

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
March 9, 2015**

STUDY SESSION

1. CALL TO ORDER

Chairperson Johnston called the study session to order at 5:03 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Present: Chairperson Johnston
Vice Chairperson Madrigal
Commissioner Arnold
Commissioner Zamora

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Kristi Rojas, Planning Consultant
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor Pro Tem

Absent: Commissioner Ybarra

4. STUDY SESSION – Goodman Santa Fe Springs Logistics Center

Chairperson Johnston called upon the following people to discuss and receive input from the Planning Commission on the proposed Goodman Santa Fe Springs Logistics Center development project and draft CEQA documents:

Cuong Nguyen, Senior Planner
Marc Blodgett, Environmental Consultant
Lang Contrell, Regional Director for Goodman Birtcher
Ryan Jones, Vice President for Goodman Birtcher

The study session was recessed at 5:55 p.m.

PLANNING COMMISSION MEETING

Chairperson Johnston reconvened everyone for the Planning Commission meeting at 6:02 p.m.

5. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

6. APPROVAL OF MINUTES

Minutes of the March 9, 2015 Planning Commission Meeting

Commissioner Zamora moved to approve the minutes of the March 9, 2015 meeting; Commissioner Arnold seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

7. PUBLIC HEARING (Continued from February 18, 2015 PC Meeting)

CONDITIONAL USE PERMIT Case No. 751 and Environmental Documents

A request to allow the construction and operation of a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

ZONE VARIANCE Case No. 78

A request to vary from Section 155.384 (H)(5) to allow a reduction to the 1,000 foot separation requirements for billboards on the same side of the freeway and also to vary from Section 155.384 (H)(7) to allow a reduction to the 5-acres minimum of size requirement applied to property's with a digital billboard and specifically for property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

Chairperson Johnston opened the Public Hearing at 6:03 p.m.

City Attorney Steve Skolnik addressed the two issues that were brought up at the February Planning Commission meeting and called upon Director of Planning Wayne Morrell for further clarification.

Director of Planning Wayne Morrell addressed the Planning Commission and indicated that the applicant was in agreement to relocate the billboard to accommodate the 500 ft. distance requirement.

City Attorney Steve Skolnik further addressed the issues with regards to timing, Caltrans approving the construction of all approved billboard instead of just the Swap Meet's billboard only and indicated that with respect to how this relates to the timing of starting the other billboards and whether the Planning Commission has the ability in essence to persuade Caltrans to allow the other billboards to move forward by conditioning the approval of this billboard on Caltrans doing so, we do not have a definitive answer for you yet. He indicated that the City has attempted but to bear in mind that the Planning Commission did not have the normal gap between the last meeting and this meeting because the last meeting was in the middle of the month. Nevertheless, Mr. Skolnik indicated that the City has attempted and so far has not been able to get a definitive answer from the people at Caltrans who have the ability to give us an answer which has been hampered by some extent by the local project person with Caltrans that whom the City has dealt with throughout the freeway project is no longer local and is presently working in Sacramento working on something else has been replaced by someone who isn't nearly as knowledgeable.

The Planning Commission has this issue back before the Planning Commission tonight. Unfortunately, with no definitive answer yet as to whether there is a likelihood that Caltrans would allow the other billboards to go forward. However, if the Planning Commission imposes a condition that required Caltrans to do so in order for this billboard to go forward, Staff doesn't have the answer. And with regard to the issue of what does Caltrans mean by completion of the segment and what does it mean in terms of timing. Staff believes that Caltrans is talking about this particular segment and not the totality of the entire I-5 freeway widening project. If it is correct that Caltrans is talking about the other billboards waiting just until the completion of this segment, the estimated completion date for this segment, is either around the end of this calendar year or very early next calendar year. But the completion of the entire project would be more like sometime in 2018 and the person who Mr. Morrell talked to at the local level believes what Caltrans means is just this segment, which means as it stands right now the other billboards won't have clearance to proceed until at the earliest the end of this calendar year or early next year but we do not have that in definitive binding form from Caltrans yet.

Chairperson Johnston called upon the following individuals who wished to speak on behalf of this matter:

Pete Pirzadeh, Representative for applicant Newport Diversified, Inc. wanted to address two to three items and provide some clarification on some of the statements made by the City Attorney. Mr. Pirzadeh was here before the Planning Commission with an application for a CUP and Zone Variance on behalf of the applicant. Mr. Pirzadeh indicated that the applicant was here because they currently own a sign that has been in its present location for over 20 years, and as a result of the Caltrans widening project, the applicant is being forced to relocate that sign. The applicant is not asking for a new sign, the applicant is not asking to do something that the applicant doesn't already have in place. It is because of the freeway widening, because of that action that the applicant is here before you so that the applicant can accommodate Caltrans' needs for access to that parcel. Mr. Pirzadeh indicated that the Planning Commission has heard some objections from other folks as to the timing of what they are doing to what the applicant is doing and that the other properties, Le Fiell, as well as, the property of the gentlemen that spoke last time that those property owners also have transactions with Caltrans, it is a right away transaction. Those property owners also have their own settlements and transactions, whatever it was, it was between them and Caltrans. Their situation is that the applicant had a sign, the applicant is required to relocate the sign. The big difference is that the other two sites are asking for a new sign. So Caltrans has certain requirements. Now those property owners were more than capable, and had the same opportunities that the applicant had, to form their transactions, and structure their transactions in such a way that meet their needs. Whether those property owners did or not we did not oppose any of their CUP actions before the Planning Commission and the applicant hoped that everyone got what they all were here to obtain from the Planning Commission. Mr. Pirzadeh further indicated that the applicant was in a bind and that if the applicant did not move their sign within the time frame that Caltrans wants the sign moved, to put it simply, Caltrans' project is going to get delayed to the extent that if there is a delay in the project then the other two signs are also going to get delayed which doesn't do anyone any good. The applicant's sign as a result of the development agreement and the transaction will bring revenue to the City of Santa Fe Springs. So the sooner the applicant goes in and the sooner the applicant implements their project the City is also going to benefit. The applicant is not asking for anything special and that the applicant was just asking for the Planning Commission's support to accommodate the relocation of the sign so that the Caltrans freeway project can be completed, and so that the applicant can also relocate and replace that sign

so that the applicant is responsive to Caltrans. Mr. Pirzadeh appreciated the Planning Commission's consideration, truly appreciated the Planning Commission's consideration of the differences between this application and the application for a new sign, a brand new sign.

Director of Planning Wayne Morrell clarified it was mentioned that the sign is the same; however, for the record it should be noted that the existing sign is a static sign and not a billboard sign and what is proposed is a digital billboard.

Peter Pirzadeh thanked Director of Planning Wayne Morrell; however, Mr. Pirzadeh further indicated that the applicant had a sign, and that the applicant would've been happy with the sign, but as a result of the taking and the freeway widening impacts that the Caltrans' Project has had on the budget. As part of the transaction there was an understanding that the applicant had the ability to upgrade.

Chairperson Johnston called upon Moshe Sassover.

Moshe Sassover wanted to clarify a few points. Mr. Sassover indicated that in addition to the difference between having a static sign and having a digital sign is that the Swap Meet is asking for is actually a sign that would allow them to take advantage of the new ordinance that the City already has, which would allow them to advertise for more than just the Swap Meet. So it's not just the replacement of a sign, it's not just because it is a digital sign, it's also because it would allow them to generate revenue from advertising. In terms to the gentlemen's comment that we should've negotiated this with Caltrans since Caltrans was involved with us. The Planning Commission should know that we have not been involved with any negotiations with Caltrans with respect to anything on his property. Before Mr. Sassover bought the property Caltrans condemned part of the property for a drainage easement. At that time, when he bought the property, the billboard ordinance didn't exist. So the billboard ordinance came into effect after he bought the property and there was no possibility for any of the landowners involved with the billboards to negotiate anything with Caltrans. Mr. Sassover further indicated that when the Swap Meet is saying that they simply want their billboard and that it shouldn't have to wait, the billboard for the Swap Meet is really not as far along as his billboard. Mr. Sassover's billboard has been permitted, he has a Development Agreement with the City. The Swap Meet still has a number of steps that it has to go through. The Swap Meet still needs to negotiate their Development Agreement, which they have not done and once that is in place that agreement will come before the Planning Commission. Mr. Sassover's Development Agreement has already been in place and ready for a year and half but Mr. Sassover has had to wait for Caltrans to approve his billboard to build. Together with the City, Mr. Sassover has been trying to get Caltrans to give him their permission. Mr. Sassover indicated that there would be no harm to the Swap Meet from waiting for a certain amount of time to see if they can actually work through their process together to get Caltrans to release all of the billboards. If both the City and Mr. Sassover are able to get Caltrans to release all of the billboards the revenue to the City would start much faster since he has the first billboard with a Development Agreement in place. Mr. Sassover asked the Planning Commission to take that into consideration and give him the opportunity, together with the City, to work with Caltrans to see if they both can unlock all of these billboards together. Although, Mr. Sassover does not represent LeFiell he told the Planning Commissioner that at the last meeting he had felt that it was his obligation to make sure that the Planning Commission was aware of the fact that there was a potential problem with LeFiell's billboard. Again, Mr. Sassover requested that the Planning Commission look at the good for the overall group and the City and in his own humble opinion Mr. Sassover believes that if the Planning Commission, in their wisdom, would allow him additional time to work

through the issue with Caltrans then he could find out whether he was successful and hopefully he would be but at least he would have that opportunity.

Chairperson Johnston closed the Public Hearing at 6:24 p.m. and requested a motion.

City Attorney Steve Skolnik gave various options to the Planning Commission to consider with regards to Item No. 7.

Pete Pirzadeh also provided the option to deny the CUP application so that the applicant can appeal to City Council. Mr. Pirzadeh indicated that with all due respect due to the time constraints that the Planning Commission can deny the application or approve the application with the condition to relocate the sign to provide the 500 ft distance.

