

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

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led everyone in 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
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Cuong Nguyen, Senior Planner

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. MINUTES

Approval of the minutes of the March 14, 2016 Regular Planning Commission Meetings.

Vice Chairperson Arnold moved to approve the minutes of the March 14, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Zone Determination No. 2016-01

A request that the Planning Commission determine that sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone. (Michael Baker International on behalf of King Equipment)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:03 p.m.

City Attorney Steve Skolnik addressed the Planning Commission and informed everyone that this matter has been withdrawn from the Agenda at the request of the Applicant, Michael Baker, for Zone Determination No. 2016-01, who no longer wishes to pursue this matter.

No action was necessary for Item No. 6.

7. PUBLIC HEARING

Conditional Use Permit Case No. 771, Modification Permit Case No. 1264, and Environmental Documents

A request to allow the establishment, operation, and maintenance of a tire recycling facility and open storage of trailers on the subject property; and a request for a Modification of Property Development standards allow the applicant to install and maintain a 14' high fence within the front setback area and to provide and maintain a total of 19 of 42 required parking stalls for located at 15605 Cornet Street (APN: 7005-003-061), in the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

Chairperson Ybarra opened the Public Hearing for Item No. 7 at 6:03 p.m. and called upon Wayne Morrell, Director of Planning to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the Applicant was: Randy Roth, Vice President of Lakin Tire, Architect Seth Bouman and Environmental Consultant Jaqueline McMillen.

Commissioner Mora inquired if the tires would be in enclosed trailers. Wayne Morrell deferred the question to Randy Roth who replied that they run all their collection routes to the major retailers in enclosed dry vans. They typical run the route and return the product back to the Spring Avenue facility were the tires are sorted. The tires that are able to be reused are stored in the warehouse in SFS or potentially in the building located at Cornet Street. The Cornet building will be primarily used for fleet storage and all sorting and recycling is done at the Spring Avenue facility.

Vice Chairperson Arnold inquired about the Conditions of Approval and the numbering used to implement the mitigation measures. A discussion ensued. It should be noted that the report indicated an incorrect number for the Condition of Approval and the correct number for the Condition was No. 27.

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 6:17 p.m. and requested a motion on Item No. 7.

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

8. PUBLIC HEARING

Tentative Parcel Map No. 74025

Request for approval to consolidate two (2) existing parcels measuring approximately +/-51,436 sq. ft. into one (1) parcel located on the S/E corner of Los Nietos Rd. and Santa Fe Springs Rd. (APN: 8011-007-046 and 8011-007-047), in the M-2, Heavy Manufacturing, Zone. (Coory Engineering)

Chairperson Ybarra opened the Public Hearing for Item No. 7 at 6:18 p.m. and called upon

Planning Intern Edgar Gonzalez to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the Applicant was Architect Roy Furuto.

Commissioner Mora inquired about future development plans for the parcels. Planning Intern Edgar Gonzalez replied that at the present time there are no development plans.

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 6:22 p.m. and requested a motion on Item No. 8.

Vice Chairperson Arnold moved to approve Item No. 8; Commissioner Aranda seconded the motion which was unanimously approved.

9. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 557

Revocation of Conditional Use Permit Case No. 557, which granted approval to allow the operation and maintenance of a church use located at 13808 Imperial Highway, within the M-1-PD, Light Manufacturing-Planned Development, Zone. (Oikos Community Church)

Chairperson Ybarra opened the Public Hearing for Item No. 9 at 6:23 p.m. and called upon Planning Intern Vince Velasco to present Item No. 9 before the Planning Commission.

Commissioner Jimenez inquired to confirm that no one has been operating a church at the Imperial Highway location since 2011. Planning Intern Vince Velasco confirmed that no one has been utilizing the use.

City Attorney Steve Skolnik explained why the Conditional Use Permit is being revoked.

Vice Chairperson Arnold inquired why it took staff five (5) years to revoke the Conditional Use Permit. Director of Planning Wayne Morrell indicated that the adjacent church came to the office to notify staff that they would be occupying the Oikos location and at some point staff was unable to follow-up on this matter until the adjacent church came before the Planning Commission for a Compliance Review.

Chairperson Ybarra inquired about the number of churches located in the City. Planning Intern Vince Velasco indicating that there are 4-5 churches and that Mr. Velasco will be presenting all church matters before the Planning Commission.

Commissioner Aranda inquired if the property owner and/ or business owner has an obligation to notify the City if the occupant vacates the property. Planning Intern Vince Velasco replied that the City requests that the business owner notify the City when they are no longer in business; however, it is an unenforceable obligation.

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 6:22 p.m. and requested a motion on Item No. 9.

Commissioner Aranda moved to approve Item No. 9; Commissioner Mora seconded the motion which was unanimously approved.

10. PUBLIC HEARING

2014 & 2015 General Plan Housing Element Annual Progress Reports

City of Santa Fe Springs General Plan Housing Element Annual Progress Report (APR) and Environmental Document.

Chairperson Ybarra opened the Public Hearing for Item No. 9 at 6:30 p.m. and called upon Director of Planning Wayne Morrell who introduced the City's Consultant Karen Warner to present Item No. 10 before the Planning Commission.

A discussion ensued regarding the various housing credits, and housing developments, etc.

Vice Chairperson Arnold inquired about the Villages development being credited towards the City's RHNA. Ms. Warner replied that the City did receive a RHNA credit for the Villages Development.

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 6:28 p.m. and requested a motion on Item No. 6.

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

8. ANNOUNCEMENTS

- ◆ Commissioners
Chairperson Ybarra congratulated City Attorney Steve Skolnik's golf team for winning the SFS Chambers Golf Tournament.
- ◆ Staff

9. ADJOURNMENT

At 6:55 p.m. Chairperson Ybarra adjourned the meeting to Monday, May 9, 2016 at 6:00 p.m.



Chairperson Ybarra

ATTEST:



Janet Martinez, City Clerk