



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

June 13, 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 May 9, 2016 Regular Planning Commission Meetings.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 66

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 67

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at OB USA, Inc. located in the M-2, Heavy Manufacturing, Zone at 13152 Imperial Highway within the Consolidated Redevelopment Project Area. (OB USA, Inc.)

8. PUBLIC HEARING

Development Plan Approval Case No. 901

A request for approval to construct a 8,926 sq. ft. concrete-block building, and related improvements, on an approximately .46-acre site, located at 8312 Allport Avenue (APN: 8169-007-037), within the M-1, Light Manufacturing, Zone. (Manisha Badlani)

9. PUBLIC HEARING

Development Plan Approval Case No. 909

A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site, located at 9911 Romandel Avenue (APN: 8011-007-043), within the M-2, Heavy Manufacturing, Zone. (Romandel, LLC.)

10. PUBLIC HEARING

Development Plan Approval Case Nos. 913, Modification Permit Case No. 1262, and related Environmental Documents

DPA 913: A request for approval allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building; *MOD 1262*: A request to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property; and *Environmental Documents*: A request for approval of the proposed Initial Study/Mitigated Negative Declaration related to the proposed project, on property located at 11651 Greenstone Avenue (APN: 8026-018-029) within the M-2, Heavy Manufacturing, zone. (Maruichi American Corporation)

11. 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. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

B. CONSENT ITEM

Conditional Use Permit Case No. 700-2

Request for approval to allow the continued operation and maintenance of a recycling center, for all types of California Refund Value (CRV) approved aluminum, glass, plastic, and bimetal consumer beverage containers, on property located at 13003 La Dana Court (APN: 8011-015-057) in the M-2, Heavy Manufacturing, Zone. (Adis Starukyan and Jose Herrera for PIVCO Recycling Center)

C. CONSENT ITEM

Conditional Use Permit Case No. 762-1

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

D. CONSENT ITEM

Development Plan Approval Case No. 850-2

Request for an amendment of Development Plan Approval Case No. 850 to allow the removal of condition #36 relating to the screening of all roof-mounted mechanical equipment and/or duct work on properties located at

13700, 13750 and 13770 Firestone Boulevard, in the M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking, Zone. (Roy Furuto for LeFiell Manufacturing Company)

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

June 9, 2016

Date