

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
NOVEMBER 28, 2011**

1. CALL TO ORDER

Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:35p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL was taken, with the following results:

Present: Chairperson Madrigal
Vice Chairperson Rios
Commissioner Ybarra

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Paul Garcia, Planning Intern
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Commissioner Johnston
Luis Collazo, Code Enforcement Inspector

4. ORAL COMMUNICATIONS

There being no one wishing to speak, Oral Communications were closed.

5. APPROVAL OF MINUTES

The minutes of the November 14, 2011 meeting were approved upon unanimous consent and filed as submitted.

PUBLIC HEARING - NEW BUSINESS

6. Conditional Use Permit No. 727

A request to establish, operate, and maintain an industrial waste transfer facility at 13722 Carmenita Road, in the M-2, Heavy Manufacturing Zone. (Advanced Chemical Transport, Inc.)

Chairperson Madrigal opened the Public Hearing and called on Paul Garcia for the presentation. The applicant was present in the audience.

Mr. Skolnik advised the Planning Commissioners that Condition of Approval No. 2 was being withdrawn since there are no fire sprinklers in the proposed building. Condition of Approval No. 13 is also not required per the Fire Department. Planning Secretary so noted.

Vice Chairperson Rios asked about handicapped parking. Mr. Garcia displayed the site plan showing two designated handicapped parking spaces.

Commissioner Ybarra asked about the size of the containers. Mr. Pasquale Paduano, General Manager, addressed the Planning Commission, stating that they typically transport 55-gallon containers.

Commissioner Ybarra asked about the applicant's other locations. Mr. Paduano stated they have four locations and have been operating for 11 years.

Chairperson Madrigal questioned the transport of hazardous containers. Mr. Paduano explained the only activity on site is moving containers from one truck to another. He also emphasized that they do not open the sealed containers at any time, and that regulations require the containers to be moved offsite within ten days.

Chairperson Madrigal asked if they had a tanker truck. Mr. Paduano said they own one 48' vacuum tanker truck but it is only used for large volume purposes, immediately after which the tanker truck hauls the material directly to the disposal site.

Chairperson Madrigal asked how far the disposal sites are located. Mr. Paduano stated the distance depends on the hazard level of the material, with some loads being transported to disposal facilities in Texas and Colorado.

Chairperson Madrigal asked for clarification on maximum storage time. Mr. Paduano said per State regulations, containers must be shipped off-site within a maximum ten days; however, their average storage period is 5 days. Mr. Garcia also pointed out that Condition of Approval No. 14 addresses this issue.

Commissioner Ybarra asked what types of companies use their transport services. Mr. Paduano said their clients include pharmaceutical, biotechnology; hospitals, schools, and other local agencies, all using Department of Transportation (DOT) and United Nations (UN) approved shipping containers.

Chairperson Madrigal asked about security procedures. Mr. Paduano replied they maintain a written Hazardous Materials Transportation Security Plan that satisfies DOT's security plan regulations.

Mr. Ashworth added that all container handling will be conducted toward the rear of the building, away from public view. He also informed Planning Commissioners that the applicant is subject to random inspections by regulatory agencies throughout the year.

Commissioner Ybarra asked if vehicle washing is done on premise. Mr. Garcia stated that Condition of Approval No. 29 prohibits repair or washing of vehicles.

There being no further questions, Chairperson Madrigal closed the Public Hearing.

Mr. Tom Calvert, architect, thanked staff for their assistance and for striking Condition of Approval No. 2. Mr. Calvert stated the applicant also had an issue with Condition of Approval No. 4, stating that the reciprocal access easement agreement would require approval from the other parcel, which is not within their power.

Mr. Rafael Casillas, Public Works Department, addressed the Planning Commission on this issue, stating that the agreement is split between both parcels, in order to create the 26' fire access. Upon further discussion, Public Works would be willing to amend the Condition to obtain one foot from the applicant's property. Mr. Skolnik clarified that the recommendation would be to replace wording on Condition of Approval No. 4 with appropriate wording. Planning Secretary so noted. Chairperson Madrigal asked if the one foot would affect their parking. Mr. Casillas answered no.

A motion was made by Vice Chairperson Rios to approve Case No. 727, with the deletion of Condition of Approval No. 2 and 13 and re-wording of No. 4. Commissioner Ybarra seconded the motion, which passed unanimously.

