

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
August 12, 2013**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:30 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
 Cuong Nguyen, Associate Planner
 Teresa Cavallo, Planning Secretary
 Luis Collazo, Code Enforcement Officer
 Steve Skolnik, City Attorney
 Calvin Chan, Volunteer Planning Intern

Council: Councilmember Rios

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

Chairperson Ybarra made a correction to reflect that Vice Chairperson Johnston called the July 8, 2013 meeting to order. The minutes of the July 8, 2013 meeting were approved as corrected and filed as submitted.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 62

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the M-2, Heavy Manufacturing Zone. (Misa Imports)

Chairperson Ybarra called the Public Hearing open at 4:35 p.m.

Luis Collazo, Code Enforcement Officer, presented Item No. 7.

Having no questions, Chairperson Ybarra closed the Public Hearing at 4:38 p.m. and requested a motion.

Vice Chairperson moved to approved Item No. 7; Commissioner Zevallos seconded the motion, which passed unanimously.

8. PUBLIC HEARING

Conditional Use Permit Case No. 737

A request for approval to allow the establishment, operation, and maintenance of a transportation terminal use on property located at 11731-11831 Shoemaker Avenue (APNs: 8026-020-018 & 8026-020-019), in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Chemical Transfer Company, Inc.)

Chairperson Ybarra opened the Public Hearing at 4:38 p.m.

Associate Planner Cuong Nguyen presented Item No. 8. Present in the audience was Victor Vallo, on behalf of Chemical Transfer Company, Inc.

Commissioner Madrigal inquired if the chip seal prevents oil drips from penetrating to the ground soils, number of trucks on this site and if trucks are repaired on site. Mr. Vallo responded that Chemical Transfer will be using emulsified asphalt for the project site and that all trailers will be empty.

Associate Planner Cuong Nguyen added that emulsified asphalt is a grade above asphalt but a grade below concrete.

Whittier Resident Richard Balderrama addressed the Planning Commission and inquired as to truck traffic and employee parking along Shoemaker.

Associate Planning Cuong Nguyen responded that Chemical Transfer trucks will be stored at this site and is a 24 hour operation, but as a condition of approval, trucks are only allowed to access this site from Greenstone not Shoemaker. Also, Mr. Nguyen, showed ingress and egress maps of employee parking also to the resident's satisfaction.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:51 p.m. and requested a motion.

Commissioner Velasco moved to approved Item No. 8; Vice Chairperson Johnston seconded the motion, which passed unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case Nos. 743 and 744 and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request by LeFiell Manufacturing Company, 13700-13750 Firestone Boulevard, Santa Fe Springs, CA 90670, to construct and maintain two billboard signs, (one static and one digital), each face/display area measuring 48' wide x 14' tall, with an overall height of 50 feet, on the 8.33-acre LeFiell Manufacturing property located at 13700-13750 Firestone Boulevard, in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Roy Furuto for LeFiell Manufacturing Company)

Chairperson Ybarra opened the Public Hearing at 4:51 p.m.

Director of Planning Wayne Morrell presented Item No. 9. Present in the audience were George Ray, Chairman of the Board for LeFiell Manufacturing, and Roy Furuto, Consultant for LeFiell Manufacturing Company.

Commissioner Velasco inquired if these billboard signs were directly across from the previously approved billboard signs and if the billboard signs were within code location. Mr. Morrell responded that these billboard signs are directly across and are within code location of 1000 linear feet.

Mr. Ray inquired as to condition of approval numbers 3, 10 and 54. Mr. Ray wanted to note that LeFiell, as noted in conditions of approval No. 3, takes care of the graffiti problems daily and has spent over \$35,000 in special anti-graffiti coatings and will do so with the billboard columns. Mr. Ray also indicated that although LeFiell has spent a substantial investment on the special anti-graffiti coating, it is all worth it. LeFiell only needs to remove the graffiti by power washing the area.

Mr. Ray also wanted clarification of conditions of approval nos. 10 and 54. Mr. Morrell indicated that the twelve (12) month time period would not begin until the Development Plan Approval was approved by the City Council.

Commissioner Madrigal complimented Mr. Ray on the wonderful improvements at LeFiell.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:03 p.m. and requested a motion.

Commissioner Madrigal moved to approve Item No. 9; Commissioner Zevallos seconded the motion, which was approved unanimously.

10. PUBLIC HEARING

Tentative Parcel Map No. 72209

A request to subdivide/consolidate three (3) assessor parcels (APN: 8069-011-021 of 5.14-acres, APN: 8069-011-017 of ± 9.12 -acres, APN: 8169-012-006 of ± 0.465 -acres) and a cul-de-sac of ± 0.495 -acres (cul-de-sac to be vacated), into one (1) parcel with a combined net area ± 15.22 -acres, on the properties located at 15305 Valley View Avenue and 15215 Bona Vista Avenue, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Shaw Industries)

Chairperson Ybarra opened the Public Hearing at 5:03 p.m.

