

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
February 17, 2016**

1. CALL TO ORDER

Vice Chairperson Arnold called the meeting to order at 6:15 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Arnold led the Pledge of Allegiance.

3. ROLL CALL

Present: 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
Noe Negrete, Director of Public Works

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:16 p.m. There being no one wishing to speak, Oral Communications were closed at 6:16 p.m.

5. MINUTES

Approval of the minutes of the January 11, 2015 Regular Planning Commission Meetings.

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

6. APPOINTMENT TO HERITAGE ARTS ADVISORY COMMITTEE

Commissioner Jimenez volunteered to be appointed to the Heritage Arts Advisory Committee. There being no objections, Commissioner Jimenez was unanimously appointed.

7. PUBLIC HEARING

Conditional Use Permit Case No. 772 and Modification Permit Case No. 1261

A request to allow for the establishment, operation, and maintenance of an indoor recreational facility within an existing 5,042 sq. ft. tenant space and a request for a Modification of Property Development Standards Permit to not provide eight (8) on-site required parking stalls related to the proposed use, at 12319 Telegraph Road (APN: 8005-015-029), within the M-2, Heavy Manufacturing, Zone. (Jumper's Jungle Family Fun Center)

Vice Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:19 p.m. and called upon Planning Intern Edgar Gonzalez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the Applicant was Cristobal Urena.

Commissioner Mora inquired if any of the other buildings in the business complex are fully occupied or have vacancies. Planning Consultant Paul Garcia could not reply as to the vacancies in the complex. Commissioner further inquired about the two parking surveys conducted by staff. Planning Intern Edgar Gonzalez replied that staff conducted a parking analysis at different times of the day and week and they found that an average of 64 parking spaces are utilized on a consistent basis.

Vice Chairperson Arnold indicated that within the staff report it mentions that the applicant is requesting a parking Modification and how would that affect other businesses within that business complex should the parking demand increase. City Attorney Steve Skolnik replied that when new occupancies came in a parking analysis would have to be conducted at that point but the applicant is coming in based on what is available now.

Vice Chairperson Arnold 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, Vice Chairperson Arnold closed the Public Hearing at 6:31 p.m. and requested a motion.

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

8. PUBLIC HEARING

Development Plan Approval Case No. 898 and Modification Permit Case No. 1259

A request for approval to replace an existing 43'-6" high silo with a new 29' high steel silo and a request for a Modification of Property Development Standards to not fully screen the new 29' high steel silo from view from the public right of way(s) on property at 10643 Norwalk Boulevard (APN: 8009-025-045), within the M-2, Heavy Manufacturing, Zone. (Furuto Rubio & Associates on behalf of Continental Heat Treating)

Vice Chairperson Arnold opened the Public Hearing for Item No. 8 at 6:32 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the Applicant Continental Heat Treating was Architect Roy Furuto.

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

Having no questions or comments, Vice Chairperson Arnold closed the Public Hearing at 6:39

p.m. and requested a motion.

Commissioner Jimenez moved to approve Item No. 8; Commissioner Mora seconded the motion which was unanimously approved.

9. PUBLIC HEARING

Development Plan Approval Case No. 905, Modification Permit Case No. 1260, and Environmental Documents

A request for approval to allow the demolition of a 10,150 sq. ft. portion of the rear warehouse building, installation of a new rail spur track adjacent to rear property line, construction of an approximately 11,440 sq. ft. containment basin to house a total of 29 new above-ground storage tanks ranging from 1,000 gallons to 30,000 gallons in capacity, install new landscaping and fencing to help screen the proposed tanks, and re-configure the existing on-site parking and circulation; and a request for a Modification of Property Development Standards to not provide full screening of the proposed tanks from the public right-of-way, for property located at 9051 Sorensen Avenue (APN: 8168-007-031), within the M-2, Heavy Manufacturing, Zone. (Northstar Chemical, Inc.)

Vice Chairperson Arnold opened the Public Hearing for Item No. 9 at 6:39 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the Applicant was Environmental Consultant Marc Blodgett and Director of Operations Bob Cavey.

Senior Planner Cuong Nguyen noted that he received one (1) inquiry from the property owner to the south; however, he did not oppose the project.

Commissioner Jimenez inquired about the time frame on anticipated growth with regards to the landscaping trees. Senior Planner Cuong Nguyen replied that Italian Cypress trees grow six (6) to eight (8) feet per year.

Vice Chairperson Arnold inquired about the location of the larger tanks. Director of Operations Bob Cavey replied that the larger tanks are being located to the rear of the property. Mr. Cavey also wanted to clarify that the full development project consists of 26 tanks to be installed and of those 26 tanks: 5 would be metal, and the vast majority will be plastic but that the largest tanks would be built of fiberglass.

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

Having no questions or comments, Vice Chairperson Arnold closed the Public Hearing at 6:55 p.m. and requested a motion.

Commissioner Jimenez moved to approve Item No. 8; Commissioner Mora seconded the motion 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. 751-1

A request for a time extension to construct, operate and maintain a new double-face billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.).

Vice Chairperson Arnold inquired if CUP 751-1 was only to extend the current proposal for another year. City Attorney Steve Skolnik replied that ordinarily a CUP expires if it is not exercised within a year. We would never evoke that unless someone is abandoning the CUP; however, the applicant is currently in plan check and to keep a proper paper trail staff is requesting that the CUP be extended for another year.

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

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

**11. PRESENTATION
HIGHLIGHTS OF 2015 PRESENTATION**

12. ANNOUNCEMENTS

◆ Commissioners

Commissioner Aranda announced the passing of his mother Gloria Aranda.

Vice Chairperson Arnold, Commissioners Jimenez and Mora expressed their condolences to Commissioner Aranda and his family.

◆ Staff

City staff also expressed their condolences to Commissioner Aranda and to his family.

13. ADJOURNMENT

At 7:05 p.m. Vice Chairperson Arnold adjourned the meeting to Monday, March 14, 2016 at 6:00 p.m. in memoriam of Gloria Aranda.



Chairperson Ybarra

ATTEST:



Teresa Cavallo, Planning Secretary