

**MINUTES
ADJOURNED REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 13, 2015**

STUDY SESSION

1. CALL TO ORDER

Chairperson Johnston called the study session to order at 5:01 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

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

4. STUDY SESSION – Universal Waste Materials Recycling Facility

Chairperson Johnston called upon the following people to discuss and receive input from the Planning Commission on the proposed Universal Waste Materials Recycling Facility project and CEQA documents:

Wayne Morrell, Director of Planning
Marc Blodgett, Environmental Consultant
Chip Clemmons, Clemmons Environmental

The following audience members addressed the Planning Commission:

Mary Tavera
Steve Leyva
Greg Padilla
Christine Amira
Miguel Hernandez
Benjamin Martinez
Isaac Hernandez
Debbie Malmontes

Susan Alvarado
Gloria Duran
Ray Rojo

Applicant Mark Blackburn also addressed the Planning Commission.

The study session was recessed at 6:50 p.m.

PLANNING COMMISSION MEETING

Chairperson Johnston reconvened everyone for the Planning Commission meeting at 6:54 p.m.

5. ORAL COMMUNICATIONS

Oral Communications were opened at 6:54 p.m. There being no one wishing to speak, Oral Communications were closed at 6:54 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; Vice Chairperson Madrigal seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

7. PUBLIC HEARING

Development Plan Approval Case Nos. 887 - 889 and Environmental Documents

A request for approval of Development Plan Approval (DPA). **DPA Case No. 887:** to allow the construction of an approximately 404,000 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 888:** to allow the construction of an approximately 506,000 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 889:** to allow the construction of an approximately 300,000 sq. ft. concrete tilt-up building (Building 3) on an approximately 54-acre site located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

PUBLIC HEARING

Tentative Parcel Map No. 73063 and Environmental Documents

Request for approval to allow the approximately +/-54-acre subject site to be subdivided into four (4) separate parcels: 729,053 sq. ft. (Proposed Parcel 1), 1,007,093 sq. ft. (Proposed Parcel 2), 560,665 sq. ft. (Proposed Parcel 3), and 85,867 (Proposed Parcel 4) for property located at 12345 Lakeland Road (APNs: 8009-022-053, 054, 055, 056, 057, 058; 8009-022-029, 030, 031 & portion of 8009-022-056), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Goodman Santa Fe Springs SPE LLC)

Chairperson Johnston opened the Public Hearing for Item No. 7 at 6:56 p.m. and requested a motion for Item No. 7. Commissioner Ybarra moved to continue Item No. 7 to the Adjourned Planning Commission meeting scheduled for April 27, 2015 at 5:00 p.m. Having no objections, the matter was ordered to be continued.

8. PUBLIC HEARING

Development Plan Approval Case No. 894 and Environmental Documents

A request for approval to construct a 58,396 sq. ft. concrete tilt-up building, on an approximately 3-acre site, located at 11904 Washington Boulevard (APN: 8169-002-043), within the M-1, Light Manufacturing, Zone. (Washington XC, LLC)

Chairperson Johnston opened the Public Hearing for Item No. 8 at 6:57 p.m. Planning Consultant Paul Garcia presented Item No. 8 before the Planning Commission. Present in the audience was Marc Blodgett, Environmental Consultant and Robert Demmond, Architect on behalf of the Applicant Washington XC, LLC.

Commissioner Arnold inquired if the Applicant had any disagreement with any of the Conditions of Approval. Planning Consultant Paul Garcia responded that the Applicant and the City came to an agreement prior to bringing this matter before the Planning Commission

Vice Chairperson Madrigal inquired if the building was being developed to be sold or leased. Representatives for Applicant Washington XC, LLC indicated that they are in negotiations with various interested parties.

Having no further questions, Chairperson Johnston closed the Public Hearing at 7:04 p.m. and requested a motion for Item No. 8.

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

9. 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. 9

Compliance review of Alcohol Sales Conditional Use Permit Case No. 9 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of alcoholic beverages for on-site customer consumption at The Holiday Tavern, located at 10915 Norwalk Boulevard in the Community Commercial (C-4) Zone. (The Holiday Tavern)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 43

Compliance review of Alcohol Sales Conditional Use Permit Case No. 43 to allow the continued operation and maintenance of an alcoholic beverage sales use for on-site consumption by Mariscos Sol Y Mar Restaurant located at 8021 Norwalk Boulevard, within the Cefalia Center in the Community Commercial (C-4) Zone. (Ramona Valdez, Mariscos Sol Y Mar Restaurant)

C. CONSENT ITEM

Modification Permit Case No. 1152-4

A compliance review for a modification permit allowing the reduction of required parking related to a 2,569 sq. ft. storage mezzanine within the existing industrial warehouse building located at 13181 Flores Street, (APN: 8011-014-056), in the M-2, Heavy Manufacturing Zone. (Kenon Electronics, Inc.)

D. CONSENT ITEM

Conditional Use Permit Case No. 613-3

A compliance review of a religious and educational facility located on the 1.92-acre, abandoned railroad right-of-way property between Slauson Avenue and Burke Street at 11690 Slauson Avenue and 11721 Burke Street, in the R-3-PD, Multiple Family Residential-Planned Development Overlay, Zone. (Steve Kladouris for Kingdom Hall of Jehovah's Witness).

E. CONSENT ITEM

Conditional Use Permit Case No. 736

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 736 to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing zoning district. (Wakou USA)

Since staff reports were sufficient, Chairperson Johnston requested a motion regarding Item Nos. 9A - 9E.

Commissioner Ybarra moved to approve Item Nos. 9A – 9E; Commissioner Zamora seconded the motion which was unanimously approved by the following roll call vote: In Favor – Arnold, Johnston, Madrigal, Ybarra and Zamora; Opposed – None.

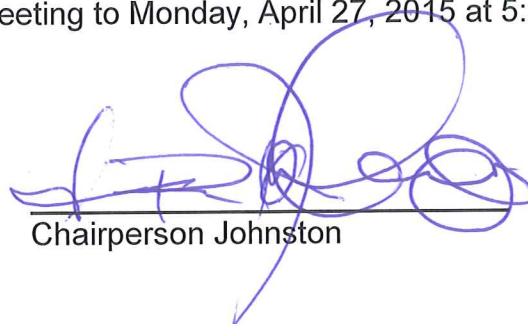
10. ANNOUNCEMENTS

- ♦ Commissioners
Commissioner Zamora hoped that everyone enjoyed their Easter Sunday with their families.
- ♦ Staff
Planning Intern Gurdeep Kaur wished everyone a Happy Earth Day.

Senior Planner Cuong Nguyen wanted to mention, since Commissioner Arnold brought up the Conditions of Approval, that historically we used to have the Applicant sign an Affidavit after the fact and found that it worked much better that we actually obtain consensus on the conditions prior to bringing the matter before the Planning Commission. Standard procedures have been established and we now require the Applicant provide us in writing an agreement with the conditions. Commissioner Arnold inquired what the procedure is if the Applicant disagrees with a condition. Senior Planner Cuong Nguyen replied that the conditions are all hashed out before bringing the matter before the Planning Commission and if the Applicant still does not agree with the condition then the matter is brought before the Planning Commission with an indication that the issue has yet to be resolved.

11. ADJOURNMENT

At 7:09 p.m. Chairperson Johnston adjourned the meeting to Monday, April 27, 2015 at 5:00 p.m.



Chairperson Johnston

ATTEST:



Teresa Cavallo, Planning Secretary