7. Development Plan Approval Case No. 875 and Modification Permit Case No. 1222

A request for approval to construct a 223,091 sq ft concrete tilt-up (spec) building and appurtenant improvement, and to reserve and not stripe all of the required number of off-street parking spaces, on 2 lots (APN 8169-004-049 and APN 8169-004-050) with a combined area of 9.915 acres, located at 8201 Sorensen Avenue, within the Washington Boulevard Redevelopment Project Area, as amended. (ProLogis)

8. Tentative Parcel Map No. 71775

A request to consolidate two lots, (APN 8169-004-050 of 1.439 acres, and APN 8169-004-049 of 8.476 acres), into one parcel of 9.915 acres, on the property located at 8201 Sorensen Avenue, within the Washington Boulevard Redevelopment Project Area, as amended. (Thienes Engineering)

Items 7 and 8 will be presented in one presentation. Chairperson Madrigal opened the Public Hearing and called on Mr. Wayne Morrell for the presentation. Representatives from ProLogis and Thienes Engineering were in the audience.

Commissioner Ybarra stated that the building concept was beautiful and asked about the traffic flow and driveway access points. Mr. Morrell stated two driveways will provide access from Sorensen Avenue.

Chairperson Madrigal welcomed the applicant and asked Mr. Morrell about the City boundary line. The boundary line between Santa Fe Springs and Whittier is located north of the subject site within Washington Boulevard.

Having no other questions, the Public Hearing was closed by Chairperson Madrigal.

A motion was made by Commissioner Ybarra to approve DPA No. 875, MOD No. 1222 and TPM No. 71775. Vice Chairperson Rios seconded the motion, which passed unanimously.

CONSENT ITEM

9. Conditional Use Permit Case No. 719-1

A request to re-locate the proposed 518 sq. ft. portable recycling facility at 11503 Carmenita Road, in the C-4, Community Commercial Zone. (A & S Recycling)

Mr. Paul Garcia presented the subject case. The Applicant, Sahak Shilgevorkian, was present in the audience.

Vice Chairperson Rios asked if this was the applicant who was working out of a truck. Mr. Shilgevorkian confirmed. Vice Chairperson Rios commends Mr. Shilgevorkian for his clean operation. Mr. Garcia clarified that the building plans for the permanent structure are currently in plan check.

Chairperson Madrigal asked the reason for the move. Mr. Shilgevorkian stated that the property owner requested the move for esthetic and parking lot circulation reasons, and he agreed.

There being no further questions, Vice Chairperson Rios made a motion to approve CUP No. 719 as presented. Commissioner Ybarra seconded the motion, which passed unanimously.

10. **ANNOUNCEMENTS**

Vice Chairperson Rios mentioned that on the weekends she has observed signs being placed within the right-of-way along Telegraph Road, between Norwalk and Bloomfield, advertising houses for sale outside of the city limits. Mr. Ashworth answered staff will look into the matter.

Commissioner Ybarra asked about the Christmas float schedule and first meeting. Staff would check into the dates and advise. Mr. Ashworth announced that this year the float would make a stop within the Villages housing project.

Chairperson Madrigal hoped everyone had a good Thanksgiving and wished them a safe holiday season.

Vice Chairperson Rios mentioned she spoke to appointed Planning Commissioner Manuel Zevallos who is recuperating nicely and looking forward to joining the Planning Commission in January 2012.

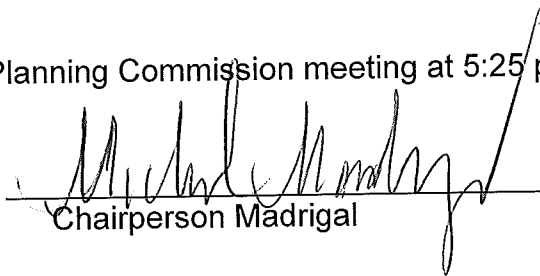
STAFF:

Planning Secretary reminded Planning Commissioners that there would only be one meeting in December on the 12th. She also received a phone call from Mr. Zevallos, who has been busy reading material and completing paperwork.

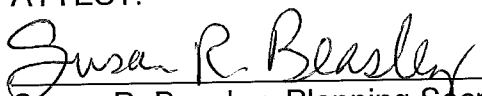
Mr. Ashworth showed a PowerPoint slide of the three monument signs to be installed soon for the Bloomfield Business Center, which is the final condition of approval to be satisfied for the project.

11. **ADJOURNMENT**

Chairperson Madrigal adjourned the Planning Commission meeting at 5:25 p.m.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary