



# City of Santa Fe Springs

Planning Commission Meeting

## AGENDA

FOR THE ADJOURNED MEETING OF THE  
PLANNING COMMISSION

February 17, 2016

6:00 p.m.

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson  
Ken Arnold, Vice Chairperson  
Ralph Aranda, Commissioner  
Gabriel Jimenez, Commissioner  
John Mora, Commissioner

**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.

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.

**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 City Clerk'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.

**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 Aranda, Arnold, Jimenez, Mora, and Ybarra.

4. **ORAL COMMUNICATIONS**

*This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.*

5. **MINUTES**

Approval of the minutes of the January 11, 2015 Regular Planning Commission Meetings.

6. **APPOINTMENT TO HERITAGE ARTS ADVISORY COMMITTEE**

7. **PUBLIC HEARING**

**Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261**

A request to allow for the establishment, operation, and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space and a request for a Modification of Property Development Standards Permit to not provide eight (8) on-site required parking stalls related to the proposed use, at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

8. **PUBLIC HEARING**

**Development Plan Approval Case No. 898 and Modification Permit Case No. 1259**

A request for approval to replace an existing 43'-6" high silo with a new 29' high steel silo and a request for a Modification of Property Development Standards to not fully screen the new 29' high steel silo from view from the public right of way(s) on property at 10643 Norwalk Boulevard (APN: 8009-025-045), within the M-2, Heavy Manufacturing, Zone. (Furuto Rubio & Associates on behalf of Continental Heat Treating)

9. **PUBLIC HEARING**

**Development Plan Approval Case No. 905, Modification Permit Case No. 1260, and Environmental Documents**

A request for approval to allow the demolition of a 10,150 sq. ft. portion of the rear warehouse building, installation of a new rail spur track adjacent to rear property line, construction of an approximately 11,440 sq. ft. containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the proposed tanks, and re-configure the existing on-site parking and circulation; and a request for a

Modification of Property Development Standards to not provide full screening of the proposed tanks from the public right-of-way, for property located at 9051 Sorensen Avenue (APN: 8168-007-031), within the M-2, Heavy Manufacturing, Zone. (Northstar Chemical, Inc.)

**10. CONSENT ITEMS**

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. 751-1**

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

**11. PRESENTATION  
HIGHLIGHTS OF 2015 PRESENTATION**

**12. ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

**13. ADJOURNMENT**

*I 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; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.*

Teresa Cavallo  
Commission Secretary

February 11, 2016  
Date