

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 21, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Commissioner Zamora to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Zamora
Vice Chairperson Johnston
Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Gurdeep Kaur, Planning Intern

Absent: Commissioner Madrigal

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:36 p.m. There being no one wishing to speak, Oral Communications were closed at 4:36 p.m.

5. APPROVAL OF MINUTES

Minutes of the March 10, 2014 Planning Commission Meeting

Commissioner González moved to approve the minutes of the March 10, 2014 meeting; Vice Chairperson Johnston seconded the motion. The minutes were unanimously approved and filed as submitted.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

Chairperson Ybarra appointed himself to the Heritage Arts Advisory Committee, which was unanimously approved.

7. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 10

Revocation of Alcohol Sales Conditional Use Permit Case No. 10, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use at a CVS Pharmacy within the

Gateway Plaza at 13360 Telegraph Road, in the C-4, Community Commercial, Zone for inactivity of a year or more. (City of Santa Fe Springs)

** See notes below **

8. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 47

Revocation of Alcohol Sales Conditional Use Permit Case No. 47, which granted approval to allow the operation and maintenance of a warehouse use, doing business as Single Barrel West, Inc., involved in the storage and wholesale distribution of alcoholic beverages at 9142 Norwalk Boulevard, located in the Heavy Manufacturing (M-2) Zone, for inactivity of a year or more. (City of Santa Fe Springs)

Chairperson Ybarra opened the Public Hearing at 4:37 p.m. for Item Nos. 7 and 8. Code Enforcement Officer Luis Collazo presented both items.

City Attorney Steve Skolnik clarified that Item Nos. 7 and 8 were only a formality to tie up loose ends and close out the CUP files for these items.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing for Item Nos. 7 and 8 at 4:40 p.m. and requested a motion.

Vice Chairperson Johnston moved to approve Item Nos. 7 and 8; Commissioner Zamora seconded the motion, which passed unanimously.

9. NEW BUSINESS

Lot Line Adjustment Map No. 2014-01

A request for approval to re-configure three existing parcels: Parcel B containing 43,559 sq. ft. (1.00-acre), Parcel 2 containing 229,614 sq. ft. (5.27-acres), and Parcel 1 containing 619,042 sq. ft. (14.21-acres), on property located at 12345 Lakeland Road, in the M-2 (Heavy Manufacturing) Zone. The adjustments will result in the following: Parcel B (now Lot 1) containing 102,923 sq. ft. (2.36-acres), Parcel 2 (now Lot 2) containing 178,744 sq. ft. (4.10-acres), and Parcel 1 (now Lot 3) containing 610,548 sq. ft. (14.02 acres). (Thienes Engineering, Inc. for Ridgeline Energy Services (USA), Inc.)

Associate Planner Cuong Nguyen presented Item No. 9. Present in the audience representing Ridgeline Energy Services (USA), Inc., was Brian Thienes of Thienes Engineering and Lang Cottrell of Goodman-Birtcher.

City Attorney Steven Skolnik wanted to clarify that Ridgeline wants to facilitate the sale and the fact that this Lot Line Adjustment leaves 2-acres of property that may provide complications for fire access and/or right-hand turn pocket, which Ridgeline is well aware of this fact and still wants to proceed with this Lot Line Adjustment.

Bryan Thienes of Thienes Engineering stated that Ridgeline is aware of the site issues and Ridgeline fully understands that they have to still go through site plan approvals, but at this time the only matter before the Planning Commission is the Lot Line Adjustment.

Lang Cottrell of Goodman-Birtcher, expressed that Goodman Birtcher has been working with Lakeland Development since 2012. Ridgeline is currently under contract to sell 17-acres to Goodman-Birtcher with the understanding that Ridgeline will continue operating the water

treatment plant on the remaining 2-acres.

Mr. Cottrell also notified the Planning Commissioners that Goodman-Birtcher is committed to pay for the remediation of the property, as well as, getting the proper approvals and studies necessary to proceed with the Development Plan Approval, which is scheduled for a later time.

