

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JUNE 28, 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 Rios led the Pledge of Allegiance.

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

Present: Chairperson Oblea
Commissioner Moore
Commissioner Rios
Commissioner Ybarra
Staff: Paul Ashworth, Director of Planning and Development
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement
Steve Masura, Redevelopment Manager
Susan Beasley, Executive Secretary
Paul Garcia, Intern
Phillip DeRousse, Police Services
Steve Skolnik, City Attorney
Rafael Casillas, Principal Civil Engineer

Absent: Vice Chairperson Madrigal (Excused)
Wayne Morrell, Principal Planning

4. ORAL COMMUNICATIONS

Having no one wishing to speak, Oral Communications were declared closed by Chairperson Oblea.

5. APPROVAL OF MINUTES

The minutes of June 14, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

PUBLIC HEARING

6. Zone Variance Case No. 69

Request for approval to not comply with the requirements of Sections 155.248, (*front yard*) 55.260(A) (B) (C), (*landscaping*) and 155.380(F) (4) (5), (*property development standard*) of the Santa Fe Springs Municipal Code on the properties located at 15306 and 15510 Carmenita Road, in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, within the Consolidated Redevelopment Project Area. (Liberty Vegetable Oil)

Mr. Luis Collazo presented the subject case.

The applicant was present in the audience.

Mr. Collazo passed out wording changes to the staff report pertaining to Finding 3 on page 5 and Conditions of Approval #1 and #5 on page 8.

Commissioner Rios pointed out an error on the site map on page 2 and 14, correcting the address "15515" which should read "15510".

Chairperson Oblea opened the public hearing. Having no one wishing to speak, the public hearing was closed.

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

NEW BUSINESS

7. Reconsideration of Alcohol Sales Conditional Use Permit Case No. 2

Request for approval to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

Mr. Phillip DeRousse presented the subject case.

Chairperson Oblea questioned Conditionals of Approval No. 14.

Mr. DeRousse explained that numerous service calls pertained to loud music, believed to be from the car wash in the rear of the property. The added condition for posted signs is intended to remedy this problem.

Commissioner Rios questioned the dates of past approvals to this CUP.

Mr. DeRousse explained that the initial approval was in 1996, but there had been subsequent approvals to date and apologized for not stating the exact dates in the staff report.

Commissioner Moore asked if there had been any concerns voiced from the adjacent day care center.

Mr. DeRousse answered no.

Commissioner Oblea asked about the calls for service.

Mr. DeRousse answered that many of the calls for service involved loitering.

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

8. Conditional Use Permit Case No. 711

Request for approval to allow the establishment, operation, and maintenance of a meat processing facility at 13013 Molette Street, in the M-2, Heavy Manufacturing, Zone. (MCI Foods, Inc.)

Mr. Paul Garcia presented the subject case.

The applicants, John and Dan Southard and their attorney, Jim Greg, were present in the audience.

Mr. Garcia passed out a subsequent change to Condition of Approval No. 8 and No. 19.

Condition of Approval No. 8 was modified to read, *"That prior to issuance of a Certificate of Occupancy, the applicant shall remove and reconstruct existing driveway on Molette Street to comply with the latest city standard for Special Commercial Driveway (Standard Plan R-6.4C). In addition, remove and reconstruct asphalt concrete pavement adjacent to the driveway on Molette Street (3' wide)."*

Condition of Approval No. 19 was modified to read, *"Conditional Use Permit shall be approved subject to the Conditions of Approval."*

Mr. Skolnik addressed the Planning Commissioners regarding case law pertaining to conditional use permits not having expiration dates. A conditional use permit is an entitlement that runs with the land and is subject to revocation only when conditions of approval are violated.

Mr. Skolnik added that this issue regarding CUP expiration, review and revocation will be placed on a future agenda for Planning Commission consideration.

Mr. Garcia stated that the applicant was also contesting Condition of Approval No. 7 pertaining to "No Stopping Any Time" signs and called on Mr. Rafael Casillas from Public Works. Mr. Casillas stated that these sign requirements are consistent with Public Works policy.

Jim Greg, Counsel for the applicant, addressed the Planning Commission with the applicant's concerns and asked for consideration in removing or modifying Condition of Approval No 7 to allow the parking of personal and delivery vehicles.

Commissioner Ybarra asked staff if they considered other sign alternatives, such as "no parking 60 feet from intersection."

Mr. Casillas said Public Works would consider other alternatives.

Commissioner Rios asked about Conditions of Approval No. 3, pertaining to the Industrial Wastewater Discharge Permit.

Mr. Ashworth answered that an Industrial Wastewater Discharge Permit is typical, yet critical to food service operations and is needed before the company can establish food service operations.

Commissioner Moore made a motion to approve Case No. 711, with the modifications to Conditions of Approval No. 8 and 19, but leaving No. 7 intact. Commissioner Ybarra seconded the motion, which passed unanimously.

9. **Development Plan Approval Case No. 849**

Request to allow the construction of a new 106,189 sq. ft. concrete tilt-up spec industrial building on the property located at 11630 Burke Street (APN#8168-001-036), in the M-2 Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (El Greco, Inc.)

The applicant, Larry Patsouras, and Environmental Specialist, Debbie Stevens, were present in the audience.

Commissioner Rios commented that the building design is beautiful and will be a great addition to the City.

Commissioner Moore asked about the traffic fee.

Mr. Nguyen answered that the fee is determined by the Traffic Engineer and is based on building square footage. The fee is applied to offset costs for street maintenance and improvements.

Commissioner Moore questioned revisions on the Mitigated Negative Declaration.

Ms. Stevens addressed the Planning Commissioner and referenced all 17 checklist measures contained in the MND.

Commissioner Ybarra commented that the building will be beautiful.

Chairperson Oblea asked about the driveway on the southwest corner of the site facing onto Norwalk Boulevard.

Mr. Nguyen answered that this driveway will be for emergency vehicles and Fire Department access only.

Chairperson Oblea asked about the start date of this project. He also voiced his concerns about vandalism on the existing abandoned building.

Mr. Nguyen indicated plans are ready for the plan check process.

Mr. Patsouras advised the Commissioners that he plans to immediately demolish the building and place a fence around the property. He added that he intends to begin construction immediately after receiving the building permit.

Commissioner Moore made a motion to approve and adopt the proposed Mitigated Negative Declaration and approve Development Plan Case No. 849 as presented. Commissioner Ybarra seconded the motion, which passed unanimously.

10. COMMUNICATIONS

Commissioners:

Commissioner Moore reminded staff and fellow Commissioners of the DTSC Public Hearing on July 8, 2010 at 6:00 p.m. in Town Center Hall.

Staff:

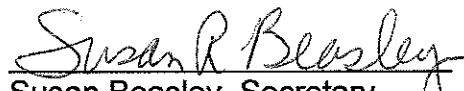
Mr. Ashworth reminded Planning Commissioners of the LeFiell site tour on July 12, 2010 at 2:30 p.m. (meeting in the City Hall Lobby).

11. ADJOURNMENT

At 5:30 p.m., Chairperson Oblea adjourned the Planning Commission meeting to July 12, 2010 at 2:30 p.m.


Chairperson Oblea

ATTEST:


Susan Beasley, Secretary