

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
May 11, 2015**

1. CALL TO ORDER

Chairperson Johnston called the study session to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Johnston called upon Commissioner Ybarra 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

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. PUBLIC HEARING

Conditional Use Permit (CUP) Case No. 748-2

A request to amend the existing Conditional Use Permit (CUP 748) to allow applicant the flexibility to individually develop/use the six (6) satellite parking sites, based on growth demand, rather than limit themselves to the four (4) original parking plans previously developed for the six (6) satellite parking sites and also to clarify/modify existing conditions of approval to be more specific to the development/use of each individual satellite parking location for properties located at 11720 Greenstone Ave (APN: 8026-018-015), 12017 Greenstone Ave (APN: 8026-020-080), 11801 – 11829 Shoemaker Ave (APNs: 8026-020-038, 024, 022, 048, and 049), 11735, 11741 & 11813 Shoemaker Ave (APNs: 8026-020-081, 009, and 037), in the M-1 (Heavy Manufacturing) and M-2 (Heavy Manufacturing) Zones. (Pancal 11525 Shoemaker LLC - for FedEx Ground Package System, Inc.)

Chairperson Johnston opened the Public Hearing at 6:03 p.m. for Item No. 5. Senior Planner Cuong Nguyen presented Item No. 5 before the Planning Commission.

Having no questions, Chairperson Johnston closed the Public Hearing at 6:08 p.m. and requested a motion.

Commissioner Zamora moved to approve Item No. 5; Vice Chairperson Madrigal seconded the

motion, which was unanimously approved.

6. PUBLIC HEARING

Conditional Use Permit Case No. 764

A request by T-Mobile for ex-post facto approval to add three new additional antennas for a total of nine (9) antennas, three new RRUs (Remote Radio Units), and an upgrade to the DC power for an existing unmanned wireless telecommunication facility located on a ±142'-0" high Southern California Edison transmission tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

Chairperson Johnston opened the Public Hearing at 6:09 p.m. for Item No. 6 and requested a motion regarding staff's recommendation to continue Item No. 6 to the next regularly held Planning Commission meeting scheduled for June 8, 2015.

Commissioner Zamora moved to continue Item No. 6; Commissioner Arnold seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Development Plan Approval Case No. 893

A request for approval to allow the construction of an approximately 185,000 sq. ft. concrete tilt-up building and related improvements, on an approximately 9.68-acre site, located at 13341 Cambridge Street (APN: 8059-001-018), within the M-2, Heavy Manufacturing, Zone. (Cambridge Springs, LLC)

Chairperson Johnston opened the Public Hearing at 6:10 p.m. for Item No. 7. Senior Planner Cuong Nguyen presented the matter before the Planning Commission. Moshe Sassover was present in the audience on behalf of applicant Cambridge Springs, LLC.

Senior Planner Cuong Nguyen provided the Planning Commissioners with a copy of a letter received on Friday, May 8th from the Air Quality Management District (AQMD) in relation to the Notice of Intent filed with the County Clerk. Staff received the letter after the Agenda was prepared so there is no mention of AQMD's comments within the staff report; however, staff would like to note that staff has responded to AQMD's comments earlier in the day.

Vice Chairperson Madrigal inquired about AQMD's worry with the surrounding school. Senior Planner Cuong Nguyen replied that AQMD is concerned about sensitive receptors mainly the high school adjacent to the project.

City Attorney Steven Skolnik explained that receptors refers to the students at the school, the people who would potentially be impacted by this based on their proximity to the project. AQMD raised a very general concern about how close the school is to the project. AQMD's concern is not terribly specific but just about how close the school is to this project and just a concern on the impacts on students that close has not be adequately analyzed and the response that City Staff provided to AQMD indicates the manner in which those potential impacts were evaluated and they were evaluated with a recognized methodology using tables that are utilized in this type of analysis and this conclusion is that the impacts will not exceed local significant thresholds and, therefore, there is nothing to be concerned about with regard to this particular issue.

Environmental Consultant Marc Blodgett indicated that the only comment from AQMD revolved

around the sensitive receptor John Glenn High School. In fact, John Glenn High School was the sensitive receptor identified in the CEQA documents prepared by Environmental Consultant Marc Blodgett and for that reason he went through a detailed analysis that demonstrated both the long term and short term (construction machines) that would not impact the school. The applicant will be well below the thresholds and the trucks leaving and going to the site will be going away from the school.

Commissioner Arnold inquired about the measures being used to mitigate asbestos removal during demolition. Environmental Consultant Marc Blodgett referred to the CEQA documents provided to the Commissioners and indicated that asbestos and lead containing paints are a concern because the age of the building but that the contractors on site doing that removal are well versed in the requirements they must adhere to in both the removal, handling, on site retention and ultimately the disposal of these materials.

Having no further questions, Chairperson Johnston closed the Public Hearing at 6:25 p.m. and requested a motion.

Commissioner Arnold moved to approve staff's recommendation for Item No. 7; Commissioner Ybarra seconded the motion, which was unanimously approved.

8. NEW BUSINESS

Modification Permit Case No. 1251

Request for a Modification of Property Development Standards to not provide required parking stalls related to a proposed 5,800 sq. ft. office mezzanine at 14820 Mica Street (APN: 8069-014-009), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone and the M-2, Heavy Manufacturing, Zone. (Golden Springs Development Company)

Chairperson Johnston called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience was Moshe Sassover on behalf of the applicant Golden Springs Development Company and representatives for the future occupant US Corrugated.

City Attorney Steve Skolnik explained the requirements for the number of parking spaces for a project like this is a mathematical function based on the size of the building and is fundamentally nonspecific as to the type of business located within the property. It could be that specific business needs might be drastically below what is required by the code and in this circumstance the mezzanine being added on, for office purposes, adds to the square footage calculations yielding a higher parking requirement.

Commissioner Arnold inquired how the applicant was being affected by the new parking ordinance approved by the City Council. Planning Consultant Paul Garcia replied that if this matter was filed subsequently to the adoption of the new parking ordinance there would be approximately 261 parking spaces less that would've been required.

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

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

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

CONDITIONAL USE PERMIT CASE NO. 594-9

A compliance review of a cement batch facility located at 13651 Rosecrans Avenue (APN: 8059-029-010), in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Bender Ready Mix)

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

Commissioner Ybarra moved to approve Item No. 9A; Commissioner Arnold 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 wished all the mothers, sisters, aunts and grandmothers who are mothers to children a Happy Mother's Day and hopefully they had blessed day and every day we should be thankful to them.

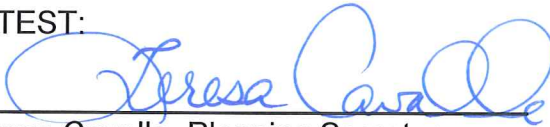
♦ Staff

Senior Planner Cuong Nguyen announced that Starbucks in the Santa Fe Springs Promenade is open.

11. ADJOURNMENT

At 6:38 p.m. Chairperson Johnston adjourned the meeting to Monday, June 8, 2015 at 6:00 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Chairperson Johnston