MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MAY 23, 2011

1. **CALL TO ORDER**
Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. **PLEDGE OF ALLEGIANCE**
Chairperson Madrigal led the Pledge of Allegiance.

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

Present: Chairperson Madrigal
Commissioner Oblea
Vice Chairperson Rios
Commissioner Rodgers
Commissioner Ybarra

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

Absent: Luis Collazo, Code Enforcement Inspector

4. **ORAL COMMUNICATIONS**
There being no one wishing to speak, Oral Communications were declared closed by Chairperson Madrigal.

5. **APPROVAL OF MINUTES**
The minutes of the May 10, 2011 adjourned meeting were approved upon unanimous consent, and filed as submitted.

PUBLIC HEARING
Chairperson Madrigal opened the Public Hearing.

6. **Development Plan Approval Case No. 862 and Zone Variance Case 71**
Request for Development Plan Approval (DPA) and Zone Variance (ZV) Approval to construct a 19,000 sq ft truck rental, sales, leasing, service and repair facility and to relocate an existing freestanding sign, and to allow deviations from the City's development standards regarding setbacks, parking, loading doors, etc, associated with said building and signage. The subject site is located at 13630 Firestone Boulevard and Zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking. (Todd Nelson of Manatt, Phelps & Phillips for Ryder Truck Rentals, Inc.)

Mr. Wayne Morrell presented the subject case. Ellen Berkowitz and Bryce Kinsley, representing Ryder Truck Rentals, Inc. were present in the audience.

Also in the audience were George Ray, Chairmen of the Board of LeFiell Manufacturing and his Architect, Roy Furuto of Furuto Rubio & Associates.

Vice Chairperson Rios questioned floor plan notations on page 5 where 113 had been used twice. Ms. Berkowitz corrected the misprint, noting that the exterior storage area should be marked "120". Secretary so noted correction.

Vice Chairperson Rios asked about the oil filter disposal at the corner of the building, listed on Site Plan A1.1. Mr. Kinsley answered that regular vehicle maintenance will generate waste oil and oil filters that are required to be recycled. Accordingly, the plans call for a new sealed oil and oil filter disposal tanks, both of which will be picked up by vendors and recycled on a periodic basis.

Commissioner Rodgers questioned duplicate wording "one wash bay" on page 3. Secretary so noted and will make corrections.

Commissioner Oblea asked how many employees will be at this site. Ms. Berkowitz stated five employees in the office, along with a few mechanics in the yard.

Commissioner Oblea asked about parking should another company take over this site, i.e. would truck parking spaces be able to be converted to vehicle parking stalls to achieve the required 48 stalls. Mr. Ashworth confirmed that, if there were new occupants on this site, the oversized stalls could be converted into standard size stalls meeting the code requirement of 48 stalls.

Commissioner Oblea asked about the railroad leased land and whether Ryder uses it. Mr. Morrell indicated that Ryder does use the land for overflow parking, but that this area is not used to provide required parking as the lease is not permanent.

Commissioner Oblea asked if there were any other properties that will require a variance due to being impacted by I-5 freeway expansion. Mr. Morrell answered that Budget Rental will be submitting a variance request and one other property on Shoemaker and Firestone may appeal. Mr. Ashworth further clarified that the sign variance only applies to existing signs that will be impacted by I-5 freeway expansion.

Commissioner Ybarra said the building concept is very attractive and asked for further clarification on the front yard setback encroachment request. Mr. Morrell reviewed the requested front yard encroachment involving a 15' portion of the office pop-out.

Chairperson Madrigal asked if there were any planned modifications to the existing canopy at the back of the property. Mr. Kinsley answered that there will be slight modifications including a facelift, but will not affect the size.

Chairperson Madrigal asked if the existing sign is illuminated. Mr. Kinsley affirmed. Mr. Skolnik clarified that the sign is only being moved and will not be changed or modified.

Chairperson Madrigal asked if the sign move impacts any other business. Mr. Morrell stated that the relocated sign will be adjacent to the parking lot serving the LeFiell Manufacturing Company.

Mr. Morrell pointed out that the meandering sidewalks between Ryder Trucking and LeFiell Manufacturing will be coordinated to provide a continuous sidewalk between the two sites. Chairperson Madrigal asked if anyone else will have sidewalks. Mr. Morrell said the goal is to have a continuous sidewalk extending from the Dynasty Suites site to the LeFiell site at Alondra.

Mr. George Ray, Chairman of the Board, LeFiell Manufacturing Company addressed the Planning Commission. He stated that they had shared a good relationship with Ryder Truck Rentals for 40 years and is very pleased with Ryder's plans and is in full support of their project.

Ms. Berkowitz publically thanked Mr. Morrell for his tenacious efforts to make this project and landscape beautiful.

There being no further questions, Chairperson Madrigal closed the Public Hearing at 5:07 p.m.

Vice Chairperson Rios made a motion to approve Item No. 6. Commissioner Ybarra seconded the motion, which passed unanimously.

7. **COMMUNICATIONS**

Commissioners:

Vice Chairperson Rios asked for an update on medical marijuana dispensaries. Mr. Ashworth shared the latest news on enforcement actions taken by the City of Whittier and stated that Santa Fe Springs City Council will be re-addressing the issue due to the growth in the number of unpermitted dispensaries. Mr. Skolnik added that the issue will be discussed by the City Council in Closed Session in June.

Chairperson Madrigal wished everyone a safe Memorial Holiday weekend.

Staff:
Mr. Morrell reported that the May 15th "Taste of Traditions" promotional event at Heritage Springs was a complete success, with two homes sold that day. A total of 240 individuals attended.

Mr. Ashworth distributed a Redevelopment Reform fact sheet prepared by the League of California Cities. He also handed-out copies of a LA Business Journal news article featuring a local food manufacturing company, Fuji Food Products, and its recent acquisition of Okami Inc. which was one of their competitors.

Chairperson Madrigal asked if the City had many businesses that are wholesalers but also open to the public. Mr. Ashworth stated there are several in the city such as Van's and Jon Donaire Pastry.

Status Report
Noe Negrete and Al Fuentes gave a PowerPoint Status Report on the Proposed Extension of Gold Line Light Rail System. They shared their own experience riding the Gold Line where they were able to see several stations. They shared the concepts for the Washington/Norwalk station. Q & A followed.

8. **ADJOURNMENT**
At 6:03 p.m., Chairperson Madrigal adjourned the meeting.

Michael Madrigal
Chairperson Madrigal

ATTEST:
Susan R. Beasley
Susan R. Beasley, Planning Secretary