

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
NOVEMBER 8, 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
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Wayne Morrell, Principal Planner
Luis Collazo, Code Enforcement
Steve Masura, Redevelopment Manager

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of October 25, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

PUBLIC HEARING - NEW BUSINESS

6. Development Plan Approval Case No. 866

Request for approval to allow various improvements to two (2) existing buildings located at 10810 Painter Avenue and 10900 Painter Avenue. Said improvements include the demolition of approximately 13,490 sq. ft. of office space, upgrading the front façade of both buildings, upgrading the landscaping along both street frontages, re-configuring the existing floor plan for both buildings to create a total of six (6) separate units, adding three (3) new truck wells for dock-high truck access, providing seismic upgrades to both buildings, and completing some deferred maintenance on the buildings.

Modification Permit Case No. 1216

Request for approval to reserve and not provide a portion of the required off-street parking spaces (134 spaces) at 10810 Painter Avenue and 10900 Painter Avenue. Instead utilize the reserve parking area for additional truck loading and maneuvering area, to allow existing non-conforming loading doors to remain within the required 75' setback and to allow relief from the 3' deep x 10' wide recessed office entry area required for multi-tenant buildings

Lot Line Adjustment Case No. 2010-01

Request for approval to adjust the property line that currently separates the two northerly parcels that make-up the subject site at 10810 Painter Avenue and 10900 Painter Avenue. The adjustment will align the current lot line to the proposed parking layout.

City Attorney Steve Skolnik explained that these three cases relate to the same property; therefore, all three cases would be presented in one presentation by Mr. Cuong Nguyen.

The applicant's representative, Robert Thacker, and their broker were present in the audience.

Chairperson Oblea opened the public hearing.

Commissioner Moore asked how many parking spaces are utilized and will the new proposal be adequate.

Mr. Nguyen answered an estimate of 70 spaces are used by present tenants, and explained that sufficient parking will be available under the new proposal.

Commissioner Ybarra asked about the distance of the requested lot line adjustment. Mr. Thacker answered 7 feet.

Vice Chairperson Madrigal asked about the dock door height. Mr. Nguyen answered that truck wells are proposed.

Mr. Thacker also added that there is a high probability that the current tenants will remain at the site.

Chairperson Oblea inquired about truck parking and space for truck trailers. Mr. Ashworth answered that the trucks will be able to park within the truck wells in front of the dock doors.

Chairperson Oblea also asked about the propane tank and stored pallets he observed during his site visit. Mr. Nguyen answered that both will be removed or relocated, explaining that Condition No. 24 addresses outside storage and parking demand and grants the Planning Director authority to address the issue should onsite parking become insufficient to handle demand.

Chairperson Oblea closed the public hearing.

Commissioner Rios made a motion to approve Item No. 6. Vice Chairperson Madrigal seconded the motion, which passed unanimously.

7. COMMUNICATIONS

Commissioners:

Commissioner Ybarra asked if there was an ordinance regarding animal waste and owner's responsibility to clean up after their pets. Staff will check with Police Services and report back to the Commissioners.

Vice Chairperson Madrigal inquired about the Millergrove property. Mr. Ashworth reported that the project is on the agenda for the City Council meeting of November 9 to appropriate funds for architectural, construction and project oversight services.

Vice Chairperson Madrigal inquired about the Danby property. Mr. Ashworth reported that completion is days away from being finalized, with escrow expected to close before Christmas.

Commissioner Moore asked for an update on the bowling alley site. Mr. Ashworth reported that there has been no change in the developer search effort.

Vice Chairperson Madrigal asked about the former CVS site on Telegraph Road. Mr. Ashworth reported that the building remains vacant, even though CVS continues to pay rent on the site.

Mr. Ashworth noted that outreach efforts to attract new restaurant uses is complicated by the food service industry as a whole being in a retraction mode, with hope for better news after the first quarter of 2011.

Commissioner Moore asked for an update on the CHP facility. Mr. Ashworth reported that the State has acquired the northeast corner of Greenleaf and Telegraph; however, the State has not approved the construction budget.

Commissioner Rios asked about the former Sizzler site. Mr. Ashworth reported that the owner's asking price is over-market. This site, along with the Pacific Pride gas station site, has troubling property maintenance issues that are being pursued by staff.

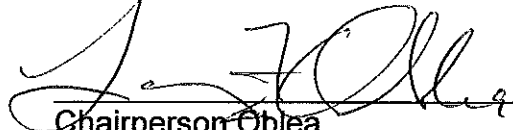
Staff:

Mr. Ashworth announced that the next City Council meeting was adjourned to Tuesday, November 9, and the second meeting will be adjourned to Tuesday, November 23 due to the Thanksgiving holiday.

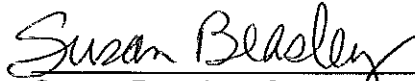
Staff Secretary invited Planning Commissioners to the department holiday luncheon to be held December 15th, with cost being absorbed by each participant.

8. **ADJOURNMENT**

At 5:20 p.m., Chairperson Oblea adjourned the Planning Commission meeting.


Chairperson Oblea

ATTEST:


Susan Beasley, Secretary