



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION

May 9, 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 April 11, 2016 Regular Planning Commission Meetings.

6. **PUBLIC HEARING**

Tentative Parcel Map No. 73384

A request for approval to subdivide an existing parcel of 41,188 sq. ft. (.95 acre) into two parcels of 24,362 sq. ft. (.56 acre) and 16,826 sq. ft. (.39 acre) at 13303 Rosecrans Avenue (APN: 8056-030-034), within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (LA Shoji Partners, LLC)

7. **PUBLIC HEARING**

Resolution No. 54-2016 - Recommending that the City Council adopt Ordinance No. 1071, approving a Development Agreement by and between the City of Santa Fe Springs and Le Fiell Manufacturing Company.

8. **PUBLIC HEARING**

Resolution No. 57-2016 - Recommending that the City Council adopt Ordinance No. 1073, approving a Development Agreement by and between the City of Santa Fe Springs and Newport Diversified, INC.

9. **PUBLIC HEARING**

Lot Line Adjustment Case No. 2016-01

A request for approval to allow the subdivision of an existing +/-2.30-acre site into two (2) parcels measuring 71,094 sq. ft. (Proposed Parcel 1) and 29,156 sq. ft. (Proposed Parcel 2) on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050), in the M-2 (Heavy Manufacturing) Zone. (Chalmers Equity Group)

10. **PUBLIC HEARING**

Development Plan Approval Case Nos. 906-907, Modification Permit Case No. 1266, and related Environmental Documents

DPA Case No. 906: A request for approval to allow the construction of a 35,500 sq. ft. concrete tilt-up building (Building 1); *DPA Case No. 907:* to allow the construction of a 13,500 sq. ft. concrete tilt-up building (Building 2); *MOD Case No. 1266:* A request

for approval to allow a reduction of the front yard setback requirement for Building 1 and a reduction of the front yard and corner side yard setback requirements for Building 2; and *Environmental Documents*: A request for approval of the proposed Mitigated Negative Declaration related to the proposed project, on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050) within the M-2, Heavy Manufacturing, zone. (Chalmers Equity Group)

11. PUBLIC HEARING

Development Plan Approval Case No. 910 and Environmental Documents: A request for development plan approval to construct a ±18,557 sq. ft. grocery store building (ALDI) and appurtenant improvements on 1.94-acres of a 3.94-acre property at 13210 Telegraph Road (APN: 8011-013-017), in the C-4 Community Commercial, Zone.

12. PUBLIC HEARING

Conditional Use Permit Case No. 773 and Environmental Documents: A request to allow the construction of a freestanding sign measuring 20 ft.-high with a sign area of 30 sq. ft., for Aldi supermarket, on 1.94-acre of a 3.94-acre property.

13. PUBLIC HEARING

Development Plan Approval Case No. 911 and Environmental Documents: A request for development plan approval to construct a concrete tilt-up building of ±41,046 sq. ft. and appurtenant improvements on 2.00-acres of a 3.94-acre property at 13210 Telegraph Road.

14. PUBLIC HEARING

Tentative Parcel Map No. 73846 and Environmental Documents: A request for approval to subdivide an existing single parcel of 3.94-acres into two parcels: Parcel 1 of 1.94-acres and Parcel 2 of 2.00-acres. Parcel 1 is to be developed with a ±18,557 sq. ft. Aldi supermarket and Parcel 2 for a ±41,046 sq. ft. concrete tilt-up, spec building.

15. PUBLIC HEARING

General Plan Approval Case No. 26 and Environmental Documents: A request to change the existing General Plan Land Use designation of Commercial to Industrial on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

16. PUBLIC HEARING

Zone Change Case No. 136 and Environmental Documents: A request to change the existing Zoning of C-4, Community Commercial to M-2, Heavy Manufacturing on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

17. 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

Alcohol Sales Conditional Use Permit Case No. 18

Compliance review of Alcohol Sales Conditional Use Permit Case No. 18 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of alcoholic beverages for on-site consumption at Mariscos Mazatlán Restaurant, located at 13345 Telegraph Road, Suite D, within the Neighborhood Commercial Zone (C-1). (Maricela Chavez, Owner)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 29

Compliance review of Alcohol Sales Conditional Use Permit Case No. 29 to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone. (Applicant: MJM Vallejo/AMPM Mini Market Inc.)

18. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

19. 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

May 3, 2016
Date