

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 27, 2015**

1. CALL TO ORDER

Vice Chairperson Madrigal called the study session to order at 5:04 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL

Present: 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
Tom Lopez, Public Works Traffic Consultant

Absent: Chairperson Johnston

Council: Mayor Laurie Rios

4. ORAL COMMUNICATIONS

Oral Communications were opened at 5:05 p.m. There being no one wishing to speak, Oral Communications were closed at 5:05 p.m.

5. MINUTES

Approval of the minutes of the April 13, 2015 Adjourned Regular Planning Commission Meeting.

Commissioner Zamora moved to approve the minutes of the April 13, 2015 Planning Commission meeting; Commissioner Ybarra seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING – Continued from April 13, 2015 Planning Commission Meeting
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)

See Item No. 7 below.

**7. PUBLIC HEARING - Continued from April 13, 2015 Planning Commission Meeting
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)

City Attorney Steve Skolnik notified everyone that both Item Nos. 6 and 7 would be heard jointly.

Vice Chairperson Madrigal opened the Public Hearing at 5:06 p.m. for Item Nos. 6 and 7. Senior Planner Cuong Nguyen presented Item Nos. 6 and 7 before the Planning Commission. Present in the audience: Marc Blodgett, Environmental Consultant for City of Santa Fe Springs, Lang Contrell, Regional Director for Goodman Birtcher, Ryan Jones, Vice President for Goodman Birtcher, Jaime Cruz, Architect HPA for Goodman Birtcher, and Fred Minagar, Traffic Consultant for Goodman Birtcher.

Senior Planner Cuong Nguyen distributed a letter to the Planning Commissioners that Staff received against the development project. City Attorney Steve Skolnik indicated that the letter is a boiler plate and that a response is not warranted since it does not have specific allegations on how it is non-compliant with CEQA, if it did then we would be required to respond and we do not believe that there are any CEQA violations with regard to what we are proposing.

Vice Chairperson Madrigal stated that the letter references that the project does not meet the City's Zoning Code but that it was not specific. Senior Planner Cuong Nguyen stated that the project did not require any modifications or zone variance entitlements and that the project met the City's zoning standards. City Attorney Steve Skolnik commented that the letters was written by someone who did not have knowledge or the specifics of the property.

Commissioner Ybarra wanted to acknowledge the Planning staff for providing such an informative Agenda package and to keep up the good work.

Commissioner Arnold inquired about the traffic impact study referencing data from 2013 and modified by an increase of one percent. Commissioner Arnold further inquired if the study took into consideration the economic upswing. Environmental Consultant Marc Blodgett replied that the 2013 data was the most recent and that a growth factor was taken into consideration as a protocol from various regional agencies that follow Caltrans. Mr. Blodgett also indicated that when this project begun because of the recession in 2008 – 2012, it was found that as much as a 20% decline in traffic was noted within many of the surrounding cities. However, in 2013 the rebound was very robust at that point, and if you look at this part in Santa Fe Springs there has not been much change.

Commissioner Arnold also inquired if the study took into consideration the approval of the large FedEx project and the added traffic that project will add to both Bloomfield and Florence Avenues. Environmental Consultant Marc Blodgett indicated that the cumulative traffic analysis is a two tier study that looked at the regional growth but a list was compiled of related projects that are within the City itself and took into consideration projects that have been approved, under construction or that are being contemplated were all a part of this cumulative analysis including the FedEx project and the Heritage Springs Apartment project.

Commissioner Arnold indicated that the traffic impact report did not really improve the grade of the intersections. Mr. Blodgett replied that they call that grade “a level of service” and one of the things to remember is that this project is very large at 58-acres and that it would be very difficult to do any kind of development in an urbanized setting like Santa Fe Springs that wouldn’t create measureable traffic and in many of these redevelopment sites they are able to make an adjustment for the existing or previous use. They did not do that to try to cook the books. When the refinery was operational, the refinery generated a lot of traffic, but they treated the traffic analysis for this land as if it was a barren piece of land. The traffic generation that is shown in the level of service impact did not take into account any of this previous use so that was especially challenging. They did, however, wanted to make sure that this project would not exacerbate an existing condition and make a significant adverse impact as defined by the Los Angeles County Congestion Management Plan, Los Angeles County, or the City, so they were able to do that with the various mitigation measures they have identified. Also, in the alternatives analysis they looked at this project and, it is a 58-acre site being developed with warehousing distribution, but what about other land uses, what if it was residential or office space being developed. Early on in their work they found that as development goes, even though this is a distribution facility, other development scenarios could create much higher levels of traffic. They feel very comfortable that this project through the mitigation will certainly not make the conditions worse.

