

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
October 13, 2014**

1. CALL TO ORDER

Chairperson Johnston called the meeting to order at 4:36 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Johnston called upon Commissioner Arnold to lead the Pledge of Allegiance.

3. ROLL CALL

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

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

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:37 p.m. There being no one wishing to speak, Oral Communications were closed at 4:37 p.m.

5. APPROVAL OF MINUTES

Minutes of the September 22, 2014 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the September 22, 2014 meeting; Vice Chairperson Madrigal seconded the motion. The minutes were approved by the following roll call vote: In favor: Johnston, Madrigal, Arnold, Ybarra, and Zamora; Opposed: None; Abstained: None.

7. NEW BUSINESS

Resolution No. 48-2014

A resolution of the Planning Commission of the City of Santa Fe Springs regarding the time for regular planning meetings.

Item No. 7 was heard prior to Item No. 6 at the request of City Attorney Steve Skolnik.

City Attorney Steve Skolnik explained to the Planning Commissioners that Councilmember Moore is requesting that the Planning Commission meeting time change to 6:00 p.m. or later, to

accommodate those residents who work full time and cannot make the 4:30 p.m. meeting time.

City Attorney Steve Skolnik gave a brief history on the meeting times of the Planning Commission. A discussion ensued regarding the Planning Commission meeting times.

Vice Chairperson Madrigal moved to amend the Planning Commission meeting times to begin at 5:30 p.m. No second was received, causing the motion to become null and void.

Commissioner Arnold moved to amend the Planning Commission meetings time to 6:00 p.m. with a Study Session at 5:30 p.m. No second was received, causing the motion to become null and void.

Vice Chairperson Madrigal mentioned that a Study Session is for special meetings only. Director of Planning Wayne Morrell confirmed that a Study Session is for special cases and gave a few examples.

City Attorney Steve Skolnik indicated that at the City Council meetings if a Study Session is needed then Council will adjourn to the following meeting at an early time to accommodate for the Study Session. City Attorney Steve Skolnik indicated that if the Planning Commission wants, and if needed, can hold a Special Meeting that only requires a 24 hour notice.

A discussion ensued regarding Study Sessions and how other cities handle Study Sessions, etc.

Commissioner Ybarra inquired if a motion was necessary to maintain the same meeting time. City Attorney Steve Skolnik indicated no motion was necessary.

City Attorney Steve Skolnik called upon Councilmember Laurie Rios, who was in the audience, to clarify if this matter has been brought up at a City Council Meeting. City Attorney Steve Skolnik also indicated that most matters that are brought before the Planning Commission are business related and most of the members of the business community are only in the City during business hours.

Vice Chairperson Madrigal would like to keep the motion to move the Planning Commission meetings to 5:30 p.m. to allow for residents to attend the meetings.

Commissioner Arnold indicated that since the Planning Commissioners can request a Study Session at any time before the regular Planning Commission meetings he seconded Vice Chairperson Madrigal's motion to move the Planning Commission meetings to 5:30 p.m.

Item No. 6 was approved with the following roll call vote: In favor: Johnston, Madrigal, Arnold, and Zamora; Opposed: Ybarra; Abstained: None.

6. PUBLIC HEARING - (Continued from Sept. 8, 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).

Chairperson Johnston requested a motion to continue Item No. 6 to the next regularly scheduled Planning Commission meeting on November 10, 2014.

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

8. CONSENT ITEM

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. 42

Compliance review of Alcohol Sales Conditional Use Permit Case No. 42 to allow the continued operation and maintenance of an alcoholic beverage use permit involving the storage and wholesale distribution of alcoholic beverages including Tequila and other similar spirits at 8620 Sorensen Avenue, Unit 7, located in the Heavy Manufacturing (M-2) Zone within the Consolidated Redevelopment Project Area. (Selective Spirits, Inc.)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 62

Compliance review of Alcohol Sales Conditional Use Permit Case No. 62 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the Heavy Manufacturing (M-2) Zone. (Misa Imports)

C. CONSENT AGENDA

Conditional Use Permit Case No. 501-8

A compliance review of an open storage yard use involving empty truck trailers on property located at 11401 Greenstone Avenue (APN:8026-018-023), in the M-2, Heavy Manufacturing, Zone. (Coastal Property Holdings, LP)

D. CONSENT AGENDA

Conditional Use Permit Case No. 685-2

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

E. CONSENT AGENDA

Conditional Use Permit Case No. 692-2

A compliance review of a truck service and repair facility on property located at 11910 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone. (Rod's Truck Repair, Inc.)