Commissioner González inquired as to the anticipated project timeline. Lang Cottrell indicated that the transition period is anticipated to take place between the first twelve months. During this time, the aboveground demolition will be conducted by the seller. As the aboveground improvements commence, Ridgeline will be moving within the 2-acres and into somewhat mobile and temporary storage systems. Everyone anticipates that during the first twelve months and provided that remediation is complete, a 20,000 sf building should be built and ready to occupy.

Commissioner González also asked about the existing storage tanks and if anything is being stored within them, especially waste water. Mr. Cottrell indicated that the storage tanks are being demolished and currently nothing is stored within them.

Commissioner González inquired if the development of this property is dependent upon the economy. Lang Cottrell indicated that the economy is strong and moving forward faster will bring much improvements, but if necessary will build as needed; however, Goodman-Birtcher is committed to this project.

Commissioner Zamora asked if traffic would be affected along Florence Avenue due to the clean-up efforts. Lang Cottrell indicated that clean-up should not affect traffic.

Having no further questions, Chairperson Ybarra requested a motion.

Commissioner González moved to approved Item No. 9; Commissioner Zamora seconded the motion, which unanimously passed.

10. NEW BUSINESS

Modification Permit Case No. 1241

Request for Modification of Property Development Standards to eliminate 86 required on-site parking stalls and thereafter utilize westerly parking area (behind the screen wall) as a rear truck yard area for property located at 9306 Sorensen Avenue, zoned M-2 (Heavy Manufacturing). (Phoenix Warehouse of CA LLC)

Chairperson Ybarra tabled Item No. 10 per the request of the applicant. This matter will be brought before the Planning Commission at a later date.

11. 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

Alcohol Sales Conditional Use Permit Case No. 58-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 58-2 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption for Chevron Stations, Inc., located at 11426 Telegraph Road. (Chevron Stations, Inc.)

B. CONSENT AGENDA

Conditional Use Permit Case No. 232-7

A compliance review of a truck storage facility with ancillary outdoor equipment storage at 13625 Excelsior Drive, in the M-2, Heavy Manufacturing Zone. (Dimas Diaz, Jess Diaz Trucking, Inc.)

C. CONSENT AGENDA

Conditional Use Permit Case No. 552-3

Request to eliminate Condition No. 4, which requires the proposed antenna array to not exceed the diameter of the existing array for the co-location of twelve antennas on an existing monopole wireless facility, a new 230 square foot equipment shelter and a 700 square foot leasing area located at 8923 Pioneer Boulevard, M-2, Heavy Manufacturing, Zone. (Marilyn Warren for Crown Castle Company/AT&T)

D. CONSENT ITEM

Conditional Use Permit Case No. 621-3

A compliance review of a paper recycling and bailing facility located at 11821 Wakeman Street, in the M-2, Heavy Manufacturing Zone. (Luis Calvillo, Shred-It)

City Attorney Steve Skolnik asked the Planning Commissioners if they required a presentation or if the staff reports were sufficient.

With no one requesting a presentation, Chairperson Ybarra requested a motion.

Vice Chairperson Johnston moved to approve Item No. 11A – D; Commissioner González seconded the motion, which unanimously passed.

12. ANNOUNCEMENTS

♦ Commissioners

Commissioner Johnston announced that she worked the Sister City Pancake Breakfast which was a success.

Commissioner González announced that he tied for the Chamber Putting Contest.

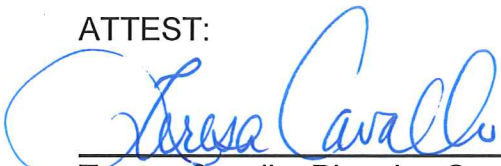
♦ Staff

Associate Planner Cuong Nguyen introduced Gurdeep Kaur, the Planning Department's new Planning Intern.

13. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:04 p.m.

ATTEST:



Teresa Cavallo, Planning Secretary



Vice Chairperson Johnston