

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
May 09, 2016**

1. CALL TO ORDER

Vice Chairperson Arnold called the meeting to order at 6:13 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora (Arrived at 6:31 p.m.)

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Janet Martinez, City Clerk
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:14 p.m. There being no one wishing to speak, Oral Communications were closed at 6:14 p.m.

5. MINUTES

Approval of the minutes of the April 11, 2016 Regular Planning Commission Meetings.

Commissioner Aranda moved to approve the minutes of the April 11, 2016; Commissioner Jimenez seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Tentative Parcel Map No. 73384

A request for approval to subdivide an existing parcel of 41,188 sq. ft. (.95 acre) into two parcels of 24,362 sq. ft. (.56 acre) and 16,826 sq. ft. (.39 acre) at 13303 Rosecrans Avenue (APN: 8056-030-034), within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (LA Shoji Partners, LLC)

Vice Chairperson Arnold opened the Public Hearing for Item No. 6 at 6:20 p.m. and called upon Paul Garcia, Planning Consultant to present Item No. 6 before the Planning Commission.

Commissioner Aranda inquired whether there were shared utilities at the location. Mr. Garcia replied to the inquiry and stated that there are no shared utilities, only shared easements.

Commissioner Jimenez inquired whether this was two (2) separate businesses. Mr. Garcia noted that it was three (3) separate businesses within two (2) buildings.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No approached the lectern to speak on item no. 6.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 6:21 p.m.

Commissioner Aranda moved to approve Item No. 6; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 3-0, noting the absence of Chair Ybarra and Commissioner Mora.

7. PUBLIC HEARING

Resolution No. 54-2016 - Recommending that the City Council adopt Ordinance No. 1071, approving a Development Agreement by and between the City of Santa Fe Springs and Le Fiell Manufacturing Company.

Prior to the discussion of Item No. 7, City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that the following items 7 and 8 are similar presentations and recommended to open one public hearing for both items, rather than having them discussed separately.

Vice Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:22 p.m.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the podium to speak on Item No. 7.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 6:23 p.m.

Vice Chairperson Arnold moved to approve Item No. 7; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 3-0, noting the absence of Chair Ybarra and Commissioner Mora.

8. PUBLIC HEARING

Resolution No. 57-2016 - Recommending that the City Council adopt Ordinance No. 1073, approving a Development Agreement by and between the City of Santa Fe Springs and Newport Diversified, INC.

Commissioner Aranda moved to approve Item No. 8; Vice Chairperson Arnold seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

Commissioner Mora arrived at 6:31 p.m.

9. PUBLIC HEARING

Lot Line Adjustment Case No. 2016-01

A request for approval to allow the subdivision of an existing +/-2.30-acre site into two (2) parcels measuring 71,094 sq. ft. (Proposed Parcel 1) and 29,156 sq. ft. (Proposed Parcel 2) on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050), in the M-2 (Heavy Manufacturing) Zone. (Chalmers Equity Group)

10. PUBLIC HEARING

Development Plan Approval Case Nos. 906-907, Modification Permit Case No. 1266, and related Environmental Documents

DPA Case No. 906: A request for approval to allow the construction of a 35,500 sq. ft. concrete tilt-up building (Building 1); *DPA Case No. 907*: to allow the construction of a 13,500 sq. ft. concrete tilt-up building (Building 2); *MOD Case No. 1266*: A request for approval to allow a reduction of the front yard setback requirement for Building 1 and a reduction of the front yard and corner side yard setback requirements for Building 2; and *Environmental Documents*: A request for approval of the proposed Mitigated Negative Declaration related to the proposed project, on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050) within the M-2, Heavy Manufacturing, zone. (Chalmers Equity Group)

Prior to the discussion of Item No. 9, City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that the following items 9 and 10 are similar presentations and recommended to open one public hearing for both items, rather than having them discussed separately.

Vice Chairperson Arnold opened the Public Hearing for Items No. 9 and 10 at 6:23 p.m. and called upon Cuong Nguyen, Senior Planner to present Items No. 9 and 10 before the Planning Commission.

Commissioner Aranda inquired whether the access agreement is something used before. Mr. Nguyen stated that it has been used before as a mutual consent, in this case it would be the same property owner.

Commissioner Aranda also inquired what would happen if we would not allow the setbacks. Mr. Nguyen noted that it would potentially shrink the development. Set backs are usually to relief some height of the building. Commissioner Aranda requested to know if the neighboring buildings have set backs and if the current proposal is aligned with those buildings. Mr. Nguyen noted that the majority of the surrounding buildings were developed years ago, before the setbacks were placed.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the podium to speak on Items No. 9 and 10.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 6:38 p.m.

Commissioner Aranda moved to approve Items No. 9 and 10; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

11. PUBLIC HEARING

Development Plan Approval Case No. 910 and Environmental Documents: A request for development plan approval to construct a ±18,557 sq. ft. grocery store building (ALDI) and appurtenant improvements on 1.94-acres of a 3.94-acre property at 13210 Telegraph Road (APN: 8011-013-017), in the C-4 Community Commercial, Zone.

