

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 8, 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 Vice Chairperson Madrigal 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
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor
Jay Sarno, Councilmember

4. 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.

5. MINUTES

Approval of the minutes of the April 27, 2015 and May 11, 2015 Planning Commission Meetings.

Commissioner Zamora moved to approve the minutes of the April 27, 2015 and May 11, 2015 meetings; Commissioner Arnold seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING – Continued from the May 11, 2015 Planning Commission Meeting
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 6:04 p.m. and requested a motion to continue Item No. 6.

Vice Chairperson Madrigal moved to continue Item No. 6 to the next regularly scheduled Planning Commission meeting; Commissioner Zamora seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879, Tentative Parcel Map No. 72288, Modification Permit Case No. 1255, and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), a Transfer Station (TS), and to construct a 20,000 sq. ft. building associated with the MRF, TS, to subdivide/consolidate the two existing parcels into one parcel, and to not provide all of the required number of parking spaces on the 3.81-acre property at 9010 Norwalk Boulevard (APN: 8168-014-015) and 9016 Norwalk Boulevard (APN: 8168-001-014), in the M-2, Heavy Manufacturing Zone. (Roy Furuto for Universal Waste Systems, Inc.)

City Attorney Steve Skolnik addressed the Planning Commission and the audience present for Item No. 7. Mr. Skolnik explained that this matter was not being heard before the Planning Commission but being continued to an adjourned meeting.

A discussion ensued regarding continuing Item No. 7 to a date that was agreeable to everyone.

Vice Chairperson Madrigal made a motion to continue Item No. 7 to the next regularly scheduled Planning Commission on July 13, 2015. A second was not received.

Commissioner Arnold made a motion to continue Item No. 7 to an adjourned meeting for June 22, 2015. Commissioner Zamora seconded the motion which passed with the following roll call vote: In favor: Arnold, Zamora and Johnston; Opposed: Madrigal.

Chairperson Johnston opened the Public Hearing at 6:12 p.m. and asked if anyone in the audience wished to speak on this matter.

Concerned resident Gloria Duran expressed her concerns, regarding the noticing of this meeting, before the Planning Commission.

City Attorney Steve Skolnik requested a formal motion be made.

Commissioner Arnold made a motion to continue Item No. 7 to an adjourned meeting for June 22, 2015. Commissioner Zamora seconded the motion which passed with the following roll call vote: In favor: Arnold, Zamora and Johnston; Opposed: Madrigal.

Having no further comments or questions, Chairperson Johnston closed the Public Hearing at 6:16 p.m.

City Attorney Steve Skolnik requested to address comments and concerns regarding noticing. Mr. Skolnik indicated that there will be notice given to all the properties within 500 ft. for the meeting on June 22, 2015, and that there wasn't that notice given for this meeting because by then staff already knew that this matter was going to be continued. Staff did not want to cause those people to come here knowing that this item needed to be continued, that being a part why

there was less awareness regarding today and hopefully, there will not be a lack of awareness for the June 22, 2015 meeting.

Director of Planning Wayne Morrell further added that staff goes beyond the 500 ft. radius. Staff has created a master list of all the individuals that have expressed an interest in this project and will also be notified. Although, you saw this information in the Whittier Daily News, no one from the Whittier Daily News spoke with Staff or else it would have indicated to be continued and not heard at this meeting today.

8. PUBLIC HEARING

Development Plan Approval Case No. 897 & Modification Permit Case No. 1253

A request for approval to construct a 48' high silo, and related equipment, within an existing truck dock area and a request for a Modification of Property Development Standards to not screen the 48' high silo, and related equipment, 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 Director of Planning Wayne Morrell to present Item No. 8 before the Planning Commission.

Vice Chairperson Madrigal inquired about the life span of a silo. An audience member's response was 30-40 years.

Chairperson Johnston opened the Public Hearing for Item No. 8 at 6:24 p.m. and inquired if anyone wished to speak on this matter.

Having no further questions, Chairperson Johnston closed the Public Hearing at 6:25 p.m. and requested a motion for Item No. 8.

