

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
December 14, 2015**

1. CALL TO ORDER

Commissioner Ybarra called the meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ybarra led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Arnold
Commissioner Jimenez
Commissioner Johnston
Commissioner Mora
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

Council: Councilmember Zamora

Absent: None

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:05 p.m. There being no one wishing to speak, Oral Communications were closed at 6:05 p.m.

5. ELECTION OF OFFICERS FOR 2015-2016

The bylaws require the election of Commission Officers.

City Attorney Steve Skolnik explained the process of the election of officers for the Planning Commission and instructed Commissioner Ybarra to open the nominations for Chairperson.

Commissioner Ybarra opened the nominations for Chairperson. Commissioner Arnold nominated Commissioner Ybarra for Chairperson. No objections were received. Commissioner Ybarra accepted the nomination and was unanimously voted the new Chairperson.

City Attorney Steve Skolnik furthermore instructed Chairperson Ybarra to open the nominations for Vice Chairperson.

Chairperson Ybarra opened the nominations for Vice Chairperson and nominated Commissioner

Arnold. No objections were received. Commissioner Arnold accepted the nomination and was unanimously voted the new Vice Chairperson.

6. MINUTES

The minutes of both the November 9, and December 14, 2015 Regular Planning Commission Meetings will be brought before the Planning Commission for approval at the January 11, 2016 meeting.

7. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 623

A request for approval to allow the establishment, operation, and maintenance of electronic waste recycling activities in conjunction with an existing City Franchise Rubbish Hauler use on property located at 12739 Lakeland Road (APN: 8011-016-022), in the M-2, Heavy Manufacturing, Zone. (CR&R Incorporated)

Chairperson Ybarra opened the Public Hearing at 6:07 p.m. for Item No. 7 and called upon Planning Consultant Paul Garcia to present Item No. 7 before the Planning Commission. Also, present in the audience on behalf of the Applicant CR&R Incorporated was Representative Dan Stepanian.

Commissioner Johnston inquired if any disassembling was being conducted at this location. Planning Consultant Paul Garcia replied that only storage and sorting of materials is being conducted.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:13 p.m. and requested a motion.

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

8. PUBLIC HEARING

Conditional Use Permit Case No. 750 and Environmental Documents

A request to allow the construction and operation of a new 50-foot tall digital billboard with display area of 14'x48' on property located at 13711 Freeway Drive (APN: 8069-015-055), in the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone. (Bulletin Displays, LLC).

Please see Item No. 10

PUBLIC HEARING

9. Zone Variance Case No. 76

A request for a reduction of the 5-acre minimum size requirement as set forth in Section 155.384 (H)(7) of the zoning regulations for property's with a digital billboard and specifically for property located at 13711 Freeway Drive (APN: 8069-015-055), in the M-2-FOZ, Heavy Manufacturing - Freeway Overlay Zone. (Bulletin Displays, LLC).

Please see Item No. 10

10. PUBLIC HEARING

Resolution No. 53-2015 - Recommending that the City Council adopt Ordinance No. 1069, approving a Development Agreement by and between the City of Santa Fe Springs and Bulletin Displays, LLC, a California Limited Liability Company.

City Attorney Steve Skolnik notified the Planning Commission that Item Nos. 8, 9 and 10 will be heard together.

Chairperson Ybarra opened the Public Hearing at 6:16 p.m. for Item Nos. 8, 9 and 10 and called upon Senior Planner Cuong Nguyen to present Item Nos. 8, 9 and 10 before the Planning Commission. Also, present in the audience on behalf of the applicant Bulletin Displays were various representatives.

Director of Planning Wayne Morrell notified the Planning Commission that the Development Agreement before the Planning Commission for consideration has minor changes to the body of the Agreement that makes references to various sections that do not line up. Mr. Morrell further stated that another item that was discovered after the Agreement was drafted, that there is technology available that can utilize a billboard for telecommunications also, which would allow the City to negotiate with the billboard owner in terms of a shared portion of the revenue.

City Attorney Steve Skolnik indicated that these changes would be incorporated into the agreement prior to being brought before the City Council for consideration should the Planning Commission recommend such.

Vice Chairperson Arnold inquired about the annual fee being spelled out differently than the numeric amount shown and requested that this also be corrected to reflect the correct amount.

Commissioner Mora inquired about the material that will be displayed. Senior Planner Cuong Nguyen indicated that there are limitations set forth in the ordinance to what can be displayed, but the material to be displayed would be negotiated between the billboard owner and the advertiser.

