

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JUNE 14, 2010**

1. CALL TO ORDER

Chairperson Oblea called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ybarra 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
Susan Beasley, Executive Secretary
Paul Garcia, Intern
Phillip DeRousse, Police Services
Steve Skolnik, City Attorney
Absent: Steve Masura, Redevelopment Manager

4. ORAL COMMUNICATIONS

Oral Communications were declared closed by Chairperson Oblea.

5. APPROVAL OF MINUTES

The minutes of May 24, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

NEW BUSINESS

6. Reconsideration of Conditional Use Permit Case No 379

Request for Reconsideration of Conditional Use Permit Case No. 379 to allow the continued operation and maintenance of a meat processing and packaging facility at 12419 Shoemaker Avenue within the M-2, Heavy Manufacturing, Zone (Viet Hung Paris)

Mr. Luis Collazo presented the subject case. The applicant was not present.

Commissioner Moore asked if the applicant is the property owner. Mr. Collazo answered no.

Commissioner Moore asked what options the city has in handling property maintenance issues.

Mr. Ashworth answered that with minor property maintenance issues, staff works directly with the applicant, as in this case, where monitoring will be conducted during the one year approval period.

Commissioner Moore requested a list of cases that have expired, up to two years old.

Commissioner Rios inquired if, in the 11 years since the last approval, this applicant has been operative and monitored regularly. She also asked if consistent property maintenance issues make a CUP void.

Mr. Collazo answered that since this applicant is a meat processing plant, they are monitored by a variety of County, State and federal regulatory agencies, along with the city.

Mr. Skolnik explained that a CUP cannot be voided automatically; that revoking a CUP requires a detailed revocation process ultimately involving Planning Commission action.

Commissioner Ybarra asked if there had been any other violations.

Mr. Collazo explained that some old equipment and a couple of inoperative vehicles had been stored on the property; however, all equipment and vehicles have been removed.

Vice Chairperson Madrigal asked about the hours of operation.

Mr. Collazo answered that the applicant operates the meat processing facility during normal business hours and when the proper inspectors are on site.

Commissioner Rios made a motion to approve Item No. 6 as presented. Commissioner Ybarra seconded the motion, which passed unanimously.

7. Reconsideration of Conditional Use Permit Case No. 577

Request for approval to allow the continued operation and maintenance of an outdoor storage yard involving the storage of cranes and other related equipment on a one-acre portion of a 2.91-acre property, located at 8830 DeCosta Avenue, a private street in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Gabriel Family Trust for Marco Crane)

Mr. Luis Collazo presented the subject case. The applicant was not present.

Commissioner Moore asked if the applicant intends to use the same metal roof in the new structure.

Mr. Collazo answered that the applicant will use the same roof that will be properly mounted according to Building Code standards and resurfaced with a coating. He also explained that this structure is not visible from the street.

Mr. Morrell explained that the metal building ordinance has a 2013 deadline for compliance, meaning that the metal canopy structure will need to be remedied by that date.

Mr. Skolnik asked why we allow the metal roof.

Mr. Collazo explained that it is not considered a new structure, but a retrofit structure.

Commissioner Rios observed that the site looked clean.

Vice Chairperson Madrigal asked about the safety requirements for storing cranes in an upright position and if there are any height requirements.

Mr. Ashworth answered that the only height regulation is the 195 ft. maximum height limit imposed by the FAA.

Chairperson asked if the Building Department had approved the plans.

Mr. Collazo answered that the plans have been approved and that the applicant will submit the approved plans to their constructor. Staff will monitor and provide the Planning Commission with an update within six months.

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

8. COMMUNICATIONS

Commissioners:

Commissioner Moore asked staff to explain the property maintenance procedures.

Mr. Collazo explained the property maintenance notification process that begins with a series of letters to the property owner and, failing voluntary compliance, could result in charges being filed against the property owner with the District Attorney. Mr. Collazo added that over 95% of all violations are corrected voluntarily and without involving the District Attorney. For uncooperative property owners, the City is also able to contract for work to correct violations and place a lien on the property to recover those costs.

Commissioner Rios noted the attractive new fence screening site at the northwest corner of Telegraph Road and Bloomfield.

Vice Chairperson Madrigal asked about commercial opportunities on the former bowling alley site.

Mr. Ashworth indicated that staff is working with the property owner and a potential developer on a new commercial center, though these discussions are still conceptual.

Vice Chairperson Madrigal asked about the new HARP home under construction at the corner of Danby and Bluejay.

Mr. Ashworth answered that the foundations have been poured and certified, allowing for framing to begin. The home should be completed in August.

Staff:

Mr. Ashworth announced the Villages art dedication will be held June 29 at 4:30 p.m.

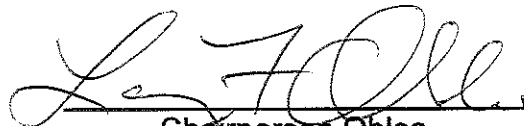
As previously discussed with the Planning Commission, the LeFiell site tour is scheduled for July 12, with Commissioners gathering in the City Hall Lobby at 2:30 pm for carpooling to the site.

Mr. Latham invited the Planning Commissioners and staff to the Library Opening on July 31 from noon to 3:00 p.m.

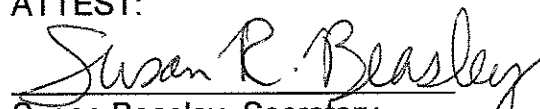
Mr. Latham gave an overview of the city's budget. Question and answer period followed.

9. ADJOURNMENT

Chairperson Oblea adjourned the Planning Commission meeting at 6:00 p.m.


Chairperson Oblea

ATTEST:


Susan Beasley, Secretary