



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

June 12, 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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

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

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 707-1

A request for a ten-year permit extension, network co-location, and the ongoing operation and maintenance of an existing 72'-0" ft. high (mono-pine) wireless telecommunications facility and related unmanned equipment room located at 10853 Painter Avenue, within the M-2, Heavy Manufacturing, Zone.
(Virtual Site Walk on behalf of SBA Steel, LLC)

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 835

A request for approval to establish, operate, and maintain a truck trailer storage parking lot, measuring approximately 64,534 sq. ft. (1.48 acres), located at 11720 Burke Street, within the M-2, Heavy Manufacturing, Zone. (Burke St., LLC)

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit (CUP) Case No. 839

A request for the ongoing operation and maintenance and network colocation of an existing 49'-6" ft. high (monopole) wireless telecommunications facility and related unmanned equipment room located at 12717 Ann Street, within the M-2, Heavy Manufacturing, Zone. (DISH Wireless LLC)

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32

Lot Line Adjustment (LLA) No. 2023-01

Development Plan Approval (DPA) Case No. 1003

LLA No. 2023-01: A request for approval to consolidate the two (2) existing parcels that make up the subject property, measuring ±2.11 acres and ±1-acre, into a single parcel, measuring ±3.11 acres; and

DPA Case No. 1003: A request for approval to allow the construction of a new ±57,489 sq. ft. concrete tilt-up industrial building.

The subject site is located at 13007 Telegraph Road (APN: 8011-005-013) & 10330 Greenleaf Avenue (APN: 8011-005-034), within the M-2 (Heavy Manufacturing), Zone. (Greenleaf XC, LLC)

10. **NEW BUSINESS—Continued from the May 8, 2023 Planning Commission Meeting**
Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10408 Gridley Road

11. **NEW BUSINESS**
Categorically Exempt - CEQA Guidelines Section 15305, Class 5
Lot Line Adjustment (LLA) No. 2023-02
 A request for approval to consolidate the three (3) existing parcels into a single parcel, measuring approximately 8.72 acres, for the property located at 12300 Lakeland Road within the M-2-BP (Heavy Manufacturing-Buffer Parking, Zone) (Walden & Associates)

12. **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 (CUP) Case No. 782-2
 A compliance review to allow the continued maintenance and operation of a mini-warehouse facility use at 13461 Rosecrans Avenue within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

13. **ANNOUNCEMENTS**
- ◆ Commissioners
 - ◆ Staff

14. **ADJOURNMENT**
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I, Teresa Cavallo, 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; 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

June 8, 2023
Date