



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

September 11, 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

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 11 A – SFS Swap Meet

RECOMMENDATION: That the Planning Commission:

1. That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Conditional Use Permit Case No. 11-A; and
2. Request that this matter be brought back before September 11, 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.

B. CONSENT ITEM

Compliance Review Report for Entertainment Conditional Use Permit Case No. 11 – SFS Swap Meet

RECOMMENDATION: That the Planning Commission:

1. That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Entertainment Conditional Use Permit Case No. 11; and
2. Request that this matter be brought back before September 11, 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.

C. CONSENT ITEM

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 69 – ALDI Food Market

RECOMMENDATION: That the Planning Commission:

1. That the Planning Commission, based on staff's findings during an inspection of the location, 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. 69; and
2. Request that this matter be brought back before September 11, 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.

D. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 729-4 - A COMPLIANCE REVIEW OF A PRECIOUS METALS FOUNDRY FACILITY AT 8444 SECURA WAY, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.
(THE BUYERS INC.)

RECOMMENDATION: That the Planning Commission:

- 1) Find that the continued operation and maintenance of the subject precious metals foundry 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. 729-4 be subject to a compliance review in ten (10) years on, or before, September 11, 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. PUBLIC HEARING

CONDITIONAL USE PERMIT ("CUP") CASE NO. 838 – TO ALLOW AN OUTPATIENT COUNSELING AND SUBSTANCE USE DISORDER ("SUD") TREATMENT CENTER AT 9300 SANTA FE SPRINGS ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES) (LA CADA)

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 CUP Case No. 838, 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 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
- 4) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 5) Approve the CUP request No. 838, subject to the conditions of approval as contained within Resolution No. 249-2023; and
- 6) Adopt Resolution No. 249-2023, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 7) Take such additional, related action that may be desirable.

7. **PUBLIC HEARING**

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) Open the public hearing, receive public testimony from anyone in the audience or on Zoom wishing to speak, thereafter continue this matter to the next regularly scheduled Planning Commission meeting on October 09, 2023.

8. **NEW BUSINESS**

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

RECOMMENDATION:

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.

9. **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.

10. **STAFF ANNOUNCEMENTS**

11. **COMMISSIONER ANNOUNCEMENTS/AB1234 COMMISSION CONFERENCE REPORTING**

12.

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

September 8, 2023

Date