MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
February 12, 2013

1. CALL TO ORDER
Vice Chairperson Johnston called the Adjourned Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE
Vice Chairperson Johnston asked Commissioner Zevallos to lead the Pledge of Allegiance.

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

Present:	Vice Chairperson Johnston Commissioner Madrigal Commissioner Velasco Commissioner Zevallos
Staff:	Wayne Morrell, Director of Planning Teresa Cavallo, Planning Secretary Steve Skolnik, City Attorney Cuong Nguyen, Associate Planner Luis Collazo, Code Enforcement Officer
Absent:	Chairperson Ybarra

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

5. APPROVAL OF MINUTES
The minutes of the January 14, 2013 meeting were unanimously approved and filed as submitted.

6. PUBLIC HEARING
Conditional Use Permit Case Nos. 739 and 740 and Environmental Document (Mitigated Negative Declaration/Initial Study)
A request to construct, operate and maintain a Digital Billboard and Static Billboard, each 50-foot tall, with display areas of 14'x48', on the 20.049-acre property at 13833 Freeway Drive (APN: 8069-014-007) and 15300 Marquardt Avenue (APN: 8011-006-010), with dual zoning: M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone and M-2, Heavy Manufacturing. (Platinum Billboard, LLC)

Please see Item No. 7.

7. **PUBLIC HEARING**

Resolution No. 35-2013 - Recommending that the City Council adopt Ordinance No. 1040, approving a Development Agreement by and between the City of Santa Fe Springs and Platinum Billboards, LLC, a California Limited Liability Company.

Vice Chairperson Johnston declared both Items 6 and 7 open for Public Hearing.

Director of Planning Wayne Morrell presented both items. Moshe Sassover, representative for Platinum Billboards, LLC was also present in the audience.

City Attorney Steve Skolnik notified the Planning Commissioners that CUP's are approved by the Planning Commission; however, Ordinances and Development Agreements are approved by the City Council.

Commissioner Madrigal inquired about billboard ownership. City Attorney Steve Skolnik indicated that the property owners rent space to billboard companies and receive a percentage of the revenues.

Commissioner Zevallos inquired about the freeway widening and how it would affect this property and the street maintenance. Moshe Sassover notified the Planning Commissioners that the freeway widening is occurring in that area, but that, truck traffic will improve, especially with the new truck driveway being built on the property and that as part of the development the streets will be improved by both Caltrans and by the property owners.

Commissioner Madrigal asked if street improvements are to accommodate the increased traffic flow for that area. Moshe Sassover noted that the City's Traffic Engineer stated that street improvements will improve traffic flow and safety for everyone.

Director of Planning Wayne Morrell noted that most arterial streets have been resurfaced by Caltrans.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing.

Commissioner Velasco moved to approve Items 6 and 7. Commissioner Madrigal seconded the motion, which passed unanimously.

8. **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**

Conditional Use Permit Case No. 58-5 and Modification Permit Case No. 648-2

Request for approval of revised development plans to include two new weather-protected storage areas and a modification of property development standards to not provide all of the required off-street parking associated with the proposed project located at 9913 Sorensen Avenue (APN 8168-009-028), in the M-2 (Heavy

Manufacturing) Zone, and within the Consolidated Redevelopment Project Area. (Valvoline, Inc.)

Commissioner Velasco made a motion to approve Items 8A. Commissioner Madrigal seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Zevallos inquired about PhibroTech. Director of Planning Wayne Morrell notified everyone about an informational meeting, regarding PhibroTech, being held at the new Gus Velasco Neighborhood Center.

Commissioner Velasco requested a meeting for the new Planning Commissioners to be brought up to date on the PhibroTech matter.

Both Commissioners Velasco and Zevallos found the MRF tour to be very informative.

Commissioner Madrigal apologized for being unable to attend. He requested that the Planning Commission meeting be closed in honor of Jenny Garcia, his mother-in-law who recently passed away.

Commissioner Velasco also congratulated Vice Chairperson Johnston on doing a great job chairing the meeting.

Staff:

None.

10. ADJOURNMENT

Vice Chairperson Johnston adjourned the Planning Commission meeting in honor of Jenny Garcia at 5:12 p.m.

Vice-Chairperson Johnston

ATTEST:

Teresa Cavallo

Teresa Cavallo, Planning Secretary