Director of Planning Wayne Morrell presented Item No. 10. Present in the audience was Samir Khoury, Consultant for Shaw Industries.

Samir Khoury wanted clarification about the street vacation. Mr. Morrell clarified the procedure for the approving the Tentative Parcel Map for street vacation with regards to this project.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:08 p.m. and requested a motion.

Commissioner Velasco moved to approve Item No. 10; Commissioner Zevallos seconded the motion, which was approved unanimously.

11. PUBLIC HEARING

Tentative Parcel Map No. 72288

A request to subdivide/consolidate two existing and improved parcels (APN: 8168-001-015 of 2.05-acres and APN: 8168-014-014 of ±1.76-acres), into one (1) parcel with a combined net area of ±3.797-acres on the property located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Universal Waste Systems, Inc.)

Please see minutes below

**6. PUBLIC HEARING – (Continued from Planning Commission meeting of 07/08/2013)
Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)**

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq. ft. building associated with the MRF, TS and FWPF, on the 3.81-acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Roy Furuto for Universal Waste Systems, Inc.)

Chairperson Ybarra was requested to combine both Public Hearings for Item Nos. 11 and 6, which he opened at 5:09 p.m.

Steve Skolnik addressed the audience and informed everyone that Public Comments will be kept to a three (3) minute maximum, so that everyone present has an opportunity to speak.

Wayne Morrell presented Item No. 6 and introduced Mr. Gerry Villalobos with the County of Los Angeles County Department of Public Health, acting as the Local Enforcement Agency (LEA).

City Attorney Steve Skolnik notified everyone that Mr. Villalobos was utilizing the Planning Commission meeting to meet Los Angeles County Department of Public Health's hearing requirements.

Commissioner Velasco requested clarification on the comments and responses that were provided to the Planning Commissioners. Mr. Morrell indicated that the set in the binders were different and the responses were to LEA's questions.

Mr. Morrell went over the questions that were presented at last month's Planning Commission meeting and provided answers to each question.

City Attorney Steve Skolnik notified everyone that the Commissioners would address all questions first, then comments, and finally open the floor to the public.

Planning Commissioners had questions regarding driveway widths, exiting requirements, if the ramps on the plans are to scale, wait time, traffic study, staging area, driveway material, site maintenance, rain water collection, drainage, tipping fees, and about the FWPF.

All these questions were answered by the various consultants and staff members at the meeting to the satisfaction of the Planning Commissioners.

The following citizens spoke about their concerns regarding Item Nos. 6 & 11:

Gilbert Aguirre
Gloria Duran
Christina Amira
Sergio Villanueva
Jeannie Aguirre
Isaac Hernandez
Larry Patsouras, El Greco

Susan Alvarado
Michael Menessian
Benjamin Martinez
Maria Andrade
Omar Ramirez
Miguel Prieto
David Esqueda

The citizens brought up the following concerns: odor control, traffic impacts, flooding in the area, pest control, quality of life, about County street maintenance, methane monitoring, property values, overall capacity, and Robert's Rules.

Staff and consultants also addressed these concerns.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:50 p.m. and requested a motion.

Commissioner Madrigal moved to continue Item Nos. 6 & 11 to the next Planning Commission meeting; Commissioner Zevallos seconded the motion which passed with the following roll call vote:

Ayes: Commissioners Ybarra, Johnston, Madrigal Zevallos
Nays: Commissioner Velasco

12. ANNOUNCEMENTS

Commissioners:

Chairperson Ybarra acknowledged Councilmember Rios, and City of Norwalk Councilmember Mike Mendez.

Commissioner Madrigal thanked everyone for attending tonight's meeting.

Commissioner Zevallos thanked the community for their participation and involvement in tonight's meeting.

Vice Chairperson Johnston commented that it was her first day back to work after knee surgery.

Chairperson Ybarra also thanked everyone who spoke tonight and informed everyone that the Planning Commissioners will take everyone's comments into consideration.

Staff:

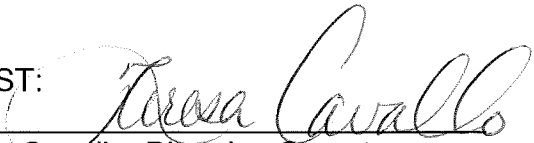
Steve Skolnik wished everyone a Happy Labor Day.

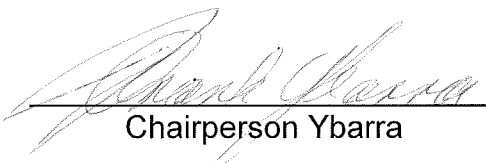
Cuong Nguyen introduced the new Volunteer Planning Intern Calvin Chan.

13. ADJOURNMENT

Chairperson Ybarra adjourned the Planning Commission meeting at 7:07 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Chairperson Ybarra