

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
January 11, 2016**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Vice Chairperson Arnold to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora

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: Mayor Pro Tem Rounds

Absent: None

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. MINUTES

Approval of the Minutes

- A. Minutes of the November 9, 2015 Regular Planning Commission Meeting.
- B. Minutes of the December 14, 2015 Regular Planning Commission Meeting.

Planning Commissioner Ralph Aranda made note of a few changes to the minutes.

Vice Chairperson Arnold moved to approve the minutes as corrected for November 9, 2015 and December 14, 2015; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Conditional Use Permit Case No. 308-10

Request for approval to apply an exterior facade to an existing ±2,765 sq. ft. building (El Pollo Loco) at 10100 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Lanett Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (El Pollo Loco)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:05 p.m. and called upon Planning Intern Vince Velasco to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the Applicant was Architect Steve Shaw.

Vice Chairperson Arnold inquired if the handi-cap parking stall on the site plan that leads to the loading zone is allowed per the Building Code. Director of Planning Wayne Morrell replied that the site plan that the applicant has provided is a conceptual plan and once they submit their plans to the building department all those issues will be addressed.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

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

Commissioner Aranda moved to approve Item No. 6; Commissioner Jimenez seconded the matter which was unanimously approved.

7. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 497

A request for approval to allow the operation and maintenance of a gauze manufacturing and LAC (large area coating) use in conjunction with an existing precious metal reclamation and product manufacturing use on property located at 13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road*, in the M-2, Heavy Manufacturing, Zone. (Heraeus Precious Metal North America LLC)

Chairperson Ybarra opened the Public Hearing for Item No. 7 at 6:09 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant were various representatives and Manager for Environmental Health and Safety Peter Eckert.

Vice Chairperson Arnold inquired if anything that would be processed at this location would be creating any toxic material that could seep into the atmosphere and/or groundwater. Senior Planner Cuong Nguyen replied that Heraeus is highly regulated by both the DTSC and the AQMD and called upon Peter Eckert, Manager of Environmental Health and Safety for Heraeus. Mr. Eckert replied that Heraeus has installed an air pollution controlled system and modern technology that includes a HEPA filtration system that would collect any particulates coming off this process. These two processes don't use any liquid in the process it is all metal deposited directly onto the targets.

Commissioner Aranda inquired if the gas storage tank that was mentioned in the staff report was new or existing and as to what type of gas that was being stored. Senior Planner Cuong Nguyen replied that there are gas storage tanks being installed as part of the proposal being

located at the south side of the northeast building and as indicated in the staff report the tanks will be located behind an existing 15 ft high screen wall that should fully screen the gas storage tank. Peter Eckert replied that carbon dioxide that is used for the process to cool the target that is deposited.

Commissioner Aranda also inquired if the employee population would be changing and if so, is there adequate parking. Peter Eckert replied that 30 or more employees will be added for both processes. Senior Planner Cuong Nguyen also replied that there is currently a Modification permit that will be tied to the employee count to parking ratios that is being provided on site. According to the existing employee count and the updated employee count the parking will be adequate to meet the necessary parking.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:21 p.m. and requested a motion.

Vice Chairperson Arnold moved to approve Item No. 6; Commissioner Jimenez seconded the matter which was unanimously approved.

8. PUBLIC HEARING

Development Plan Approval Case Nos. 902-904 and Environmental Documents

A request for approval of Development Plan Approval (DPA). **DPA Case No. 902:** to allow the construction of a 82,362 sq. ft. concrete tilt-up building (Building 1); **DPA Case No. 903:** to allow the construction of a 75,331 sq. ft. concrete tilt-up building (Building 2); and **DPA Case No. 904:** to allow the construction of a 74,038 sq. ft. concrete tilt-up building (Building 3) on an approximately on an approximately ±9.68-acre site located at 13101 and 13123 Rosecrans Avenue (APNs:8059-030-021 and 8059-030-022), within the B-P, Buffer Parking, M-1, Light Manufacturing, and Heavy M-2, Manufacturing, Zones. (Bridge SF Springs, LLC)

