

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
August 11, 2014**

1. CALL TO ORDER

Chairperson Johnston called the meeting to order at 4:33 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Johnston led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Ybarra
Commissioner Zamora
Vice Chairperson Madrigal
Chairperson Johnston

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

Absent: Commissioner González

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:34 p.m. There being no one wishing to speak, Oral Communications were closed at 4:34 p.m.

5. APPROVAL OF MINUTES

Minutes of the July 14, 2014 Planning Commission Meeting

Vice Chairperson Madrigal moved to approve the minutes of the July 14, 2014 meeting; Commissioner Ybarra seconded the motion. The minutes were unanimously approved and filed as submitted.

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. 27

Compliance review of Alcohol Sales Conditional Use Permit Case No. 27-2 to allow the continued sales and serving of alcoholic beverages for onsite consumption at a family restaurant known as Taco Town located 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Isela Rivero - Owner)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 33

Compliance review of Alcohol Sales Conditional Use Permit Case No. 33 to allow the continued maintenance and operation an alcoholic beverage sales use for off-site consumption by Target located at 10621 Carmenita Road and within the Gateway Plaza shopping center. (Target Corporation)

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 44

Compliance review for Alcohol Sales Conditional Use Permit Case No. 44 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic beverages involving Von's Distribution Center located at 12801 Excelsior Drive, in the M-2, Heavy Manufacturing Zone and within the Consolidated Redevelopment Project area. (Safeway, Inc.)

D. CONSENT AGENDA

Conditional Use Permit Case No. 559-3

A compliance review of a use involving the manufacturing, storage and distribution of sodium hypochlorite at 9028 Dice Road, in the M-2, Heavy Manufacturing-Buffer, Zone and within the Consolidated Redevelopment Project Area. (KIK Custom Products)

E. CONSENT AGENDA

Conditional Use Permit Case No. 669-1

A compliance review of a public safety training center located at 11401 Shoemaker Avenue, in the M-2-BP, Heavy Manufacturing-Buffer Parking, and Zone and within the Consolidated Redevelopment Project Area. (Rio Hondo College)

At staff's request Consent Agenda items were presented to be heard first.

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 – E; Commissioner Zamora seconded the motion, which unanimously passed.

6. PUBLIC HEARING – Continued from July 14, 2014 Planning Commission Meeting
CONDITIONAL USE PERMIT Case No. 750 and Environmental Documents (Mitigated Negative Declaration/Initial Study)

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 FOZ, Freeway Overlay Zone. (Bulletin Displays, LLC).

PUBLIC HEARING – Continued from July 14, 2014 Planning Commission Meeting
ZONE VARIANCE Case No. 76

A request to allow a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of our zoning regulations for property's with a digital billboard and specifically for property located at 13711 Freeway Drive (APN: 8069-015-055), zoned FOZ, Freeway Overlay Zone. (Bulletin Displays, LLC).

City Attorney Steve Skolnik indicated that Item No. 6 has been noticed for a Public Hearing, and the applicant is requesting this matter be continued to the next regularly scheduled Planning Commission meeting.

Chairperson Johnston requested a motion to continue this matter to the next regular Planning Commission meeting scheduled for September 8, 2014.

Vice Chairperson Madrigal moved to continue Item No. 6; Commissioner Zamora seconded the matter, which was approved unanimously.

7. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 49

Revocation of Alcohol Sales Conditional Use Permit Case No. 49, which granted approval to allow the operation and maintenance of a warehouse use involving the storage of alcoholic beverages at RPM located at 13225 Marquardt Avenue, within the M-2, Heavy Manufacturing Zone. (City of Santa Fe Springs)

Chairperson Johnston opened the Public Hearing at 4:36 p.m. after the presentation of Item No. 7 by Code Enforcement Officer Luis Collazo.

Vice Chairperson Madrigal inquired about the ASCUP being transferrable or possibly reinstated.

City Attorney Steve Skolnik stated that once a ASCUP is revoked, it is nontransferable, and the applicant would have to begin the ASCUP process from the beginning.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 4:39 p.m. and requested a motion.

Commissioner Ybarra moved to revoke ASCUP Case No. 49; Commissioner Zamora seconded the motion, which unanimously passed.

8. PUBLIC HEARING

Conditional Use Permit Case No. 748 and Environmental Documents (Mitigated Negative Declaration/Initial Study)

A request to allow the establishment, operation and maintenance of a new parcel delivery service / ground distribution facility use on the subject 15.74-acre property located at 11688 Greenstone Avenue (APN: 8026-018-022). The subject site is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. The site is also located within a Methane Zone. (Pancal 11525 Shoemaker LLC)

Chairperson Johnston opened the Public Hearing at 4:39 p.m. for Item No. 8. Senior Planner Cuong Nguyen presented Item No. 8 before the Planning Commission.

Present in the audience on behalf of the applicant were: Mark Payne, Partner with Panattoni Development Company; Barbara Levine, Senior Regional Manager for LAEDC; Samuel Ravelo, Jr., Senior Manager for FedEx Ground Package System, Inc.; Jennifer Nicholson, Senior Real Estate Project Specialist, FedEx Ground Package System, Inc.

Vice Chairperson Madrigal requested confirmation that FedEx vehicle access would only be along Greenstone Avenue. Senior Planner Cuong Nguyen confirmed that access to and from Shoemaker is prohibited and such restriction is a mitigation measure within the environmental

document.

Commissioner Ybarra inquired about the Terminal Access Route (TAR) along Florence Avenue and if drivers and/or contractors can use other street access. Senior Planner Cuong Nguyen indicated that STAA trucks are restricted to this route and if found off this route the vehicle code allows for them to be cited.

Senior Planner Cuong Nguyen stated that the Terminal Access Route is subject to Caltrans approval and that STAA trucks are specifically required to stay on the Terminal Access Route. If a FedEx vehicle is not a STAA truck, it would not be limited to the TAR.

Vice Chairperson Madrigal asked if this was going to be a bigger terminal in the area and if they anticipated hiring new employees. Senior Planner Cuong Nguyen responded that this terminal is a consolidation of 2 facilities in the surrounding area and FedEx intends to transfer current employees from those facilities, as well as, hire new employees for this terminal.

Commissioner Ybarra inquired about trucks traveling during business hours.

FedEx Representative Sam Ravelo addressed the Planning Commissioners by responding that they have no outside carriers. All drivers are contracted FedEx drivers. Mr. Ravelo also indicated that the busiest truck travel time is between 4:00 p.m. – 3:00 a.m. and that FedEx looks for the quickest route to come into and out of the City, but does abide with all traffic regulations.

FedEx Representative Jennifer Nicholson also indicated that this terminal would be a consolidation of two operations that are currently located in the City of Whittier and the City of Industry. These two terminals combined currently have 200 employees and about 70% of these employees may transfer to the new terminal.

As this time the following concerned citizens addressed the Planning Commission:

Sylvia Vetrone stated that she was concerned with the route since the trucks that travel along Florence Avenue causes the homes to shake as they drive by.

Terry Rutkas stated that when his parents bought this home there was not a lot of traffic in those days, but now pictures rattle, and mirrors shake with each passing truck. Mr. Rutkus would appreciate it if the City can divert some traffic away from Florence Avenue or possibly engineer the intersection of Florence Avenue and Orr and Day Road better.

Public Works Director Noe Negrete addressed Mr. Rutkus' concerns and indicated that the City receives numerous complaints regarding the pavers, but stated that the pavers are only temporary and will be removed in a few years.

Mary Payne, Partner for Panattoni Development Company, Inc., stated that FedEx anticipates hosting a job fair upon the opening of this facility and that FedEx was making a fifteen (15) year commitment with renewal options. Mr. Payne thanked staff for all of their assistance throughout the process.

Vice Chairperson Madrigal stated that he understands residents' concerns regarding traffic issues with the I-5 expansion and the residents' request for alternate routes.

A discussion followed regarding the proposed operating hours at this FedEx terminal.

Mark Payne also stated that FedEx double trailer trucks are already driving within Santa Fe Springs and any truck without a sleeper cab likely may travel on any route; however, when a truck has a sleeper cab, which consists of approximately 3 more feet, it would likely be considered a STAA truck and, thus, must travel on a designated TAR which requires approvals from Caltrans and the City.

Barbara Levine, Senior Regional Manager for LAEDC, addressed the Planning Commission and stated that she has been working with the Planning Department, FedEx, and Panattoni on this project. Ms. Levine indicated that the proposed building is a wonderful LEED certified building and that FedEx relocating into the City will be bringing in 400 new jobs into the City of Santa Fe Springs.

Having no further questions, Chairperson Johnston closed the Public Hearing at 5:17 p.m. and requested a motion to approve Item No. 8.

City Attorney Steve Skolnik requested a roll call vote which passed with the following vote:

In favor: Commissioner Zamora, Commissioner Ybarra, Vice Chairperson Madrigal and Chairperson Johnston

Opposed: None

9. PUBLIC HEARING

Conditional Use Permit Case No. 756

A request to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

Development Plan Approval No. 882

A request to allow construction of a 2,496 sq. ft. convenience food mart building and a 3,458 sq. ft. fueling canopy. (Telegraph 76 Station)

Modification Case No. 1242

A request to allow for the reduction in required landscape area from 7,250 sq. ft. to 1,471 sq. ft., reduction in number of required parking spaces from 11 parking spaces to 6 during fuel delivery operations, and to allow a 4'-2" canopy projection beyond the 30' building setback along Alburdis Avenue. (Telegraph 76 Station)

Chairperson Johnston opened the Public Hearing for Item No. 9 at 5:18 p.m. Planning Consultant Kristi Rojas presented Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant was Leon Felus, Architect, and Faael El Shahawai, owner.

Vice Chairperson Madrigal inquired about the truck route indicated in the site plan. Planning Consultant Kristi Rojas indicated that truck route is to be used for fuel trucks and delivery trucks only.

Commissioner Ybarra asked if an air and water station was being provided. Architect Leon Felus stated that as a requirement by state law an air and water station is being installed.

Vice Chairperson Madrigal inquired as to when the project is anticipated to start and/or finish.

Planning Consultant Kristi Rojas indicated that the property is made of two lots which still need to be merged before commencing the project. Also, Architect Leon Felus indicated that it is their intent to submit to the Building Department within 2-3 weeks for plan check review and hopefully, begin construction the first of the year.

Vice Chairperson Madrigal also inquired about the tanks being removed and the buildings demolished. Architect Leon Felus stated that the tanks will be removed and the entire area is being scraped prior to construction.

Commissioner Ybarra stated that he is glad to see a new building being built in that area.

Having no further questions, Chairperson Johnston closed the Public Hearing at 5:32 p.m. and requested a motion.

Vice Chairperson Madrigal moved to approve Item No. 9; Commissioner Ybarra seconded the motion, which passed unanimously.

10. PUBLIC HEARING

Conditional Use Permit Case No. 757

A request for approval to allow the establishment, operation and maintenance of a temporary wireless telecommunications facility and related equipment on property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (Connell Design Group LLC for AT&T Mobility)

Modification Permit Case No. 1245

A request to allow the proposed temporary wireless facility to be designed in a manner that is deem not stealth, as per required in the Wireless Telecommunication Antennas Guidelines. (Connell Design Group LLC for AT&T Mobility)

Chairperson Johnston opened the Public Hearing for Item No. 10 at 5:33 p.m. Planning Consultant Kristi Rojas presented Item No. 10 before the Planning Commission. Present in the audience on behalf of AT&T Mobility was Representative Brittany Pell.

Commissioner Ybarra commented that although the temporary cell tower is ugly and that it is only going to be there for two years, it would not be as ugly as all the construction that will be going on in that area and probably wouldn't even notice it.

Vice Chairperson Madrigal inquired if a stealth monopole was even considered. Planning Consultant Kristi Rojas indicated that the temporary cell tower was being installed with a temporary foundation and that a stealth monopole would need to be installed on a permanent foundation which would not be cost effective since it's for only two years.

As this time the following concerned citizens addressed the Planning Commission:

Sylvia Vetrone stated that she would appreciate if the Planning Commission would consider requiring the applicant to move the cell tower to another location since it is such an eyesore.

Terry Rutkas inquired if a permanent site has been located or if the concrete block on that site is the new location. Director of Planning Wayne Morrell, indicated that this location is only temporary and that a permanent location is not yet known.

Director of Public Works Noe Negrete also addressed Mr. Rutkas concerns regarding the concrete block. He indicated that the concrete block is an Edison footing for a new Edison transmission pole and that Caltrans has taken over the parcels in that area and has forced the relocation of these poles. Mr. Negrete also indicated that the City has also removed the City's banner poles in anticipation of the I-5 freeway widening.

AT&T Representative Brittany Pell, indicated that AT&T is currently working on a permanent location but the design submitted for the temporary location is the fastest option without disruption of services.

City Attorney Steve Skolnik indicated that removal of the temporary cell tower is likely dependent upon the design and approval of a permanent facility.

Ms. Pell further indicated that this temporary location was chosen as to not compromise existing coverage.

Commissioner Ybarra inquired as to how far AT&T can move the temporary cell tower without compromising their coverage.

Ms. Pell indicated that due to other cell sites that need to be a certain distance from each other and the need for property/landlord approvals to allow for installation, this location was the best location to achieve the necessary coverage.

Ms. Vetrone readdressed the Planning Commission requesting further evidence to support this location since it did not make sense scientifically.

City Attorney Steve Skolnik responded by indicating that the City previously had the ability to tell carriers where and where not to go, but now that Federal Government has taken over that, and as a City we wish we could decide on this, but that it is not something we could unilaterally decide since Federal Government has taken that ability.

Planning Consultant Kristi Rojas requested that it be noted that Condition No. 11 of the Conditions of Approval be changed to include the following, "...within two years of the approval date *from the issuance of building permits.*"

Vice Chairperson Madrigal stated that it puzzles him with the advancement of technology and that within 300 yards of that site there is so much open area to locate this temporary cell tower that this location was the only option. Mr. Madrigal further stated that if the Federal Government has that much jurisdiction over this then why bring this matter before the Planning Commission to decide.

Commissioner Zamora also agreed with Vice Chairperson Madrigal that if the Federal Government has that much jurisdiction over this matter then why bring this matter before the Planning Commission to decide.

City Attorney Steve Skolnik indicated that the Planning Commission and the City has very limited jurisdiction and it is up to you (the Planning Commission) to do what you want to do with this matter.

Commissioner Zamora requested to table this matter for a future Planning Commission meeting.

City Attorney Steve Skolnik explained what tabling the matter would entail.

Director of Planning Wayne Morrell wanted the Planning Commissioners to take into consideration that the applicant needs to get the property owners to agree on placement of the cell tower and the telecommunication engineers need to agree on the location well which will take time.

Director of Public Works Noe Negrete also wanted the Planning Commissioners to consider that the further this matter is prolonged, the further it prolongs Caltrans from demolishing the buildings in that area and that this location is only a temporary location.

Vice Chairperson Madrigal inquired if Caltrans was scheduled to knock down any of those buildings before the next Planning Commission.

Director of Public Works Noe Negrete indicated that the same situation occurred in the City of Norwalk but that consideration has to be taken that Caltrans can't move forward with demolition, or contracts may expire, if this matter isn't decided upon. Mr. Negrete also stated that Caltrans will be getting rid of this site and will most likely sell within 3-4 years.

Senior Planner Cuong Nguyen stated that when he was employed with the City of Downey he recalls that property located within the City of Downey (west of the freeway) is part of a specific plan and thus may not be zoned for a telecommunication facility.

Having no further questions or comments, Chairperson Johnston closed the Public Hearing at 5:50 p.m. and requested a motion in this matter.

Vice Chairperson Madrigal moved to continue this matter to the September 8, 2014, Planning Commission meeting to include an alternate location; Commissioner Zamora seconded the motion which did not pass by the following vote:

In favor: Commissioner Zamora and Vice Chairperson Madrigal
Opposed: Commissioner Ybarra and Chairperson Johnston

Commissioner Ybarra moved to deny CUP Case No. 757 and MOD Case No. 1245;
Commissioner Zamora seconded the motion which passed with the following vote:

In favor: Commissioner Zamora, Commissioner Ybarra, and Vice Chairperson Madrigal
Opposed: Chairperson Johnston

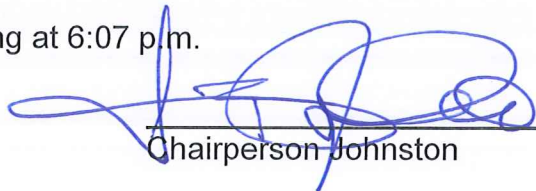
City Attorney Steve Skolnik explained to AT&T Representative Brittany Pell that she may appeal to City Council on this matter and instructed staff to explain the appeal process to Ms. Pell outside the Council Chambers.

12. ANNOUNCEMENTS

- ♦ Commissioners
None.
- ♦ Staff
None.

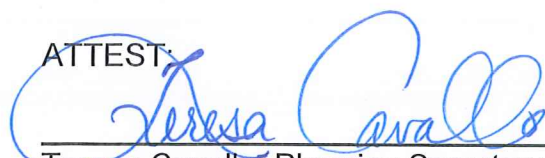
13. **ADJOURNMENT**

Chairperson Johnston adjourned the meeting at 6:07 p.m.



Chairperson Johnston

ATTEST:



Teresa Cavallo, Planning Secretary