Moshe Sassover also indicated that the Planning Commission should consider approving the applicant's request with a condition that states that Caltrans give everyone the same rights. Mr. Sassover did not believe that there is any harm to the applicant and that the applicant can always appeal to the City Council and in addition to that the applicant cannot build their billboard anyway since the applicant has to go through the Development Agreement process. Mr. Sassover respectfully requested that the Planning Commission consider adding this condition.

A discussion ensued discussing the appeal process and the various actions that the Planning Commission can take.

Commissioner Madrigal asked if the City had the ability to actually get Caltrans to stop their project to make them allow all billboards be built at the same time. City Attorney Steve Skolnik replied that the City conditioning the applicant might put pressure on Caltrans and that is what Mr. Sassover hopes that imposing such a condition Caltrans will give in.

Commissioner Zamora moved to approve Item No. 7 with a condition to relocate the billboard 4 ft. to meet the 500 ft. distance requirement; Commissioner Arnold seconded the motion which passed with the following vote: In favor: Arnold, Zamora and Johnston; Opposed: Madrigal.

8. PUBLIC HEARING

ZONING TEXT AMENDMENT – Parking for Industrial Zoned Properties

Ordinance No. 1063, an ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.480 (restrict tandem parking), 155.481 (revise parking ratio), 155.487 (require truck parking), 155.491 (establish maneuvering space) and 155.497 (establish truck door dimension) of Title 15, Chapter 155 of the City Code regarding parking within industrial zoned properties.

Chairperson Johnston opened the Public Hearing meeting at 6:28 p.m. for Item No. 8. Planning Consultant Kristi Rojas presented Item No. 8 before the Planning Commission.

Commissioner Zamora inquired about the parking photos used in the presentation. Planning Consultant Kristi Rojas indicated that would be an example that the Code Enforcement would cite as of right now.

Commissioner Arnold inquired if this amendment would be retroactive to any existing facility truck facility that would have trucks parking on their site and would have the 120 ft. turning radius. Senior Planner Cuong Nguyen indicated that to address the non-confirming scenarios,

properties made non-confirming by this amendment, Staff will have to refer back to another section within the existing parking ordinance that essentially allows it to continue provided that intensification does not increase above 60%. In doing the code amendment Staff was very concerned and made sure that the amendment did not penalize buildings that are non-confirming to the amendment standards. Staff has essentially allowed those buildings to continue provided that any expansions of those buildings does not occur above 60% which is already in the City Code.

A discussion ensued to clarify the Zone Amendment as it pertains to non-confirming buildings.

Chairperson Johnston closed the Public Hearing at 6:42 p.m. and asked for a motion on Item No. 8.

Commissioner Zamora moved to approve Item No. 8; Vice-Chairperson Madrigal seconded the motion which was unanimously approved.

Senior Planner Cuong Nguyen wanted to add that current applicants have been informed that they have the opportunity to go with the existing code prior to the amendment or submit plans that comply with the new amendment.

9. NEW BUSINESS

Modification Permit Case No. 1249

Request for a Modification of Property Development Standards to not provide required parking stalls related to a proposed 15,000 sq. ft. office mezzanine at 13833 Freeway Drive (APN: 8069-014-009), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (Golden Springs Development Company)

Chairperson Johnston called upon Planning Consultant Paul Garcia to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant Golden Springs Development Company, Moshe Sassover.

Chairperson Johnston called upon Moshe Sassover to speak on this matter. Mr. Sassover wanted to clarify that the Planning Commission had the correct facts since he might be confused. The building is being shared between two different companies but Mr. Sassover wanted to make sure that the Planning Commission knew that both tenants had sufficient parking.

Commissioner Arnold inquired about the ratio for required parking spaces under the new ordinance. Planners began to calculate the ratio for the Planning Commissioners with the final results indicated that the number of parking spaces required are 428. Planning Consultant Paul Garcia clarified that currently 631 parking spaces are required but what we are looking at under the new code is that 203 less parking spaces would be required.

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

Commissioner Arnold moved to approve Item No. 9; Vice Chairperson Madrigal seconded the motion which

10. ANNOUNCEMENTS

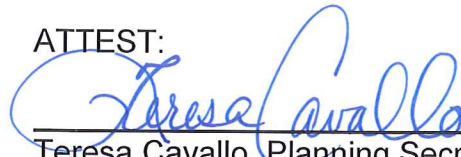
- ♦ Commissioners
Commissioner Zamora informed everyone that he attended the Quarter mania for the Women's Club and that it was a really fun event.
- ♦ Staff
Senior Planner Cuong Nguyen informed everyone that Starbucks is under construction and Jack-in-the-Box is open.

Planning Program Assistant Teresa Cavallo wished her daughter Anissa Ramirez a Happy 13th Birthday.

11. ADJOURNMENT

At 6:31 p.m. Chairperson Johnston adjourned the meeting to Monday, April 13, 2015 at 5:00 p.m.

ATTEST:



Teresa Cavallo, Planning Secretary



Chairperson Johnston