*** Please see Item No. 9 below ***

9. PUBLIC HEARING

Tentative Parcel Map No. 73880 and Environmental Documents

A request for approval to allow the approximately +/-9.68-acre subject site to be subdivided into three (3) separate parcels: 155,530 sq. ft. (Proposed Parcel 1), 138,331 sq. ft. (Proposed Parcel 2), 127,912 sq. ft. (Proposed Parcel 3) for property located at 13101 and 13123 Rosecrans Avenue (APNs: 8059-030-021 and 8059-030-022), within the BP, Buffer Parking, M-1, Light Manufacturing, and M-2, Heavy Manufacturing, Zones. (Bridge SF Springs LLC)

Chairperson Ybarra opened the Public Hearing for Item Nos. 8 and 9 at 6:22 p.m. and called upon Senior Planner Cuong Nguyen to present Item Nos. 8 and 9 before the Planning Commission. Present in the audience on behalf of the applicant were various representatives from the architectural firm, environmental firm and traffic firm.

Chairperson Ybarra thanked the applicant for bringing such a beautiful development project to the City.

Commissioner Aranda indicated that the report referenced an area that there are some knock-out panels that would remove parking area if utilized. Commissioner Aranda inquired if that

was a concern. Senior Planner Cuong Nguyen replied that the knock-out panels are essentially for potential future users. Staff has conveyed to the Applicant that if or when a future user intends to use the knock-out panels the new user will need to justify that the parking immediately adjacent to the knock-out panels will be accessible.

Commissioner Aranda also inquired about the kind of businesses or operations can the City expect. Senior Planner Cuong Nguyen replied that at this time there are only speck buildings that the applicant does not have an identified tenant but that the development is being designed for your typical warehouse use or manufacturer use.

Commissioner Jimenez inquired about the end of the cul-de-sac and if there was enough room for a big rig to maneuver within the development. Bridget Herdman of Herdman Rierson Architecture & Design replied that all three (3) of the buildings have been designed so that a truck can pull in in the forward direction off the street and can completely maneuver on-site and when they enter back onto the street they will be in the forward direction. There will be no backing up onto the street or any maneuvering on any public street. The development was designed with standard industrial full length 53 ft trailers that would maneuver on-site.

Senior Planner Cuong Nguyen also added that the site plan has been reviewed by Fire Department for fire circulation and the Fire Department has signed off on the circulation that is before the Planning Commission.

Vice Chairperson Arnold inquired about the mitigation monitoring program particularly Section 5, Table 1 at the bottom of page 9 mitigation measure No. 8 – Air Quality states "...that all project contractors and future tenants shall ensure that all diesel trucks should not be running idle for longer than five (5) minutes..."; however, under the monitoring phase it states "...that the mitigation ends when construction is completed...". Vice Chairperson Arnold inquired how mitigation measure No. 8 would affect the tenants from having diesel trucks from idling for more than five (5) minutes. Marc Blodgett, Principal at Blodgett Baylosis Environmental Planning replied that there is a mitigation monitoring and reporting program and there are periodic visits to the site by designated personnel or City Staff to make sure that this mitigation is adhered to. All the licensed contractors and the developers are aware of the requisites of AQMD protocols concerning the use and the operation of this equipment.

City Attorney Steve Skolnik clarified that the mitigation measure no. 8 appears to read that the particular mitigation measure would cease once construction is completed. Vice Chairperson Arnold commented that it seems that it applies to the tenant also. Mr. Blodgett replied that the primary concern is related to the construction equipment itself and does not apply to the tenants.

A discussion ensued regarding the mitigation measure no 8.

City Attorney Steve Skolnik indicated that AQMD themselves would monitor the future tenants operation thereafter and the City would not place something in our documents that would purport to supersede AQMD's rules.

Vice Chairperson Arnold requested that the term tenant should be removed as part of the mitigation monitoring program. Mr. Blodgett apologized for that mitigation measure not being clear but that measure applies to the construction equipment only. Marc Blodgett replied that he will remove that term and provide an updated report to City Staff.

