

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

1. CALL TO ORDER

Vice Chairperson Zamora called the study session to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Zamora led the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairperson Zamora
Commissioner Arnold
Commissioner Johnston
Commissioner Ybarra

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Chairperson Madrigal

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:04 p.m. There being no one wishing to speak, Oral Communications were closed at 6:04 p.m.

5. MINUTES

Approval of the minutes of the September 14, 2015 Regular Planning Commission Meetings.

Commissioner Arnold moved to approve the minutes of the September 14, 2015; Commissioner Johnston seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Zone Determination No. 2015-01

A request that the Planning Commission determine that an automotive repair use is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone. (Pardo Land Use Consultants for Precise Automotive)

Vice Chairperson Zamora opened the Public Hearing at 6:05 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 6 before the Planning Commission. Present in the audience on behalf of Precise Automotive was owner David Bacchous and a consultant from Pardo Land Use.

Prior to commencing his presentation, Planning Consultant Paul Garcia provided Planning Commissioners with three (3) letters of support on behalf of the applicant.

Commissioner Johnston inquired if there was an oversight or reason why this use was omitted from the code when it was adopted.

City Attorney Steve Skolnik indicated that he had the same question but that it wasn't immediately clear due to the fact that the other uses seem every bit as intensive if not more so but staff cannot reconstruct that detail.

Commissioner Ybarra inquired if painting would be conducted at this location and if so will all necessary permits be acquired by the applicant.

Planning Consultant Paul Garcia indicated that this will be a full service automobile repair business and that the applicant would be required to pull all necessary permits from the Fire and Building Departments.

Director of Planning Wayne Morrell stated that the applicant will not be required to come back to the Planning Commission for a CUP

Having no further questions, Vice Chairperson Zamora closed the Public Hearing at 6:12 p.m. and requested a motion for Item No. 6.

Commissioner Ybarra moved to approve Item No. 6 and Resolution No. 51-2015; Commissioner Johnston seconded the motion which was unanimously approved.

7. PUBLIC HEARING

Conditional Use Permit Case No. 767

A request for approval to allow the establishment, operation, and maintenance of a recycling facility involving electronics (e-waste) within the existing approximately 10,000 sq. ft. industrial building located at 9940 Bell Ranch Road (APN: 8005-023-019), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Tycoon Materials, Inc.)

Vice Chairperson Zamora opened the Public Hearing at 6:13 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of Tycoon Materials was James Ignacio.

Commissioner Arnold commented that a lot of the e-waste that is being transported to third world countries and creating health problems in these third world countries. Commissioner Arnold inquired if the e-waste was being handled within the facility and if a special permit from AQMD is required.

James Ignacio addressed Commissioner Arnold's inquiries and stated that although, there have been stories in the news media that report that e-waste is being transported to China and being mishandled by mom and pop operations which endanger their employees, and although, there may be some truth to that, that it is not typically what occurs overseas. Mr. Ignacio stated that there are different types of recycling levels and his business is required by the Department of Toxic Substance Control (DTSC) as well as California Integrated Waste Management Board now known as CalRecycle to acquire the necessary permits and licenses before operating his use. This consists of annual auditing and that Tycoon Materials also adhere to their two

standards that consist of an Environmental Health and Safety Management System. What that System does is monitor and measures the activities for both environmental and health reasons of Tycoon Materials' employees. Mr. Ignacio further stated that the type of recycling that is being conducted at the Bell Ranch location is considered a Tier 1 type recycling which is the disassembling of these of electronics and CIT monitors. There is no crushing of glass which is a concern of DTSC.

Having no further questions, Vice Chairperson Zamora closed the Public Hearing at 6:21 p.m. and requested a motion for Item No. 7.

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

8. NEW BUSINESS

Modification Permit Case No. 1256

Request for a Modification of Property Development Standards to not provide seven (7) required parking stalls and to allow six (6) tandem parking stalls at 13225 Telegraph Road (APN's: 8011-006-017 & 8011-006-018), within the C-4, Community Commercial, Zone. (Abbas Kazemi)

Vice Chairperson Zamora called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience was the applicant Abbas Kazemi and the architect for the applicant Seth Bouman of Picard Architects.