12. PUBLIC HEARING

Conditional Use Permit Case No. 773 and Environmental Documents: A request to allow the construction of a freestanding sign measuring 20 ft.-high with a sign area of 30 sq. ft., for Aldi supermarket, on 1.94-acre of a 3.94-acre property.

13. PUBLIC HEARING

Development Plan Approval Case No. 911 and Environmental Documents: A request for development plan approval to construct a concrete tilt-up building of ±41,046 sq. ft. and appurtenant improvements on 2.00-acres of a 3.94-acre property at 13210 Telegraph Road.

14. PUBLIC HEARING

Tentative Parcel Map No. 73846 and Environmental Documents: A request for approval to subdivide an existing single parcel of 3.94-acres into two parcels: Parcel 1 of 1.94-acres and Parcel 2 of 2.00-acres. Parcel 1 is to be developed with a ±18,557 sq. ft. Aldi supermarket and Parcel 2 for a ±41,046 sq. ft. concrete tilt-up, spec building.

15. PUBLIC HEARING

General Plan Amendment Case No. 26 and Environmental Documents: A request to change the existing General Plan Land Use designation of Commercial to Industrial on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

16. PUBLIC HEARING

Zone Change Case No. 136 and Environmental Documents: A request to change the existing Zoning of C-4, Community Commercial to M-2, Heavy Manufacturing on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

Prior to the discussion of Items No. 11 through 16, City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that the following items 11 through 16 are related to the same property and recommended to open one public hearing for all items, rather than having them discussed separately.

Vice Chairperson Arnold opened the Public Hearing for Items No. 11 through 16 at 6:41 p.m. and called upon Wayne Morrell, Director of Planning to present Items No. 11 through 16 before the Planning Commission.

Commissioner Aranda inquired whether the addition of another market place in an area where there are already other market places nearby will hurt the chances of adding another store at the West side of Santa Fe Springs. Mr. Morrell responded to Commissioner Aranda and stated that it will not affect the chances.

Commissioner Jimenez inquired whether there was any knowledge of having businesses coming in that were industrial.

Mr. Morrell referred the question to Mr. Jason Hines, Vice President of Overton Moore, who are

in escrow to purchase the property. Mr. Hines stated that he is aware of two different businesses that are aerospace manufacturers, however, it will be light manufacturing.

Commissioner Jimenez inquired whether they will be manufacturing hazardous materials. In response to Commissioner Jimenez' inquiry, Mr. Hines stated that there would not be any hazardous material.

City Attorney Steve Skolnik inquired whether there will be large or small manufacture trucks. In response to the City Attorney's inquiry, Mr. Hines responded that there will not be any large trucks.

Mr. Morrel continued within his presentation and noted that the store ALDI will have the carts available for retrieval by using a quarter, a quarter that will be returned to the customer once the cart is returned.

Commissioner Aranda inquired whether the coin boxes were secured. Ben Vesper, Regional Director of Real Estate for Aldi, responded to the inquiry and noted that the coin boxes are located inside the store.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. No approached the podium to speak on Items No. 11 through 16.

Having no further questions or comments Vice Chairperson Arnold closed the Public Hearing at 7:10 p.m.

Commissioner Jimenez moved to approve Items Nos. 11 through 16; Vice Chairperson seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

17. 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. 18

Compliance review of Alcohol Sales Conditional Use Permit Case No. 18 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of alcoholic beverages for on-site consumption at Mariscos Mazatlán Restaurant, located at 13345 Telegraph Road, Suite D, within the Neighborhood Commercial Zone (C-1). (Maricela Chavez, Owner)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 29

Compliance review of Alcohol Sales Conditional Use Permit Case No. 29 to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone. (Applicant: MJM Vallejo/AMPM Mini Market Inc.)

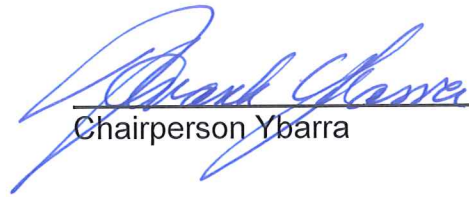
Commissioner Aranda moved to approve Items No. 17A and 17B; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

18. ANNOUNCEMENTS

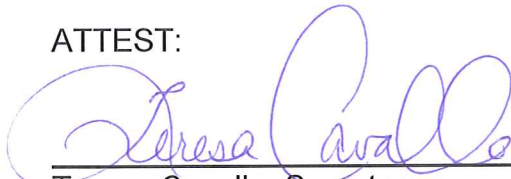
- ♦ Vice Chairperson Arnold apologized for being late.
- ♦ Commissioner Jimenez announced the Art festival that will be at the Clarke estate.
- ♦ Commissioner Mora apologized for being late.
- ♦ Commissioner Aranda no comments.
- ♦ Staff had no comments.

19. ADJOURNMENT

At 7:13 p.m. Vice Chairperson Arnold adjourned the meeting.


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Secretary