

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
AUGUST 8, 2011**

1. CALL TO ORDER

Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:35 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
Vice Chairperson Rios
Commissioner Johnston
Commissioner Oblea
Commissioner Ybarra

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector
Paul Garcia, Intern
Henry Esqueda, Intern
Phillip DeRousse, Police Services
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the July 25, 2011 regular meeting were approved upon unanimous consent, and filed as submitted.

PUBLIC HEARING

6. Alcohol Sales Conditional Use Permit Case No. 54

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M-2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area.

(Specialty Cellars/Robert Castellani)

Mr. Phillip DeRousse presented the subject case.

Vice Chairperson Rios asked if the property was recently purchased. Mr. DeRousse answered that the applicant purchased the property two months ago. Vice Chairperson Rios said she observed a very clean property.

There being no further questions or comments, the Public Hearing was closed.

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

PUBLIC HEARING

7. Conditional Use Permit Case No. 725 and Zone Variance Case No. 74

A request for approval of a Conditional Use Permit (CUP 725) to allow the establishment, operation, and maintenance of a concrete batch plant use and a Zone Variance (ZV 74) to allow a reduction of front yard landscaping from 30' to 20' along Greenleaf Avenue and from 20' to 15' along Shoemaker Avenue; and to allow a fence/wall to exceed the maximum 42" height within front setback area of property located at 10144 Shoemaker Avenue (APNs: 8011-001-053 and 8011-005-011), in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Holliday Rock Company).

Mr. Skolnik addressed the Planning Commission and audience to explain the letters that had been received and the response cards from attendees that are suggesting additional environmental review. If the Planning Commissioners would like additional CEQA analysis, then a Commissioner could make a motion to table this case and move to have staff engage a consultant for the necessary CEQA review.

Commissioner Oblea asked if those attending could still make comments. Mr. Skolnik said that the matter is a Public Hearing and all those wishing to speak may do so.

Mr. Tim Alsky, co-owner of AAB Properties, 13002 Los Nietos Road, spoke on behalf of his tenants and shared his point of view in opposition to the batch plant, citing environmental issues and concerns with pollution relating to cement. He also stated there would be adverse property values if the batch plant moved into the city.

Mr. Skolnik clarified procedures on public comments made, and noted that the zoning for the subject property would permit a cement batch plant as a conditional use activity, if approved.

Mr. Marvin Pitts, 13029 Los Nietos Road, is the owner of an industrial complex and vacant lot on Telegraph and Shoemaker that the CA Highway Patrol (CHP) is looking to acquire. He passed out an informational sheet and said he was familiar with batch plants and voiced his concern with dust emissions. He is also concerned that he will lose the property deal with the CHP if the cement batch plant was approved on the adjoining property.

Mr. Charles Alsky, Sonic Plating Co, 13002 E. Los Nietos Road, stated they have been in the city for 50 years and asked the Planning Commission to reconsider approving this request.

Ms. Jane Farwell, 630 Via Lido Nord, Newport Beach, has had family-owned property in Santa Fe Springs since 1893 on Shoemaker and Greenleaf and one property adjacent to the subject property. They have had long-time tenants with environmental sensitivities. She is also concerned that the cement batch plant is not consistent with the City's redevelopment area.

Mr. Michel Moore, 707 3rd Street, West Sacramento, is representing the CHP. They are in negotiations to purchase the property on Shoemaker and Los Nietos and are pleased that the Planning Commissioners are considering to require additional CEQA analysis.

There being no further questions or comments, the Public Hearing was closed.

Commissioner Oblea made a motion to table Item No. 7 and direct staff to seek a consultant for additional CEQA review. Vice Chairperson Rios seconded the motion, with the following results:

AYES: Johnston, Madrigal, Oblea, Rios and Ybarra

NOES: None

Commissioner Oblea stated that he would like to see a comprehensive traffic survey analysis. Mr. Skolnik stated that the CEQA analysis will involve a traffic analysis along with other issues.

