

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 14, 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 Teresa Cavallo to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
Vice Chairperson Johnston
Chairperson Ybarra

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

Absent: None.

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:31 p.m. There being no one wishing to speak, Oral Communications were closed at 4:31 p.m.

5. APPROVAL OF MINUTES

Minutes of the June 9, 2014 Planning Commission Meeting

Commissioner González moved to approve the minutes of the June 9, 2014 meeting; Commissioner Madrigal seconded the motion. The minutes were unanimously approved and filed as submitted.

6. ELECTION OF OFFICERS FOR 2014-2015

The bylaws require the election of Planning Commission Officers.

City Attorney Steve Skolnik explained the process of the election of officers for the Planning Commission and instructed Chairperson Ybarra to open the nominations for Chairperson.

Chairperson Ybarra opened the nominations for Chairperson. Commissioner Madrigal nominated Vice Chairperson Johnston for Chairperson. Vice Chairperson Johnston accepted the nomination and no objections were received. Vice Chairperson Johnston was voted the new Chairperson.

City Attorney Steve Skolnik furthermore instructed Chairperson Johnston to open the nominations for Vice Chairperson.

Chairperson Johnston opened the nominations for Vice Chairperson. Commissioner Zamora nominated Commissioner Madrigal for Vice Chairperson. Commissioner Madrigal accepted the nomination for Vice Chairperson and no objections were received. Commissioner Madrigal was voted the new Vice Chairperson.

7. PUBLIC HEARING – Continued from June 9, 2014 Planning Commission Meeting
ZONING TEXT AMENDMENT – Private Educational and Recreational Uses

Ordinance No. 1058, an ordinance of the City Council of the City of Santa Fe Springs, amending Section 155.183, Section 155.204, Section 155.213, Section 155.234, Section 155.243, Section 155.264, and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following zones: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; F-O-Z, Freeway Overlay Zone; and along the Telegraph Road Corridor.

Chairperson Johnston opened the Public Hearing at 4:44 p.m. following the presentation by Jennifer Lilley of Lilley Planning Group.

Commissioner Madrigal inquired if non-profit businesses would be harmed with this code change since private businesses seem to have more funding sources than non-profit businesses.

City Attorney Steve Skolnik responded that this code change is merely designed to include private uses in the various zones indicated within the amendment.

Commissioner Ybarra asked about City events being affected by this code change. Director of Planning Wayne Morrell responded by indicating that PF Zone (Public Uses Facilities Zone) is not affected by this code change.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 4:44 p.m. and requested a motion.

Commissioner Zamora moved to recommend that the City Council approve and adopt Ordinance No. 1058; Vice Chairperson Madrigal seconded the motion, which carried unanimously.

8. PUBLIC HEARING
2013 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report and Environmental Document.

Chairperson Johnston opened the Public Hearing at 4:48 p.m., following the presentation of Item No. 8 by the Director of Planning Wayne Morrell.

Vice Chairperson Madrigal inquired if the Villages were a part of this progress report. Director of Planning Wayne Morrell confirmed that the Villages were a part of this progress report.

City Attorney Steve Skolnik stated that the 2013 General Plan Housing Element Annual Progress Report is a State requirement to update the City's housing statistics.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 4:48 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 8; Vice Chairperson Madrigal seconded the motion, which passed unanimously.

9. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 38

Revocation of Alcohol Sales Conditional Use Permit Case No. 38, which granted approval to allow the operation and maintenance of warehouse and distribution use involving alcoholic beverages at Sun Lee Incorporated located at 12029 Telegraph Road, within the M-2 (Light Manufacturing) Zone. (Sun Lee, Incorporated)

Chairperson Johnston opened the Public Hearing at 4:50 p.m. after the presentation of Item No. 9 by Code Enforcement Officer Luis Collazo.

Having no questions or comments, Chairperson Johnston closed the Public Hearing at 4:50 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 9; Commissioner Ybarra seconded the motion, which was passed unanimously.

10. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 55

Revocation of Alcohol Sales Conditional Use Permit Case No. 55, which granted approval to allow the operation and maintenance of a warehouse and distribution use involving alcoholic beverages at Approved Freight Forwarders located at 11630 Pike Street, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

Chairperson Johnston opened the Public Hearing at 4:51 p.m. after the presentation of Item No. 10 by Code Enforcement Officer Luis Collazo.

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

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

11. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 668

Revocation of Conditional Use Permit Case No. 668, which granted approval for the operation and maintenance of a private biodiesel production facility at the property located at 12345 Lakeland Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Doug Bean, Ridgeline Energy Services Inc.)

Chairperson Johnston opened the Public Hearing at 4:54 p.m. after the presentation of Item No. 11 by Planning Consultant Rafael Garcia.

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

Commissioner González moved to approve Item No. 11; Commissioner Ybarra seconded the motion, which was passed unanimously.

12. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 697

Revocation of Conditional Use Permit Case No. 697, which granted approval for the operation and maintenance of a private non-sectarian school for children with special needs at the property located at 9280 Santa Fe Springs Road in the M-2, Heavy Manufacturing Zone, due to inactivity of more than a year. (Progressive Resources)

Chairperson Johnston opened the Public Hearing at 5:02 p.m. after the presentation of Item No. 12 by Planning Consultant Rafael Garcia.

Vice Chairperson Madrigal asked if this use was anything like WAPADH (Whittier Area Parents' Association for the Developmentally Handicapped). Planning Consultant Rafael Garcia indicated that Progressive Resources still provide one-on-one counseling services just not a school use.

Vice Chairperson Madrigal inquired about the applicant indicating that they are not operating a school use; however, how does having students on site work under this revocation.

City Attorney Steve Skolnik indicated that there are State agencies that regulate these programs.

Director of Planning Wayne Morrell also explained that the City conducted an inspection to ensure that the school use was no longer existent.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 5:02 p.m. and requested a motion.

Commissioner González moved to approve Item No. 12; Commissioner Ybarra seconded the motion, which was passed unanimously.

13. PUBLIC HEARING

Conditional Use Permit Case No. 750

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

*** Please See Item No. 14 ***

14. PUBLIC HEARING

Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the Zoning Regulations for properties with a digital billboard and specifically for the property located at 13711 Freeway Drive (APN: 8069-015-055), zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Bulletin Displays, LLC).

City Attorney Steve Skolnik indicated that Item Nos. 13 and 14 have been noticed for a Public Hearing and gave instruction to Chairperson Johnston to open the Public Hearing, etc.

Chairperson Johnston opened the Public Hearing at 5:03 p.m. and asked if anyone was present to comment on Item No. 13 and 14.

Moshe Sassover requested to speak before the Planning Commission and express his concerns regarding Item Nos. 13 and 14. Mr. Sassover was concerned about the reduction of the 5-acre minimum size requirement as set forth within the Zoning Regulations. Mr. Sassover also indicated that allowing a reduction would set a precedent to allow more properties that do not meet the 5-acre minimum to build billboard signs and that would lower the value of current billboards within the properties that do meet the requirements. Mr. Sassover also disclosed that he is a business owner whom was recently granted a CUP for a static and digital billboard down the street.

A discussion followed amongst the Planning Commissioners and staff. Commissioner González requested that staff provide a plan to analyze existing and potential billboard locations along Interstate 5 north and south within Santa Fe Springs.

Having no further questions or comments, Chairperson Johnston requested a motion to continue Item Nos. 13 and 14.

Vice Chairperson Madrigal moved to continue Item Nos. 13 and 14 to the August 11, 2014 meeting; Commissioner Zamora seconded the motion, which passed unanimously.

15. PUBLIC HEARING

Conditional Use Permit Case No. 754

A request for approval to allow the establishment, operation and maintenance of a trade school use on property located at 11843 Smith Avenue (APN: 8005-009-005), within the M-L (Limited Manufacturing Administration and Research) Zone. (David Romero of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee)

Chairperson Johnston opened the Public Hearing at 5:16 p.m. after the presentation of Item No. 15 by Planning Consultant Kristi Rojas. Present in the audience was David Romero, Representative on behalf of Southern California Resilient Floor & Decorative Covering Crafts Joint Apprenticeship and Training Committee.