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

9. NEW BUSINESS

Modification Permit Case No. 1252

Request for a Modification of Property Development Standards (MOD) Permit to eliminate 13 required parking stalls located in the rear parking area (along the southeast corner of the lot) and instead temporarily use said area for open storage on property located at 12234 Florence Avenue (APN: 8009-022-064), within the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Fortune Metal, Inc.)

Chairperson Johnston called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission.

Commissioner Arnold inquired if the parking would meet the current revised parking regulation. Senior Planner Cuong Nguyen replied that unfortunately no and that the new parking standards only benefits buildings that are greater than 100,000 sf.

Vice Chairperson Madrigal inquired about the parking being eliminated and if any ADA parking was being eliminated. Senior Planner Cuong Nguyen replied that no ADA parking was being eliminated. That the parking being eliminated was located to the rear of the building.

Commissioner Arnold commented that he has noticed a few times a large semi-truck and trailer backing into this location. Senior Planner Cuong Nguyen pointed out a hammerhead turnaround not shown on the plans that would remain free and clear and that trucks should not be backing up and if that is seen again to please contact staff immediately so that staff can follow-up. Mr. Nguyen pointed out the circulation that goes southbound along the driveway and indicated that they have the ability to make a 3-point turn and back-up into the loading area.

Vice Chairperson Madrigal inquired if a truck can be left in the dock space for a long period of time. Senior Planner Cuong Nguyen replied that there are time limitations for a truck to be left within the loading area.

Commissioner Arnold stated that he uses Florence Avenue to travel to and from work and that there has been a few occasions where a semi-truck is blocking traffic attempting to back into the driveway.

Director of Planning Wayne Morrell indicated that there is another building right next to this location and that they have signage indicating to back-up into the driveway. Staff needs to speak with Code Enforcement to have that sign removed and to begin conducting enforcement in this area.

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

Commissioner Zamora made a motion to approve Item No. 9; Commissioner Arnold seconded the motion, which was unanimously approved.

10. NEW BUSINESS

Modification Permit Case No. 1254

Request for a Modification of Property Development Standards (MOD) Permit to remove two (2) of thirteen (13) required parking stalls due to the installation of a Americans with Disabilities Act (ADA) compliant handicap stall and related access at 12805 Sunshine Avenue (APN: 8026-020-063), within the M-2, Heavy Manufacturing, Zone. (Robert Honing & Machining Inc.)

Chairperson Johnston called upon Cuong Nguyen to present Item No. 10 before the Planning Commission.

Having no questions, Chairperson Johnston requested a motion for Item No. 10.

Commissioner Zamora moved to approve Item No. 10; Commissioner Arnold seconded the motion which was unanimously approved.

11. 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. 741-1

Request for a compliance review of a recycling use involving metals, plastics, and electronics on property located at 12234 Florence Avenue (APN: 8009-022-064), in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Fortune Metal, Inc.)

As staff reports were sufficient, Chairperson Johnston requested a motion regarding Item No. 11A.

Commissioner Arnold moved to approve Item No. 9A; Commissioner Zamora seconded the motion which was unanimously approved.

12. ANNOUNCEMENTS

♦ Commissioners

Vice Chairperson Madrigal requested that staff include a conditions, regardless of the outcome for the MRF, that the applicant proceed with the tentative map.

Commissioner Zamora wished all the fathers, uncles, brothers, grandfathers and those mothers that have a dual role a Happy Father's Day and blessed time.

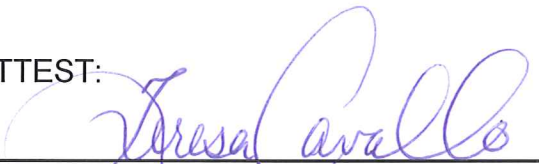
♦ Staff

Senior Planner Cuong Nguyen provided an update regarding the Goodman Birtcher project DPA 887-889 appeal.

13. ADJOURNMENT

At 6:45 p.m. Chairperson Johnston adjourned the meeting to Monday, June 22, 2015 at 6:00 p.m.

ATTEST:



Teresa Cavallo, Planning Secretary



Chairperson Johnston