

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
March 10, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:35 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Zamora
Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary

Absent: Commissioner Madrigal
Vice Chairperson Johnston
Cuong Nguyen, Associate Planner

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 February 11, 2014 Adjourned Planning Commission Meeting

The minutes of the February 11, 2014 meeting were approved and filed as submitted.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

The Planning Commissioners requested this matter be continued to the next meeting.

**7. PUBLIC HEARING – (Continued from Planning Commission meeting of 01/21/2014)
Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

Chairperson Ybarra reopened and closed the meeting at 4:37p.m., approving the applicant's request to withdraw their CUP application.

8. PUBLIC HEARING

Conditional Use Permit Case No. 749

A request for approval to allow the establishment, operation and maintenance of a food processing use involving vinegar on property located at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Otafuku Foods, Inc.)

Chairperson Ybarra opened the Public Hearing at 4:37 p.m. for Item No. 8.

Planning Consultant Kristi Rojas presented Item No. 8. Present in the audience on behalf of Otafuku Foods, Inc., were Factory Manager, Mino Takeuchi and Executive Assistant/Translator, Hannah Olivieri.

Chairperson Ybarra inquired if we had received any phone calls with regards to the Public Hearing Notice that was sent out on this matter. Planning Consultant, Kristi Rojas responded that she was unaware of any phone calls received.

Having no further questions, Chairperson Ybarra closed the Public Hearing Notice at 4:42 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 8; Commissioner González seconded the motion which passed unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case No. 753

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 75,500 sq. ft. freestanding industrial building, located at 12405 Los Nietos Rd. (APN: 8168-009-034), in the M-2, Heavy Manufacturing zoning district within the Consolidated Redevelopment Project Area. (United Alloys & Metals)

Chairperson Ybarra opened the Public Hearing at 4:42 p.m. for Item No. 9.

Planning Consultant Rafael Garcia presented Item No. 8. Present in the audience on behalf of United Alloys & Metals were representatives: John Churley, President; Kevin Demedici, General Manager; David W. Pickard III, Esq., AIA and Seth Bouman, B. Arch., Associate Architect from Pickard Architects; Stephen C. Calhoun, Sr. Executive Vice President of Colliers International; and, Steve Sprenger, Executive Managing Director of Newmark Grubb Knight Frank.

Commissioner Zamora inquired about the Conditions of Approval presented by Engineering/Public Works Department. Rafael Garcia explained the Conditions of Approvals as presented within the report to the Planning Commissioners.

Commissioner González inquired about excessive noise resulting from this use, water run-off. Planning Consultant Rafael Garcia indicated that the City has not had any problems in the past with this type of use and that everything should be contained within the building. Rafael also indicated that the project plans had been circulated to both Fire and Public Works Departments for their comments and Conditions of Approvals.

Commissioner González also inquired about the proximity of this use to a residential area.

Rafael Garcia indicated that the surrounding area is primarily zoned M-2; however, a school is less than 2 miles away.

Chairperson Ybarra asked from where and why United Allows & Metals Inc. was relocating into Santa Fe Springs. United Allows & Metals Inc. President, John Churley responded by indicating that their current location in So. Los Angeles had no room to grow.

Chairperson Ybarra also inquired about being open to the public. Rafael Garcia indicated that United Allows & Metals Inc. only sources materials from large scale recyclers by the truckloads.

Commissioner González inquired about the number of employees currently employed with United Allows & Metals Inc. President John Churley responded that they currently employ 52 employees with the intent to hopefully grow to 60-65 employees by the end of the year.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:54 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 9; Commissioner González seconded the motion which was 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

Alcohol Sales Conditional Use Permit Case No. 34-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 34-2 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution use at 13409 Orden Drive located within the Golden Springs Business Park Development, zoned M-2, Heavy Manufacturing (Nishimoto Trading, LTD)

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

Having no questions or request for a presentation, Chairperson Ybarra requested a motion on Item No. 10A.

Commissioner González moved to approve Item No. 10A; Commissioner Zamora seconded the motion which was passed unanimously.

11. ANNOUNCEMENTS

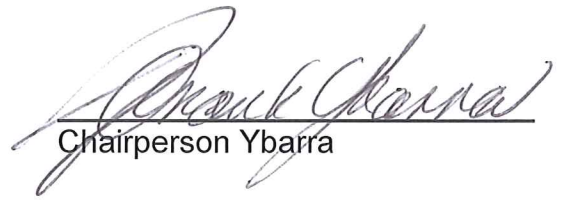
◆ Commissioners:

Commissioner Zamora announced that two professional fighters that his brother has trained will be on ESPN Boxeo.

◆ Staff: None.

12. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:00 p.m.


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary