

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
December 8, 2014**

1. CALL TO ORDER

Vice Chairperson Madrigal called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Arnold
Commissioner Zamora
Vice Chairperson Madrigal

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

Absent: Chairperson Johnston
Commissioner Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. APPROVAL OF MINUTES

Minutes of the November 10, 2014 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the November 10, 2014 meeting; Commissioner Arnold seconded the motion. The minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING - (Continued from Nov. 10, 2014 Planning Commission Meeting)

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).

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).

Vice Chairperson Madrigal opened the Public Hearing at 6:03 p.m. and requested a motion on Item No. 6.

Commissioner Arnold moved to continue Item No. 6 to January 12, 2015; Commissioner Zamora seconded the motion. There being no objections, Item No. 6 was continued to the next Planning Commission meeting on January 12, 2015.

**7. PUBLIC HEARING - (Continued from Nov. 10, 2014 Planning Commission Meeting)
Development Plan Approval Case No. 881 and Environmental Document (Mitigated
Negative Declaration and Initial Study SCH Number: 2014091050)**

A request by applicant, InterHealth Corporation, for development plan approval to construct a 35,076 sq. ft., three-story Medical Office Building (MOB) and appurtenant improvements, on the 2.327-acre property located at 12438 Bloomfield Avenue (APN: 8026-042-019) in the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone. (Allen Conception for InterHealth Corp.)

Vice Chairperson Madrigal at 6:04 p.m. opened the Public Hearing.

Director of Planning Wayne Morrell presented Item No. 7 before the Planning Commission. Present in the audience on behalf of InterHealth Corp. was James Gilmore, Sr. Vice President at BDG Architects, Inc., Clare M. Look-Jaeger, Principal Engineer at Linscott, Law & Greenspan Engineers, Allen J. Conception, Principal Planner at Planning Associates, Inc., and Dave Klinger, Vice President of Facilities and Real Estate for PIH Health.

Commissioner Zamora inquired about the possible increase of traffic on a left hand turn into the building. Director of Planning Wayne Morrell replied that a left hand turn is out of the question and was also a concern to the applicant. Also, Public Works has the ability to say, as noted within the Conditions of Approval to restrict a left hand turn.

Commissioner Arnold was also concerned with traffic along Imperial Highway and the impact of PIH employee's leaving and arriving at peak times. Commissioner Arnold also inquired if Planning had received any objections from the City of Norwalk or any Norwalk residents. If no objections were received then it should be ok to proceed. Director of Planning Wayne Morrell indicated that the City's Traffic Consultant Tom Lopez was ok with the traffic report, and that the City of Norwalk was provided with the traffic report and that they provided comments.

Commissioner Arnold commented that traffic can become congested along Imperial Highway, especially around Norwalk City Hall and the LA County Records offices. Commissioner Arnold inquired if a traffic study was done to synchronize traffic signals along Imperial Highway to allow traffic to flow better. Director of Planning Wayne Morrell responded that he would contact the City of Norwalk's Director of Community Development Bing Hyun regarding this matter.

Vice Chairperson Madrigal welcomed PIH to the City and is looking forward to seeing the site developed; however, he is also concerned about traffic along Imperial Highway and was wondering if a traffic signal would be installed to give those vehicles a change to merge onto Imperial Highway. Director of Planning Wayne Morrell replied that a traffic signal is not being proposed by the Public Works Department at this time.

City Attorney Steve Skolnik clarified that at this time the Public Works Department doesn't see a problem but reserves the right should traffic become a problem in the future.

Director of Planning Wayne Morrell read an excerpt from Item No. 7's report regarding a second turn lane.

Having no further questions or comments, Vice Chairperson Madrigal closed the Public Hearing at 6:28 p.m. and requested a motion regarding Item No. 7.

Commissioner Zamora moved to approve Item No. 7; Commissioner Arnold seconded the motion, which was unanimously approved.

8. CONSENT ITEMS

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 ITEM

Alcohol Sales Conditional Use Permit Case No. 19

Compliance review of Alcohol Sales Conditional Use Permit Case No. 19 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Wal-Mart Inc. located at 13310 Telegraph Road and within the Gateway Plaza shopping center. (Wal-Mart Inc.)

