

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MAY 10, 2010**

1. CALL TO ORDER

Chairperson Oblea called the Regular Meeting of the Planning Commission to order at 4:35 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Oblea led the Pledge of Allegiance.

3. ROLL CALL was taken, with the following results:

Present: Chairperson Oblea
Vice Chairperson Madrigal
Commissioner Moore
Commissioner Rios
Commissioner Ybarra

Staff: Paul Ashworth, Director of Planning and Development
Cuong Nguyen, Associate Planner
Wayne Morrell, Principal Planning
Steve Masura, Redevelopment Manager
Luis Collazo, Code Enforcement
Susan Beasley, Executive Secretary
Paul Garcia, Intern
Phillip DeRousse, Police Services
Richard Kallman, Fire Department

Absent: Steve Skolnik, City Attorney

4. ORAL COMMUNICATIONS

Oral Communications were declared closed by Chairperson Oblea.

5. APPROVAL OF MINUTES

Commissioner Rios made a correction stating that Amat Barcelon was a former City Councilmember and Planning Commissioner. Vice Chairperson Madrigal asked for clarification on the dates listed on the motion for Item No. 6. The minutes of April 26, 2010, upon unanimous consent, were declared approved as corrected by Chairperson Oblea.

PUBLIC HEARING

6. Vesting Tentative Parcel Map No. 069010

Request for a two-year extension to subdivide eight existing buildings to create 80 industrial condominium units at 14040-14190 Firestone Boulevard (APN#7003-001-018), in the M2-FOZ, Heavy Manufacturing - Freeway Overlay, Zone.
(Morgenstern Property Company)

Mr. Cuong Nguyen presented the subject case.

Mr. Gil Lee, planning consultant for the applicant, was present in the audience.

Chairperson Oblea opened the public hearing.

There being no one wishing to speak, the public hearing was declared closed by Chairperson Oblea.

Vice Chairperson Madrigal inquired about the timeframe for the Caltrans freeway widening project.

Mr. Nguyen noted the applicant anticipates two years to finalize their plans.

Commissioner Moore asked for clarification on why we would extend the map and what the cost factors are for the applicant.

Mr. Nguyen indicated that this action assures that the map does not expire and remains in conformance with the City's zoning regulations.

Mr. Ashworth answered that, should the map not be extended, the applicant would incur additional fees; however, this extension is a cost savings to the city since they will not need to pay for additional public notification.

Commissioner Moore asked if Caltrans had been notified of the proposal.

Mr. Morrell answered yes, but that no comments had been received from any entities.

Commissioner Rios welcomed Mr. Lee and asked if the applicant was complying with all 41 conditions of approval.

Mr. Cuong replied that the applicant has complied with all conditions of approval.

Mr. Lee stated that the applicant already has the right to complete the project, but his client cannot proceed without findings and a decision from Caltrans.

Chairperson Oblea questioned whether circulation of the public notification reaches the southern portion of the city.

Mr. Ashworth stated that the publication satisfies the City's requirement for public notification and verified that the Whittier Daily News is circulated throughout the entire city.

A motion was made by Commissioner Rios to approve Item No. 6 as presented. Commissioner Moore seconded the motion, which passed unanimously.

7. Reconsideration of Alcohol Sales Conditional Use Permit Case No. 29

Request for approval to allow the continued operation and maintenance of an alcohol 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. (MJM Vallejo/AM-PM Mini Market, Inc.)

Mr. Phillip DeRousse presented the subject case.

The applicant was not present.

Commissioner Rios complimented the applicant for having security cameras and for working with the city on implementing better security measures.

Vice Chairperson Madrigal commented on the four reported service calls and gave kudos to the applicant for meeting with Police Services.

Mr. DeRousse answered that security devices and procedures instituted by the applicant has resulted in a drastic decrease in petty thefts over the past two years, and that a check with State ABC found that the use has been operating in compliance with all ABC codes and regulations.

Mr. Ashworth asked if the store has a turnstile. Mr. DeRousse answered no due to the high volume of foot traffic with patrons paying for gas.

Commissioner Ybarra asked if any of the calls for service involved minors. Mr. DeRousse replied no.

Vice Chairperson Madrigal made a motion to approve Item No 7 as presented. Commissioner Ybarra seconded the motion, which passed unanimously.

8. Reconsideration of Conditional Use Permit Case No. 441 and Environmental Documents

Request for a time extension for an existing inorganic chemical manufacturing plant use, and to allow the future establishment, operation and maintenance of an oily wastewater treatment facility for the treatment, storage, and transferring of up to 50,000 gallons of oily wastewater per day at 8851 Dice Road, in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Phibro-Tech, Incorporated)

Mr. Ashworth addressed the Planning Commissioner stating that, because the May 10 comment period with the Department of Toxic Substance Control (DTSC) has not yet closed and that staff has received two public comments requiring a response from DTSC, it is staff's recommendation to postpone this case until DTSC can review and respond to the comments, which may take four to six weeks. It is further recommended that DTSC make a presentation on their findings.

Mr. Brandon Ward, Best Best & Krieger, LLP spoke on behalf of the firm's strong opposition to the proposed renewal of this conditional use permit and presented a letter dated May 10, 2010 outlining their concerns.