Commissioner Ybarra asked if the applicant was present. Mr. Ashworth said applicant is present and agreeable to the Planning Commission's motion.

Mr. Skolnik stated that since the item had been tabled, a new Public Hearing notice would be mailed. It was also requested that those who filled out a card be included on the mailing list. Secretary so noted.

PUBLIC HEARING

8. Development Plan Approval Case No. 850 and Zone Variance Case No. 72, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2011031059)

Request for Development Plan Approval (DPA 850) to cut back portions of several buildings, apply a new architectural façade, construct a building addition, construct new buildings, establish a freestanding sign, and Zone Variance (ZV 72) approval to not provide the minimum building setback, to allow block walls and fences, and a freestanding sign within the setback area, to allow said wall and fence to exceed 42 inches, and to allow said freestanding sign to exceed 20 feet in height and 40 sq ft in sign area, and to allow truck loading doors to be located less than 75 feet from the front property line adjoining a public street, on properties located at 13700 (APN: 7005-014-052), 13750 (APN: 7005-014-045) and 13770 Firestone Boulevard (APN: 7005-014-009), in the M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking, Zone. (Roy Furuto for LeFiell Manufacturing Company)

Mr. Morrell presented the subject case. Mr. George Ray, CEO, LeFiell Manufacturing Co, was present in the audience, along with the architect. A scale model of the proposed development was displayed.

Chairperson Madrigal asked if this is the first of the remodels along the Santa Fe Springs section of the I-5 Corridor. Mr. Morrell said yes. Chairperson Madrigal asked the applicant if they utilize the adjoining rail system. Mr. Ray said LeFiell discontinued use of a spur line about 40 years ago.

Vice Chairperson Rios said the proposed architectural and site improvements will set the bar very high and will result in a beautiful site.

Commissioner Ybarra asked about equipment sensitivity during construction. Mr. Ray said much of the equipment was custom designed and some would have to get approval from NASA to be moved.

Commissioner Ybarra asked about negative effects from being closer to the freeway. Mr. Ray answered that most equipment will not be affected as the equipment foundations are isolated and stabilized.

Chairperson Madrigal thanked Mr. Ray for the tour of LeFiell earlier in the year and said it will be great to have this project completed.

Mr. Ray said he anticipates the grand opening in two years and thanked city staff for their cooperation.

There being no further questions or comments, the Public Hearing was closed.

Commissioner Oblea made a motion to approve Item No. 8. Commissioner Johnston seconded the motion, which was passed unanimously.

A presentation of sample rocks was made to Mr. Morrell and Planning Commissioners from LeFiell.

9. **COMMUNICATIONS**

Commissioners:

Commissioner Oblea shared his recent vacation itinerary.

Commissioner Johnston asked to be excused from the August 22 Planning Commission meeting.

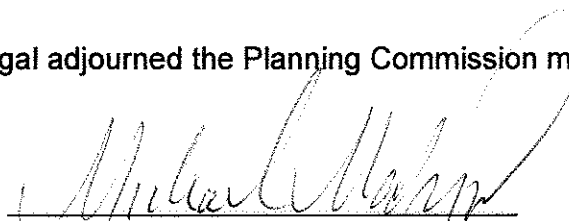
Chairperson Madrigal asked that the meeting be adjourned in memory of his nephew, Alex Manual Garcia, who passed from bone cancer.

Staff:

Planning Secretary announced the upcoming I-5 Freeway public informational meetings, scheduled for August 22 and September 29. She also announced that the City is participating in a City Blood Challenge August 24 in Town Center Hall. Lastly, Planning Commissioners were informed of the upcoming National APA Conference next April 2012 at LA Live.

10. **ADJOURNMENT**

At 5:55 p.m., Chairperson Madrigal adjourned the Planning Commission meeting in memory of Alex Manual Garcia.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary