

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
January 12, 2015**

1. CALL TO ORDER

Chairperson Johnston called the meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Present: Commissioner Arnold
Commissioner Zamora
Vice Chairperson Madrigal
Chairperson Johnston

Staff: Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Gurdeep Kaur, Planning Intern
Teresa Cavallo, Planning Secretary

Absent: Commissioner Ybarra
Wayne Morrell, Director of Planning

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:03 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

5. APPROVAL OF MINUTES

Minutes of the December 8, 2014 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the December 8, 2014 meeting; Commissioner Arnold seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING - (Continued from Dec. 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 opened the Public Hearing at 6:04 p.m. and requested a motion on Item No. 6.

City Attorney Steve Skolnik explained that staff is requesting that Item No. 6 be tabled until an agreement can be reached between the applicant and the City.

Senior Planner Cuong Nguyen explained that the applicant was notified and is not present to object to this matter being tabled.

Having no further questions Chairperson Johnston closed the Public Hearing at 6:05 p.m. and requested a motion to table Item No. 6.

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

7. PUBLIC HEARING

Conditional Use Permit Case No. 759

A request for approval to modify the interior and exterior of an existing building to accommodate an indoor café with a drive-thru lane on property located at 11570 Telegraph Road (APN: 8008-004-086), within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

Chairperson Johnston opened the Public Hearing at 6:05 p.m.

Planning Consultant Paul Garcia presented Item No. 7 before the Planning Commission. Present in the audience was Jeff Herbst, Senior Project Manager with Architects Orange on behalf of applicant Starbucks Coffee Company.

Planning Consultant Paul Garcia indicated that he received two (2) phone calls in support of the project.

Vice Chairperson Madrigal inquired if the current business KFC/Taco Bell restaurant was relocating and if their lease was up. Planning Consultant Paul Garcia replied that KFC/Taco Bell restaurant is currently on a month-to-month lease and that he was unaware about KFC/Taco Bell restaurant relocating.

Vice Chairperson Madrigal also inquired if the seating area was being expanded. Planning Consultant Paul Garcia replied that the seating area was to remain the same; however, the drive-thru window was being relocated.

Commissioner Arnold inquired if any consideration was given to the architectural design with regards to the metal roof for any other locations within the Promenade. Planning Consultant Paul Garcia replied that staff felt that the architectural design was consistent with the Jack-in-the-Box and also the Promenade is in the process of undergoing an exterior remodel.

Having no further questions, Chairperson Johnston closed the Public Hearing at 6:13 p.m. and requested a motion on Item No. 7.

Vice Chairperson Madrigal moved to approve Item No. 7; Commissioner Zamora seconded the motion. Having no objections, Item No. 7 was approved unanimously.

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**

Conditional Use Permit Case No. 563-4

A compliance review of a food processing facility located on an approximately 4.2- acre site at 14420 Bloomfield Avenue, (APN: 8082-003-006), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, Zones.
(Fuji Food Products, Inc.)

B. **CONSENT ITEM - (Continued from Nov. 10, 2014 Planning Commission Meeting)**

Conditional Use Permit Case No. 685-2

A compliance review of a transportation terminal on property located at 11910 Greenstone Avenue (APN: 8026-020-051), in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

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

Vice Chairperson Madrigal indicating that he had a few questions regarding Item 8B. Vice Chairperson Madrigal inquired if all City departments had reviewed and approved the security plan. Vice Chairperson Madrigal indicated that he had visited the site in the evening hours and inquired if the lighting was standard. Senior Planner Cuong Nguyen explained that the applicant had to submit a photometric plan to Police Services and that the lighting varies upon the number of light poles that have been approved to be installed.

Having no further questions, Chairperson Johnston requested a motion regarding Item Nos. 8A and 8B.

Commissioner Zamora moved to approve Item Nos. 8A and 8B; Commissioner Arnold seconded the motion which was unanimously approved.

9. **ANNOUNCEMENTS**

♦ **Commissioners**

Commissioner Arnold wished everyone a Happy New Year and requested that the meeting be adjourned in honor of Lynda Short.

Vice Chairperson Madrigal wished everyone a Happy and Safe New Year.

Commissioner Zamora requested if we could also adjourn the meeting in honor of his grandmother Maximina Zamora.

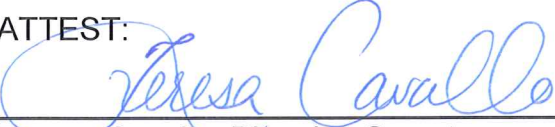
♦ **Staff**

Senior Planner Cuong Nguyen announced that the Planning Department is currently working with Planet Fitness in locating within the old movie theater site.

10. ADJOURNMENT

At 6:22 p.m. Chairperson Johnston adjourned the meeting to Wednesday, February 18, 2015 at 4:30 p.m. in honor of longtime residents Lynda Short and Maximina Zamora.

ATTEST:



Teresa Cavallo, Planning Secretary



Chairperson Johnston