Commissioner Moore stated that he objected to last year's motion and questioned why this extension is for three years. He read Mr. Skolnik's comments from the minutes of February 23, 2009, stating, "short-term approval of one year is being recommended so the initial use can be closely monitored for compliance with the conditions of approval. If, for some reason, the Commission is not satisfied with the level of compliance at the end of the approval period, they will have an opportunity to reconsider these issues".

Mr. Morrell answered that staff customarily extends in one year, three year, five year sequence.

Vice Chairperson Madrigal requested information be included in the next staff report on the non-compliance issues and any citations within this past year.

Commissioner Moore made the motion to postpone Item No. 8 until DTSC completes the comment and response process. He further recommended that DTSC be invited to make a presentation on this case. Commissioner Ybarra seconded the motion, which passed unanimously.

9. Reconsideration of Conditional Use Permit Case No. 466

Request for reconsideration of existing CUP to allow the construction of a new 10-unit apartment building for transitional housing for property located at "12020-12066 Washington Boulevard, in the M-1-PD (Light Manufacturing - Planned Development Overlay) Zone, and within the Washington Boulevard Redevelopment Project Area. (The Salvation Army)

Mr. Cuong Nguyen presented the subject case.

Mr. Jerry Hill and several members of the Salvation Army were present in the audience, along with their architect.

Vice Chairperson Madrigal asked for clarification of non-covered parking requirements.

Mr. Ashworth clarified that, in many cases, grant money cannot be used for parking structures. He further stated that these units would help satisfy the City's Housing Element requirements for producing affordable housing.

Vice Chairperson Madrigal and Commissioner Ybarra commended the applicant for the project.

Commissioner Ybarra inquired about occupancy requirements per unit.

Mr. Hill stated that the Salvation Army has no formal occupancy requirements, but they typically maintain two-person occupancy per bedroom.

Mr. Ashworth stated that state law does dictate occupancy requirements for affordable housing.

Commissioner Ybarra asked about a maximum stay policy.

Mr. Hill stated that the new units would have a maximum 24-month stay, with six-month average due to funding sources.

Commissioner Moore commended the applicant for their services.

Commissioner Rios also complimented the applicant for their clean site and noted few cars on her site visit. She asked if the current occupants were families.

Mr. Hill answered no families are in the 28-room transitional living center, but the new construction will house families. He also stated that Supervisor Molina emphasis is for homeless families in east Los Angeles County.

Commissioner Ybarra asked if these units would be open to residents outside the city.

Mr. Hill answered that housing will be open to Los Angeles county within this service area radius.

Commissioner Ybarra asked about referrals.

Mr. Barth Medina, Employment Director, answered that public entities such as public services, Department of Social Services, along with churches, schools and the legal system will provide referrals.

Chairperson Oblea said he appreciates the help families will get to get back on their feet. He asked if these units would be rent-free.

Mr. Hill answered that the current transitional center is rent free, however due to their funding sources, the new units will include rent, based on a formula with a cap.

Vice Chairperson Madrigal asked about the selection process.

Mr. Medina explained the intake process and on going monitoring and mentoring that will occur with these families.

Commissioner Rios made a motion to approve Item No. 9. Vice Chairperson Madrigal seconded the motion, which passed unanimously.

10. Modification Permit Case No. 1213

Request for a modification of property development standards to exceed the maximum 40% lot coverage requirements to allow a 499+/- sq ft addition, consisting of a den and bedroom, for property located at 11136 Sibert Street, within the R-1, Single-Family Residential, Zone. (Laura Gonzalez)

Mr. Paul Garcia presented the subject case.

The applicant, Laura Gonzales, was present in the audience.

Commissioner Moore inquired about their current garage access.

Mr. Garcia showed the current site plan and the proposed plan on the overhead.

Vice Chairperson Madrigal advised the applicant to verify that her contractor is in good standing with the State Contractors License Board, and that the city can assist her with that.

Vice Chairperson Madrigal made a motion to approve Item No. 10. Commissioner Ybarra seconded the motion, which passed unanimously.

11. COMMUNICATIONS

Commissioners:

Chairperson Oblea asked about the tour of the LeFiell facility.

Mr. Ashworth will contact Mr. Ray and coordinate a date.

Vice Chairperson Madrigal asked if Carmenita Ford was closing.

Mr. Ashworth confirmed that after over 40 years of service, the economy and declined demand for commercial trucks has contributed to their decision to close.

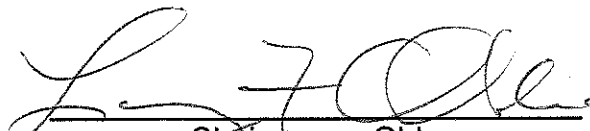
Staff:

Mr. Ashworth announced that today the city's CDC paid the county tax collector \$10.6 million, directly out of redevelopment funds, after California cities and counties lost the court appeal.

On Friday, May 21, the Chamber of Commerce is hosting a city tour of various companies with emphasis on energy efficiency and technology. Any commissioner who would like to participate should contact the chamber directly.

12. ADJOURNMENT

Chairperson Oblea adjourned the Planning Commission meeting at 5:40 p.m.


Chairperson Oblea

ATTEST:


Susan R. Beasley, Planning Secretary