5" – high Southern California Edison transmission tower located at 11047 Davenrich Street, within the A-1, Light Agricultural, Zone. (T-Mobile West, LLC)

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Amendment to Conditional Use Permit Case No. 749

A request for approval to modify the hours of operation for a food processing use, involving vinegar at 13117 Molette Street, within the M-2, Heavy Manufacturing, Zone (Otafuku Foods, Inc.)

10. PUBLIC HEARING

CEQA – Addendum to the City's Certified Environmental Impact Report (EIR) for the General Plan and Targeted Zoning Ordinance Update (SCH# 2021050193)
Tentative Parcel Map (TPM) No. 84116

Development Plan Approval (DPA) Case No. 1000

Development Plan Approval (DPA) Case No. 1001

TPM No. 84116: A request for approval to subdivide an existing parcel (APN: 8009-023-027) into two parcels: Parcel 1 of ±3.33 acres and Parcel 2 of ±3.99 acres.

DPA Case No. 1000: A request for approval to allow the construction of a new ±69,650 sq. ft. concrete tilt-up industrial building and related improvements on the subject site (Parcel 1).

DPA Case No. 1001: A request for approval to allow the construction of a new ±75,050 sq. ft. concrete tilt-up industrial building and related improvements on the subject site (Parcel 2).

The subject site is located at 10845 Norwalk Boulevard (APN: 8009-023-27), within the M-2, Heavy Manufacturing, Zone. (Orbis Real Estate Partners)

11. 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, not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chairperson.

12. STAFF ANNOUNCEMENTS**13. COMMISSIONER ANNOUNCEMENTS/AB1234 COMMISSION CONFERENCE REPORTING****14. ADJOURNMENT**

I, Teresa Cavallo, Planning Commission Secretary for the City of Santa Fe Springs, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations: City's website at www.santafesprings.org; 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

August 11, 2023

Date