F. CONSENT AGENDA

Conditional Use Permit Case No. 726-1

To allow the modification of an existing wireless tower with the replacement of three (3) wireless antennas and related equipment for property located at 9915 Cedardale Drive (APN: 8007-001-800), in the A-1 (Light Agricultural) Zone.
(Tod Petty for Base Consulting/Verizon Wireless)

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

Commissioner Arnold requested that Item 8D be pulled from the Consent Items and Vice Chairperson Madrigal requested Item 8F be pulled from the Consent Items also.

Vice Chairperson Madrigal moved to approve Consent Items No. 8A, 8B, 8C, and 8E; Commissioner Ybarra seconded the motion, which unanimously passed.

Commissioner Arnold inquired about Item 8D's Condition of Approval No. 7 stating that the condition had not been satisfied to date. Planning Consultant Paul Garcia indicated that Condition of Approval No. 7 was added in March 2010 when the CUP went before the Planning Commission.

Senior Planner Cuong Nguyen indicated that Condition of Approval No. 7 was a standard condition; however, the burden to comply was on the applicant and that at the staff level staff did not have a process to follow-up until an inspection is done again.

City Attorney Steve Skolnik stated that staff needed to have a mechanism to make sure that the applicants complies within sixty (6) days of approval.

Senior Planner Cuong Nguyen indicated that if the Planning Commission is comfortable, the Planning Department can make sure to tickle file this item and make sure to follow-up on the conditions.

Code Enforcement Officer Luis Collazo indicated that we should not put the cost to comply with Condition No. 7 on the applicant.

City Attorney Steve Skolnik indicated that since this condition is a standard condition, is this condition more than what is necessary for this applicant. Code Enforcement Officer Luis Collazo informed the Planning Commission that no phone calls for service have been received for this location and that staff sees no need to impose this cost upon the applicant and that he can go out to this location and monitor the lighting at night.

Commissioner Arnold stated that if Condition No. 7 is a standard condition for everyone else then why remove the condition for this applicant.

Code Enforcement Officer Luis Collazo indicated that Condition No. 7 is required for all new developments within the City and he would not recommend removing this condition from future projects, but since this condition was added after the initial CUP approval and we have gone this far, lets save the applicant the cost associated of complying with this condition.

Commissioner Ybarra moved to use Luis Collazo's idea.

City Attorney Steve Skolnik clarified that the motion on the floor was to amend the CUP's Condition of Approval No. 7 to state now state Staff shall make a night visit to see if the lighting (photometric) and security plan for the property is applicable to current code.

No second was received so the motion was null and void.

Vice Chairperson Madrigal moved to continue Item No. 8D to the November 10, 2014 Planning Commission Meeting and to provide a history on this location; Commissioner Arnold seconded the motion, which passed unanimously.

Vice Chairperson Madrigal wanted clarification on the visibility of the cell antennas for Item No. 8F.

Commissioner Arnold inquired if a Condition of Approval for Item 8F addressed the possible interference residential televisions, radios, etc.

Applicant Tod Petty responded that Verizon Wireless is regulated by the FCC and uses multiple frequencies that do not interfere with televisions, radios, or other cell services. Mr. Petty also indicated that the antennas height would not be any less or more visible then what is currently being utilized.

Having no further questions or comments, Chairperson Johnston requested a motion on Item 8F.

Commissioner Zamora moved to approve Item 8F; Commissioner Ybarra seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

♦ Commissioners

Commissioner Zamora thanked staff for scheduling the Planning Commissioners Workshop. Commissioner Zamora learned a lot of valuable information and insight and appreciated the workshop.

Vice Chairperson Madrigal apologized for not making the City Council meeting recognizing October as Planning Month, and encouraged everyone to take time to visit the Planning Department display in the lobby area.

Commissioner Arnold suggested that City Clerk Anita Jimenez should receive an award for the longest proclamation reading with regards to National Planning Month.

Chairperson Johnston thanked staff for everything they do and for making the Commissioners look good.

♦ Staff

Senior Planner Cuong Nguyen introduced the Planning Interns in the audience and echoed Vice Chairperson Madrigal's invitation to visit the Planning Department display in the lobby highlighting Planning, Zoning, and what residents would like to see being developed in their City. Mr. Nguyen also played a video, highlighting an area of the City taken by a drone.

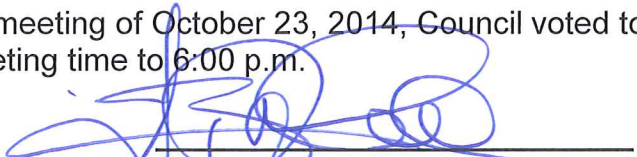
10. ADJOURNMENT

At 5:17 p.m. Chairperson Johnston adjourned the meeting to Monday, November 10, 2014 at 5:30 p.m.*

* Please note that at the City Council meeting of October 23, 2014, Council voted to move the Planning Commission meeting time to 6:00 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Chairperson Johnston