Chairperson Ybarra commented that the freeway expansion has been a nuisance for everyone but that everything is looking good making the City look good also.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward.

Mark Cutler, President for Bulletin Displays, LLC stated that he feels like he is coming home since his father's business was located in Santa Fe Springs on Shoemaker Avenue for fifty years. Mr. Cutler is glad to be able to do such an aesthetically pleasing sign for the City and wished to thank Director of Planning Wayne Morrell, City Attorney Steve Skolnik, Senior Planner Cuong Nguyen for all their help and to let the Planning Commission know that these gentlemen worked really hard to bring such a beautiful sign to the City.

Vice Chairperson Arnold wanted to congratulate the designer of the sign for incorporating the City logo into the design and commented that the sign will really enhance the Southern entrance to the City.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:30 p.m. for Item Nos. 8, 9 and 10 and requested a motion.

Vice Chairperson Arnold moved to approve Item Nos. 8, 9 and 10; Commissioner Mora seconded the motion which was unanimously approve.

11. PUBLIC HEARING

Resolution No. 52-2015 – Recommending that the City Council adopt Ordinance No. 1068, clarifying and imposing an express ban on marijuana cultivation/propagation, product labeling, storing, processing, transporting, delivery, sales/barters, dispensaries and cooperatives and testing laboratories in the City.

Chairperson Ybarra opened the Public Hearing at 6:30 p.m. for Item No. 11 and called upon Director of Planning Wayne Morrell to present Item No. 11.

City Attorney Steve Skolnik wanted to mention that there may be a statewide ballot initiative to legalize marijuana for recreational use in the upcoming November ballot. The proposed ordinance has a provision written into it that states if any aspect of State or Federal law overrides this ordinance then the ordinance takes a backseat to State or Federal law. So if the voters do anything that renders the ordinance unenforceable, the ordinance will automatically defer to anything the State does.

A discussion ensued regarding the legalization of marijuana for recreational uses at the State and Federal levels.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward.

Having received no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:48 p.m. for Item No. 11 and requested a motion.

Vice Chairperson Arnold moved to recommend to the City Council to adopt Item No. 11; Commissioner Jimenez seconded the motion which was unanimously approved.

12. 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. 731-1

A request for a compliance review for the continued operation of a meat processing facility, within an 11,000 sq. ft. building, located at 13044 Park Street (APN:8011-014-031), approximately ±469 lineal feet east of the centerline of Shoemaker Avenue in the M-2, Heavy Manufacturing Zone. (Quentin Meats, Inc.)

Since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item No. 12A.

Commissioner Johnston moved to approve Item No. 12A; Commissioner Mora seconded the motion which was unanimously approved.

13. ANNOUNCEMENTS

Chairperson Ybarra wanted to recognize and congratulate newly appointed City Councilmember, former Planning Commissioner Joe Angel Zamora. Everyone congratulated Councilmember Zamora.

- ♦ Commissioners

Chairperson Ybarra welcomed the two newly appointed Planning Commissioners.

Vice Chairperson Arnold also welcomed both newly appointed Planning Commissioners.

Commissioner Johnston announced that this Planning Commission meeting will be her last and that someone new will be appointed in her place. Everyone thanked Ms. Johnston for her service.

- ♦ Staff

Senior Planner Cuong Nguyen wished everyone a Happy Holiday and provided an update on the following projects:

1. McMaster-Carr is moving forward with finishing their front parking area related to the office remodel. As a result, the California Lottery building is currently being demolished.

Planning Consultant Paul Garcia wished everyone Happy Holidays and well wishes to the outgoing Planning Commissioner and welcomed the new Planning Commissioners.

Director of Planning Wayne Morrell welcomed the new Planning Commissioners and personally thanked Commissioner Johnston for her guidance and her service while she served on the Planning Commission.

Director of Planning Wayne Morrell congratulated Chairperson Ybarra for 5 years of service on the Planning Commission.

Also, Director of Planning Wayne Morrell also wished everyone Compliments of the Season.

Planning Secretary Teresa Cavallo also wished everyone Happy Holidays and announced that Director of Planning Wayne Morrell will be recognized for 25 years of services with the City. Ms. Cavallo also thanked Commissioner Johnston for her service and expressed how much Ms. Johnston will be missed and welcomed the newly appointed Planning Commissioners.

14. ADJOURNMENT

At 6:55 p.m. Chairperson Ybarra adjourned the meeting to Monday, December 14, 2015 at 6:00 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Chairperson Ybarra