



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

July 11, 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 June 13, 2016 Regular Planning Commission Meetings.

6. ELECTION OF OFFICERS FOR 2016-2017

The bylaws require the election of Commission Officers.

7. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use and live entertainment, respectively, at a sports bar and grill commonly known as Crossroads Sports Bar and Grill located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

8. PUBLIC HEARINGS

A. Alcohol Sales Conditional Use Permit Case No. 68

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale and storage of alcoholic beverages for on-site consumption at a banquet hall facility under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

B. Entertainment Conditional Use Permit Case No. 16

Request for approval to conduct and maintain an entertainment use involving an indoor banquet hall facility operating under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center.)

9. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 523

A request for approval to add two (2) new backhaul dish antennas and associated radio and cabling on an existing 82'-high wireless telecommunications tower on an

approximately 1.25-acre site located at 8925 Pioneer Boulevard (APN: 8177-029-908) within the M-2, Heavy Manufacturing, Zone. (Sprint Nextel)

10. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 542 and Modification Permit Case No. 1272

A request for approval to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone. (Calvary Chapel Santa Fe Springs)

11. PUBLIC HEARING

Development Plan Approval Case No. 917 and Modification Permit Case No. 1270

DPA Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; *MOD Case No. 1270:* A request for approval to allow a reduction of the rear yard and side yard setback requirement; a reduction of overall landscaping area requirement; and a 10’ high block wall, 10’ high wrought iron gate, and 6’ high wrought iron fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, heavy manufacturing, zone. (Roy Furuto of Furuto Rubio & Associates)

12. NEW BUSINESS

Lot Line Adjustment No. 2016-02

A request for approval to re-configure the property lines, resulting in two parcels of 75,097 sq. ft. (Parcel 1) and 65,296 sq. ft. (Parcel 2), of a 3.22-acre property located at 11756 Burke Street (APN: 8168-001-009), in the M-2, Heavy Manufacturing, Zone. (Fusco Engineering on behalf of Pilot Chemical Corporation)

13. 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. 759-1

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 E. Telegraph Rd. (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

B. CONSENT ITEM

Conditional Use Permit Case No. 760-1

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4, Community Commercial, Zone. (Starbucks Coffee Company)

14. **ANNOUNCEMENTS**

- ◆ Commissioners
- ◆ Staff

15. **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

July 8, 2016
Date