Commissioner Ybarra thanked the applicant for bringing an update to an eyesore of a building and inquired about street parking regulations along Los Nietos Road. Planning Consultant Paul Garcia was unaware of the street parking regulations since it was not considered in the parking calculations.

Commissioner Arnold commented on the Telegraph entrance and made various suggestions to possibly improve the flow and inquired about the landscaping calculations for the project site.

Seth Bouman of Picard Architects explained that the driveway will be widened to meet Fire Department clearances and also replied to Commissioner Arnold's landscaping inquiries.

A discussion ensued regarding the Telegraph entrance and project landscaping.

Having no further questions, Vice Chairperson Zamora requested a motion for Item No. 8.

Commissioner Arnold moved to approve Item No. 8; Commissioner Ybarra seconded the motion which was unanimously approved.

9. NEW BUSINESS

Modification Permit Case No. 1257

Request for a Modification of Property Development Standards to allow the re-construction of a 1-car garage, instead of the standard required two parking spaces in a garage or carport for each dwelling unit, on property located at 10122 Jersey Avenue (APN: 8008-027-050), within the R-1, Single-Family Residential, Zone. (Jorge and Mirta Marti)

Vice Chairperson Zamora called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience was the applicant's designer Fernando Miagany.

Commissioner Johnston commented about location of the current post and how it concerned her.

Having no further questions, Vice Chairperson Zamora requested a motion for Item No. 9.

Commissioner Johnston moved to approve Item No. 9; Commissioner Ybarra seconded the motion which was unanimously approved.

10. 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. 629-3

A compliance review of a public training school involving platform diving instructions for U.S. Olympic Athletes at 15064 Shoemaker Avenue (APN: 7005-002-042), in the M-2, Heavy Manufacturing, Zone. (Amy and Andy Kwan for Pacific Diving Academy)

Since staff reports were sufficient, Vice Chairperson Zamora requested a motion regarding Item No. 7A.

Commissioner Ybarra moved to approve Item No. 10A; Commissioner Johnston seconded the motion which was unanimously approved.

11. ANNOUNCEMENTS

♦ Commissioners

Commission Ybarra rooted Go Dodgers!

Commissioner Arnold announced that he will have eye surgery on the 7th in his left eye to have a cataract removed.

Vice Chairperson Zamora wished everyone a safe Halloween.

♦ Staff

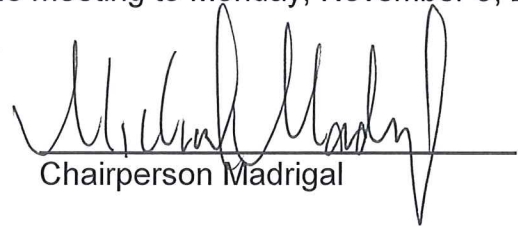
Senior Planner Cuong Nguyen introduced the Planning Department's newest interns Vince Velasco and Edgar Gonzalez. The Planning Commissioners welcomed the interns.

Senior Cuong Nguyen also provided two updates regarding the McMaster-Carr project and the new California Lottery Building.

Director of Planning Wayne Morrell reminded everyone that October is National Planning Month and to take a moment to view the exhibit located in the City's lobby.

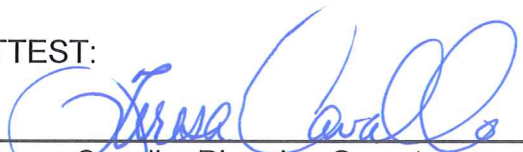
12. ADJOURNMENT

At 6:45 p.m. Vice Chairperson Zamora adjourned the meeting to Monday, November 9, 2015 at 6:00 p.m.



Chairperson Madrigal

ATTEST:



Teresa Cavallo, Planning Secretary