Vice Chairperson Arnold also commented about the mitigation measure to alleviate the amount of time for people waiting to make turns onto Rosecrans would take 140-some seconds for the person to clear traffic and make a left hand turn. Marc Blodgett replied that was correct when referring to the peak hour left hand turn off of Maryton. Mr. Blodgett further stated that the mitigation is designed to make sure that should someone want to make a left hand turn from Maryton then they should make a left hand turn during off peak hours because it is not an appropriate maneuver when traffic is at its busiest along Rosecrans Avenue and besides it is also unsafe. That mitigation is to prohibit left hand turns during peak hours from 4:00 p.m. – 6:00 p.m.

Vice Chairperson Arnold inquired about how traffic will be affected when someone makes a right hand turn then waits to the westerly intersection to make a U-turn. Marc Blodgett deferred to Traffic Engineer Fred Minegar, a Principal at Minegar & Associates to respond to Vice Chairperson Arnold's inquiry. Mr. Minegar replied that typically most 18-wheelers have a tendency to avoid peak hours in the City due to the queuing imposed along the 5 and 605 freeways and major intersections in the City. Mr. Minegar further stated that the mitigation that is being proposed is for passenger cars and a combined 69 passenger vehicles is anticipated to be leaving and arriving to these three (3) buildings. Mr. Minegar further stated that the additional seconds anticipated to make these turns are within the City's congested management plan.

Vice Chairperson Arnold commented that most City intersections are rated F. Mr. Minegar indicated that F stands for failing; however none of these intersections according to state law exceed the congestion management thresholds imposed by the state.

A discussion ensued regarding traffic management plan.

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

Mr. Tom Ashcraft of Bridge Development Partners wanted to introduce himself and to provide an overview of Bridge Development Partners. Mr. Ashcraft also wished to thank staff for all their hard work and for the Planning Commissions consideration of this project.

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

Commissioner Jimenez moved to approve Item Nos. 8 and 9; Commissioner Aranda seconded the matter which was unanimously approved.

10. **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. 677-2

A compliance review to allow the continued operation and maintenance of a recycling/collection facility within the westerly rear parking lot area of Gateway Plaza,

located at 10541 Carmenita Road, in the C-4, Community Commercial Zone, within the Consolidated Redevelopment Project Area. (Brian Jackson for Replanet, LLC)

Vice Chairperson Arnold questioned why CUP 677-2 wasn't brought before the Planning Commission for consideration back in April 2015. Senior Planner Cuong Nguyen explained that due to rotating staffing issues the CUP started by several Planners that are now no longer with the City; however, it was reassigned and to Edgar's credit he has brought the CUP before the Planning Commission for consideration in a short time after it was assigned to him.

Since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item No. 10A.

Vice Chairperson Arnold moved to approve Item No. 10A; Commissioner Aranda seconded the motion which was unanimously approved.

11. ANNOUNCEMENTS

- ◆ Commissioners
Chairperson Ybarra, Vice Chairperson Arnold, and Commissioners Jimenez and Mora welcomed newly appointed Commissioner Aranda.

Commissioner Aranda announced that he looks forward to working with everyone.

- ◆ Staff
Senior Planner Cuong Nguyen announced that staff is preparing a presentation that will be presented at the February Planning Commission meeting outlining a recap of what has occurred throughout 2015.

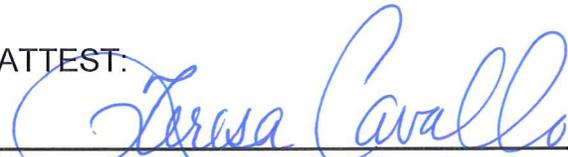
Planning Intern Vince Velasco echoed the sentiment of welcoming Commissioner Aranda and how honored he was to present his first Planning Commission case.

Planning Consultant Paul Garcia and Planning Intern Edgar Gonzalez welcomed Commissioner Aranda.

12. ADJOURNMENT

At 7:00 p.m. Chairperson Ybarra adjourned the meeting to Wednesday, February 17, 2016 at 6:00 p.m.

ATTEST:



Teresa Cavallo, Planning Secretary



Vice Chairperson Arnold