MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MARCH 12, 2012

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

2. **PLEDGE OF ALLEGIANCE**
   Chairperson Rios asked Commissioner Madrigal to lead the Pledge of Allegiance.

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

   Present: Chairperson Rios
   Vice Chairperson Ybarra
   Commissioner Johnston
   Commissioner Madrigal
   Commissioner Zevallos

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

   Absent: Luis Collazo, Code Enforcement Inspector and Phillip DeRousse, Police Services

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

5. **APPROVAL OF MINUTES**
   Chairperson Rios made a correction to reflect Lanette Avenue not Gunn Avenue on page 2. The minutes of the February 27, 2012 meeting were approved as corrected upon unanimous consent and filed as submitted.

PUBLIC HEARING

6. **DEVELOPMENT PLAN APPROVAL CASE No. 876 and MODIFICATION PERMIT CASE No. 1225**
   A request for approval to construct two new industrial buildings totaling 364,549 square feet, one of 328,378 sq ft and another of 36,171 sq ft. Additionally, a request to reserve and not provide approximately 50% of the total required off street parking spaces on a 15.74 acre site located at 11525 Shoemaker Avenue (APN: 8026-018-022), within the M-1, Light Manufacturing and M-2, Heavy Manufacturing, Zones. (Panattoni Development Company, Inc.)

   Mr. Paul Garcia presented the subject case. The applicant, Mr. Mark Payne, and his architect were present in the audience. Also present was environmental consultant, Mr. Mark Blodgett.

Commissioner Johnston asked for clarification on parking summary. Mr. Garcia stated that parking is based on square footage.

Commissioner Johnston asked about handicap access between building A to B and future accessibility as outlined in Table 1 on page 3. Mr. Garcia answered that both buildings will be stand alone and more than likely with different tenants, with handicap parking allocated for each building. Table 1 is a breakdown of the number of standard, compact and accessible stalls provided within the two development scenarios. All handicapped parking stalls will be designated in the proposed site plan, therefore not required for the future site plan. It should be noted that striping of stalls for the future would be at the discretion of the Director of Planning and Development or designee.

Commissioner Zevallos made a comment about truck parking and impact on traffic and street maintenance.

Mr. Mark Blodgett, who has a third party agreement to prepare CEQA agreements, explained benefits of project design, with all traffic diverted to Greenstone. He also stated that traffic should be less or no more than the manufacturing use of previous tenant. He added that the intended use would not allow trailer/truck parking on street. All employee parking will also be on site.

Mr. Morrell added that Conditions of Approval No. 15 states that the applicant shall pay to resurface street frontage.

Commissioner Madrigal asked for clarification on staging areas for loading docks. Mr. Blodgett further clarified truck loading and operation plan, emphasizing the access closure off Shoemaker.

Commissioner Madrigal asked about structural design for distribution vs. manufacturing and impacts if the building design was changed. Mr. Blodgett stated that mitigation will last for the duration of the project and dependent on what use, the applicant will still be required to follow city guidelines.

Mr. Ashworth added that Conditions of Approval No. 57 states that the Director of Planning and Development or designee can determine and enforce parking requirements.

Vice Chairperson Ybarra said the building and architectural elements were very attractive.

Chairperson Rios asked for clarification on the Mitigation and Monitoring Report Program page 8 pertaining to #23. Mr. Blodgett answered that adequate truck maneuvering areas were proposed for both Building A and B.

Chairperson Rios asked about the designated "potential office" outlined on the north corner of the site plan for Building A. Mr. Blodgett answered that Building A was designed with additional office space; however, the need for this office will be determined by the potential occupant.

Chairperson Rios pointed out that the square footage outlined on the DPA application on page 30 did not match the square footage in the heading of the report. Mr. Ashworth answered that it is not uncommon for variances, but there is a safeguard in Conditions of Approval No. 78 which states that final plot plan shall be subject to the final approval of the Director of Planning and Development or designee.

The applicant, Mr. Mark Payne, 20411 S. Burk Street, Newport Beach, thanked staff and Planning Commission for their thoroughness and hopes to bring a state of the art business to the city.

Chairperson Rios is looking forward to seeing the completed building.

Mr. Morrell adds that although not stated in the Conditions of Approval, soil mitigation may be required by the Fire Department.

There being no further discussion, Chairperson Rios closed the Public Hearing.

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

CONSENT ITEM

7. **<u>Alcohol Sales Conditional Use Permit Case No. 39-4</u>**

A request to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving H&N Tobacco Beer and Wine located at 11217 Washington Boulevard within the Santa Fe Springs Market Place in the C-4, Community Commercial, Zone. (Raif Mouri, Owner)

Mr. Wayne Morrell presented the subject case on behalf of Phillip DeRousse, who was out of town. The applicant was not present since he had no one to cover his store.

Chairperson Rios asked about the portable lottery sign on the sidewalk. Mr. Morrell stated he also observed the illegal portable sign on his site visit and asked the applicant to remove it.

There being no further discussion, Commissioner Johnston made a motion to approve Item No. 7 as presented. Vice Chairperson Ybarra seconded the motion, which passed unanimously.

8. **ANNOUNCEMENTS**

<u>Commissioners:</u>

Commissioner Zevallos announced that he would be pre-selling Sister City Pancake Breakfast tickets at the next meeting.

Chairperson Rios thanked the City and Whittier Police Department for the Community Public Safety Meeting held March 6, which had a good turnout.

Staff:

Mr. Ashworth displayed the 2012 Award of Excellence that was presented to the City for the environmental remediation of the former oil field at the CRA Awards Luncheon on March 8.

Planning Secretary announced her intended retirement to be effective May 14.

Mr. Morrell welcomed local developer, Mr. Michael Minessian, and newly appointed Traffic Commissioner, Lillian Puentes, who were in the audience.

9. ADJOURNMENT

Chairperson Rios adjourned the regular Planning Commission meeting at 5:10p.m.

Laurie Rios

Chairperson Rios

ATTEST:

Susan R. Beasley

Susan R. Beasley, Planning Secretary