

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
May 13, 2013**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:33 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

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

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

Staff: Wayne Morrell, Director of Planning
Teresa Cavallo, Planning Secretary
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Officer
Phillip DeRousse, Management Assistant
Anita Jimenez, City Clerk

Council: Richard Moore, Mayor
William B. Rounds, Councilmember
Laurie Rios, Councilmember

Absent: Steve Skolnik, City Attorney

Planning Commissioner Madrigal inquired about City Attorney Steve Skolnik's absence. Wayne Morrell, Director of Planning, notified everyone that City Attorney Steve Skolnik was on vacation.

4. ORAL COMMUNICATIONS

The following residents from the group "Residents Against Phibro Tech" expressed their concerns regarding the Phibro Tech Conditional Use Permit that is expected to return to the Planning Commission:

Jaime "Jim" Sanchez – also distributed a letter to City Council and Planning Commission
David Placencia
Andrew Monette, Esq.
Janie Aguirre

5. APPROVAL OF MINUTES

The minutes of the April 8, 2013 meeting were unanimously approved and filed as submitted.

6. PUBLIC HEARING - NEW BUSINESS

Revocation of Alcohol Sales Conditional Use Permit Case No. 53

Revocation of Alcohol Sales Conditional Use Permit Case No. 53, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a proposed family restaurant at 12215 Slauson Avenue, in the M-1, Light Manufacturing Zone. (City of Santa Fe Springs)

Chairperson Frank Ybarra opened the Public Hearing at 4:45 p.m.

Luis Collazo requested this matter be tabled to the June 10, 2013 Planning Commission meeting.

Chairperson Ybarra requested a motion to continue Item No. 6 to June 10, 2013.

Commissioner Velasco moved to continue Item No. 6. Commissioner Madrigal seconded the motion, which passed unanimously.

7. PUBLIC HEARING - NEW BUSINESS

Zone Change Case No. 133 and Environmental Documents

A request for approval to change the existing BP, Buffer Parking Zoning, on the 1.124-acre property at 11318 Norwalk Boulevard (APN: 8025-001-016) to M-2, Heavy Manufacturing. The property is zoned C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking, with a General Plan Land Use designation of Commercial and Industrial, and is located within the Consolidated Redevelopment Project Area. (Justin Robinson for Verizon Wireless)

Chairperson Ybarra opened the Public Hearing at 4:46 p.m.

Wayne Morrell, Director Planning presented Item No. 7.

Commissioner Madrigal inquired about the impact the zone change would have on existing businesses on site. Wayne Morrell responded that there would be none.

Having no further questions, Chairperson Ybarra closed the Public Hearing and requested a motion to approve Item No. 7.

Vice Chairperson Johnston moved to approve Item No. 7. Commissioner Velasco seconded the motion, which passed unanimously.

8. PUBLIC HEARING - NEW BUSINESS

Conditional Use Permit Case No. 741

A request for approval to allow the establishment, operation and maintenance of a use to recycle metals, plastics and electronics, and to receive and purchase non-commercial/business related scrap metals within a 35,134 sq ft building at 12234 Florence Avenue (APN: 8009-022-064), in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Fortune Metal, Inc. of Rhode Island)

Chairperson Ybarra opened the Public Hearing at 4:52 p.m.

Wayne Morrell, Director of Planning presented Item No. 8. Tim Medley, representative for Fortune Metal, Inc. of Rhode Island was also present in the audience.

Commissioner Zevallos inquired about the materials leaving the facility and if any impacts existed on traffic.

Representative Tim Medley indicated that the material is bundled or shipped in containers to their Bakersfield facility. The trucks drive on Norwalk Boulevard to Imperial Highway to 605 freeway.

Commissioner Velasco inquired on the number of trucks that drive in and out for deliveries and if the facility is open to the public.

Mr. Medley indicated that there are usually seven (7) trucks, per week, that deliver to this location and three (3) trucks, per week, that leave this location for Bakersfield. This location is open Monday through Friday between the business hours of 7:30 a.m. – 4:00 p.m., and sometimes Saturday depending on the demand; however, it is not open to the public.

Commissioner Madrigal commented that the area between the buildings is tight and difficult to maneuver and inquired about the scale between the buildings and Chairperson Ybarra inquired if all materials are recycled at this location.