Commissioner Ybarra commented that the building design looks great and can’t wait to get rid of the eye sore currently there.

Having no further questions, Vice Chairperson Madrigal closed the Public Hearing at 5:28 p.m. and requested a motion.

Chairperson Zamora moved to approve all staff recommendations contained in Item Nos. 6 and 7; Commissioner Ybarra seconded the motion which was unanimously approved by the following roll call vote: In Favor – Ybarra, Arnold, Zamora and Madrigal; Opposed – None.

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. 340-7

A compliance review of an auto dismantling facility located on an approximately 2.87- acre site located at 10950 Norwalk Boulevard, (APN: 8009-022-050), in the M-2, Heavy Manufacturing, and BP, Buffer Parking, zones. (Lakenor Auto and Truck Salvage, Inc.)

B. CONSENT ITEM

Conditional Use Permit Case No. 393-2

A compliance review of sandwich shop located at 10016 Pioneer Boulevard, (APN: 8005-010-011), in the M-L, Limited Manufacturing. (Carol's Cafe)

C. CONSENT ITEM

Conditional Use Permit Case No. 729-2

A compliance review of a precious metals foundry facility located at 8444 Secura Way, (APN: 8168-026-004), in the M-1, Light Manufacturing Zone. (Robert Caro Company)

Since staff reports were sufficient, Vice Chairperson Madrigal requested a motion regarding Item Nos. 8A – 8C.

Commissioner Ybarra moved to approve Item Nos. 8A – 8C; Commissioner Zamora seconded the motion which was unanimously approved by the following roll call vote: In Favor – Arnold, Madrigal, Ybarra and Zamora; Opposed – None.

9. ANNOUNCEMENTS

♦ Commissioners

Commissioner Ybarra complemented staff on their work in preparing the Agenda for this meeting. Everything that Commissioner Ybarra looks for was there and labeled.

Commissioner Arnold also complemented staff and knew that it took a lot of time and effort to prepare the Agenda for this meeting and knows that everyone including the architects and owners have done a great job.

Commissioner Zamora echoed the same sentiments about staff's hard work and making it easier for him to review the Agenda and being there to answer his questions.

♦ Staff

Senior Planner Cuong Nguyen announced that Planning Intern Gurdeep Kaur is leaving the City of Santa Fe Springs and joining the City of Bellflower as an Assistant Planner.

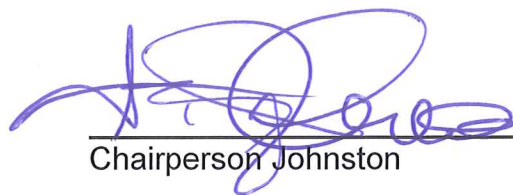
Planning Intern Gurdeep Kaur expressed that she wanted to thank the Planning Commission and Planning Staff, they are intelligent and hardworking and truly great mentors.

Everyone wished Gurdeep the best.

Director of Planning Wayne Morrell announced that he will be missing Gurdeep tremendously, and in the future Planning Intern Eli Sandoval will be leaving since he has been accepted to Cornell University for his Master's Degree. As mentioned they are well trained then they move on but Gurdeep was the one that prepared the City's Drought Tolerant Landscape Ordinance and he has a lot of studying to do since she is leaving with a wealth of information. Mr. Morrell is very fortunate to have a great group of staff members also.

10. ADJOURNMENT

At 5:35 p.m. Vice Chairperson Madrigal adjourned the meeting to Monday, May 11, 2015 at 6:00 p.m.


Chairperson Johnston

ATTEST:


Teresa Cavallo, Planning Secretary