Having no questions or comments, Chairperson Johnston requested a motion on Item No. 15.

Commissioner González moved to approve Item No. 15; Vice Chairperson Madrigal seconded the motion, which passed unanimously.

16. PUBLIC HEARING

Development Plan Approval Case No. 883 & Modification Case No. 1244

A request for approval to allow the construction of an 11,378 sq. ft. freestanding building adjacent to the existing warehousing facility as well as two new mezzanines (3,131 & 2,890 sq. ft.) within the interior of the existing beverage distribution facility located at 12065 Pike Street (APN 8002-017-027 & 8002-017-028), in the M-2, Heavy Manufacturing Zone, and within the Consolidated Redevelopment Project Area. (Triangle Distribution Company)

Chairperson Johnston opened the Public Hearing at 5:29 p.m. after the presentation by Planning Consultant Rafael Garcia. Present in the audience on behalf of Triangle Distribution Company were Chris Mann, Regional VP of Primus Builders, Inc., Bruce D. Gillings, AIA, Principal of ATI Architects and Engineers, and Peter Heimark, President of Triangle Distributing Company.

Commissioner Ybarra inquired if any of Triangle's products are transported by railroad, if there are parking restrictions along Pike Street and if there was any method to monitor employee parking.

Vice Chairperson Madrigal also inquired if the new building is being added for more employees.

Both Rafael Garcia and Wayne Morrell responded by indicating that a majority of Triangle's product is transported by truck and that Pike Street does not have any parking restrictions.

Planning Consultant Rafael Garcia further indicated that street parking is not taken into consideration only on-site parking when considering a Development Plan Approval. Also, that no new employees are expected to be hired as a result of the expansion; however, 150 employees are on-site at one point and time, primarily the morning shift, but that this project would not lead to an increase in employee parking.

Planning Director Wayne Morrell noted that Condition 29 is being reworded and all the details have been worked out amongst the City Attorney, the Applicant and staff.

Bruce Gillings, Principal of ATI Architects and Engineers noted that he is grateful for staff on coming up with a solution with regards to this project and thanked everyone involved.

Commissioner González expressed his gratitude to Triangle for all their contributions and support to various organizations within the City.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 5:31 p.m. and requested a motion for Item No. 16.

Commissioner Ybarra moved to approve Item No. 16; Commissioner González seconded the motion, which passed unanimously.

17. 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. 54-1

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54-1 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

B. CONSENT AGENDA

Conditional Use Permit Case No. 625-3

A compliance review of a meat processing facility at 13565 Larwin Circle, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Lawrence D. Whittet, American Relocation & Logistics).

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 Johnston requested a motion.

Commissioner Ybarra moved to approve Item No. 17A – B; Commissioner González seconded the motion, which unanimously passed.

18. ANNOUNCEMENTS

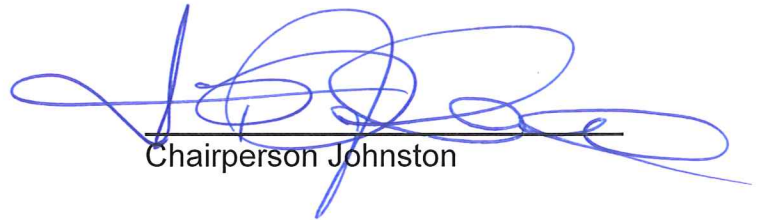
- ♦ Commissioners
None.

- ♦ Staff
Planning Director Wayne Morrell announced that this Planning Commission meeting would be Planning Consultant Rafael Garcia's last meeting since he has accepted a position with the City of Manhattan Beach.

Planning Consultant Rafael Garcia announced that he appreciated everyone's help and guidance and that it has been a pleasure working with everyone here at the City of Santa Fe Springs. Rafael especially wanted to thank Wayne, Cuong and Teresa.

19. ADJOURNMENT

Chairperson Johnston adjourned the meeting at 5:34 p.m.


Chairperson Johnston

ATTEST:


Teresa Cavallo, Planning Secretary