B. CONSENT ITEM

Conditional Use Permit Case No. 485-2

A compliance review of a compressed gas repackaging facility on property located at 8832 Dice Road, in the M-2, Heavy Manufacturing, Zone. (Air Liquide)

C. CONSENT ITEM

Conditional Use Permit Case No. 643-2

A compliance review of a meat processing facility on property located at 13005 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone.
(St. Michael's Chicharon)

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

Vice Chairperson Madrigal requested that Item 8B be pulled from the Consent Items.

Commissioner Arnold moved to approve Consent Items No. 8A, and 8C; Commissioner Zamora seconded the motion, which unanimously passed.

Vice Chairperson Madrigal commented that he visited the site and noticed that the applicant has metal buildings located on the property. Vice Chairperson Madrigal inquired if these metal buildings would be covered. Director of Planning Wayne Morrell replied that at some point all metal building needs to be covered since they are considered non-conforming; however, the City is not aggressively doing Code Enforcement at this time.

Vice Chairperson Madrigal indicated that he was not comfortable granting a ten (10) year extension and would want to cut the compliance review time to five (5) years. At this time Vice Chairperson Madrigal moved to approve Item No. 8B based on a compliance review being required in five (5) years instead of ten (10) years.

Senior Planner Cuong Nguyen indicated that the applicant was actually being granted an eight (8) year extension since their CUP expired two (2) years ago and that the Fire Department regularly inspects the applicant's site on a yearly basis.

Code Enforcement Officer Luis Collazo indicated that this site is regulated by the City's CUPA.

Commissioner Zamora questioned which companies surround the applicant since the smoke that comes from these buildings are a concern to the surrounding residents and the residents believe that the smoke comes from Phibro-Tech.

City Attorney Steve Skolnik clarified that a motion was on the floor and since no second was received the motion was now null and void.

Vice Chairperson Madrigal moved to approve Item No. 8B with a compliance review in seven (7) years instead of ten (10) years; Commissioner Zamora seconded the motion, which was unanimously approved.

Vice Chairperson Madrigal inquired if Planning Commission can add a condition that in seven (7) years the metal buildings are brought to code and covered. City Attorney Steve Skolnik replied that we can make a note but not needed since they are non-conforming. City Attorney Steve Skolnik requested that the minutes reflect that the Planning Commissioners expressed a hesitancy to grant any further extensions to the applicant with regards to CUP 485 unless all metal buildings are brought to conformity.

9. ANNOUNCEMENTS

◆ Commissioners

Commissioner Zamora wished everyone a Merry Christmas, a Happy New Year, and see everyone next year. God bless.

Commissioner Arnold wished everyone a Happy and Prosperous New Year and a Merry Christmas.

Vice Chairperson Madrigal wished everyone a safe and wonderful Christmas and a Happy New Year. Pray the lord to keep us in good health and strength.

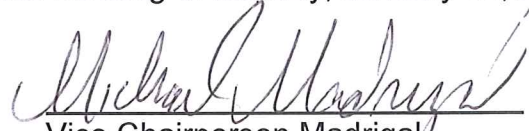
◆ Staff

Senior Planner Cuong Nguyen wished everyone a Happy New Year and a Merry Christmas. Also, at this time Senior Planner Cuong Nguyen expressed, that in his eleven (11) years of service, this is the first time that the Planning Department has put together a Year to Date presentation that will be played before the City Council and since Planning Commission is a part of our accomplishments, staff also wanted to play the presentation for the Planning Commissioners at this time.

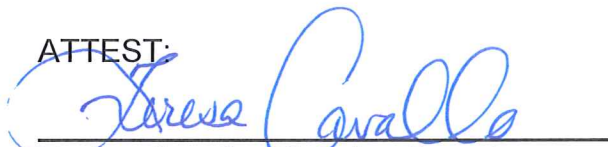
All staff members present echoed the same sentiments of the season.

10. ADJOURNMENT

At 6:50 p.m. Vice Chairperson Madrigal adjourned the meeting to Monday, January 12, 2015 at 6:00 p.m.



Vice Chairperson Madrigal

ATTEST:


Teresa Cavallo, Planning Secretary