Mr. Medley indicated that the two buildings were built at the same time by the same builder and was intended to be built and sold as one lot but was separated into two lots and later sold separately. The scale is only used for business purposes as per the agreement with the City of Santa Fe Springs and all materials at this location are recycled.

Having no further questions, Commissioner Ybarra closed the Public Hearing and requested a motion for Item No. 8.

Commissioner Velasco moved to approve Item No. 8. Commissioner Madrigal seconded the motion, which passed unanimously.

9. PUBLIC HEARING - NEW BUSINESS

Tentative Parcel Map No. 72154

A request for approval to subdivide two existing and improved lots with a total combined area of ±33,600 sq ft, (APN: 7005-001-036, addressed as 14912 and 14920 Shoemaker Avenue and APN: 7005-001-037, addressed as 14,928 and 14938 Shoemaker Avenue) into four parcels: Parcel 1 of 9,070 sq ft; Parcel 2 of 8,218 sq ft; Parcel 3 of 8,126 sq ft; and Parcel 4 of 8,126 sq ft. The properties are zoned M-2, Heavy Manufacturing Zone with a General Plan Land Use designation of Industrial. (Samir Khoury for Cornerstone Operating L.P.)

Chairperson Ybarra opened the Public Hearing at 5:06 p.m.

Wayne Morrell, Director of Planning presented Item No. 9.

Having no questions, Chairperson Ybarra closed the Public Hearing and requested a motion for Item No. 9.

Vice Chairperson Johnston moved to approve Item No. 9. Commissioner Zevallos seconded that motion, which passed unanimously.

10. CONSENT AGENDA

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 AGENDA – NEW BUSINESS
Conditional Use Permit Case No. 654-2

Compliance review to allow the continued operation and maintenance of an ambulance service use within the 22,815 sq. ft. concrete tilt-up building located at 12160 Mora Drive, M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Lyle Hanson for Care Ambulance Service, Inc.)

Having no questions, Commissioner Velasco made a motion to approve Item No. 10A. Vice Chairperson Johnston seconded the motion which passed unanimously.

11. NOTICE OF PUBLIC MEETING

Informative/Educational Presentation on a future proposed Materials Recovery Facility (MRF) and Transfer Station (TS) located at 9010 and 9016 Norwalk Boulevard, Santa Fe Springs, California 90670 and does not require any action by the Planning Commission.

Wayne Morrell, Director of Planning presented Item No. 11. Wayne Morrell informed everyone that notices were sent to everyone within the 500 sq. ft. radius, and also to county residents along Perkins Avenue.

Present in the audience for questions, comments and/or to present were: Mark Blackburn, owner of UWS; Marc Blodgett, Blodgett Baylosis Associates; Chip Clements, Clements Environmental Corp.; and, Thomas Sloan, S.M.A.R.T., Inc.

Commissioners asked questions regarding traffic impacts, resident dump fees, site comparisons, permitted tonnage, odor concerns, sanitation standards, State storage standards, difference between enclosed and open MRF and TS stations, machinery involved, recycling trends, as well as the tour Planning Commissioners and invited residents took of the Signal Hill facility.

The following residents addressed the Planning Commission regarding Item No. 11:

Gloria Duran
Gilbert Aguirre
Janie Aguirre
John Guzman

John Guzman invited everyone to the Los Angeles County MASH meeting, for Los Nietos residents, to present the Informative/Educational presentation there too.

12. ANNOUNCEMENTS

Commissioners:

Chairperson Ybarra acknowledged Councilmembers Richard Moore, William B. Rounds, Laurie Rios and Norwalk Councilmember Mike Mendez.

Commissioner Madrigal indicated that the presentation was very informative and brought some relief to him and likely to the residents in attendance.

Commissioner Velasco thanked the residents in attendance and for being open minded, he also thanked Mr. Blackburn, Marc Blodgett, and Chip Clements for their presentations.

Commissioner Zevallos also thanked everyone.

Chairperson Johnston also thanked everyone.

Staff:

None.

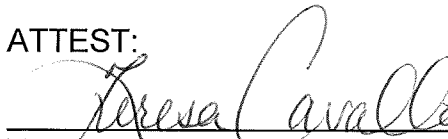
13. ADJOURNMENT

Chairperson Ybarra adjourned the Planning Commission meeting at 6:48 p.m.



Chairperson Ybarra

ATTEST:



Teresa Cavallo, Planning Secretary