

**ADJOURNED MEETING
2:30P.M.**

1. **Site Visit at Le Fiehl Manufacturing, 13700 Firestone Blvd.**
2. **ADJOURNMENT**

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JULY 12, 2010**

1. **CALL TO ORDER**
Chairperson Oblea adjourned the Adjourned Meeting and called the Regular Meeting of the Planning Commission to order at 4:50 p.m.
2. **PLEDGE OF ALLEGIANCE**
Commissioner Moore 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
Luis Collazo, Code Enforcement
Steve Masura, Redevelopment Manager
Susan Beasley, Executive Secretary

Absent: Wayne Morrell, Principal Planning
Paul Garcia, Intern
Steve Skolnik, City Attorney
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 28, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

NEW BUSINESS

6. Reconsideration of Modification Permit Case No. 1106

Request for Reconsideration of Modification Permit Case No. 1106, to not provide the required number of off-street parking spaces related to a proposed 638 sq. ft. addition to an existing 11,556 sq. ft. mezzanine within the existing building at 12246 Hawkins Street, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Jarrow Industries, Inc.)

Mr. Cuong Nguyen presented the subject case. The applicant was not present.

Commissioner Madrigal asked for clarification on the number of employees and parking requirements.

Mr. Nguyen answered that the applicant currently has 36 employees and 49 parking spaces on the subject property.

Commissioner Moore asked about available street parking.

Mr. Nguyen indicated he did not have the exact number of spaces available, but there were plenty of street parking spaces. He also noted that street parking is not considered toward the required provision of onsite parking spaces.

Commissioner Rios commented that the landscaping was beautiful and mentioned that this applicant was a recipient of the City's Beautification Award.

Chairperson Oblea asked about the intended use for the mezzanine.

Mr. Nguyen answered it was for extra storage and believes it is currently in plan check.

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

7. COMMUNICATIONS

Commissioners:

Commissioner Rios thanked the city and staff for the site tour at Le Fiell Manufacturing.

Mr. Ashworth agreed that it was useful for all parties involved and committed to continue to arrange similar tours when the need comes up.

Commissioner Madrigal felt the tour was beneficial and showed them why the modifications were needed.

Commissioner Madrigal asked for an update on the bowling alley site. Mr. Ashworth said Steve Masura was still working with the property owner for a potential buyer.

Commissioner Moore asked if there was a recycling percentage required during the demolition for this site. Mr. Masura said the City does have guidelines and the Contractor is required to submit a report of what percentage was recycled. Anita Jimenez is in charge of the Recycling Program. Staff will provide an update on this matter at the next Planning Commission meeting.

Mr. Madrigal asked for an update on the Danby/Bluejay HARP house. Mr. Ashworth said the future owners have been identified and that escrow will be opened within the next 4 weeks. Staff will provide a tour of the home prior to the close of escrow.

Mr. Madrigal advised staff he had discovered what turned out to be a medical marijuana collaborative on Los Nietos Road that was creating a lot of traffic congestion.

Mr. Ashworth advised the Planning Commissions that a subcommittee is currently working on the Medical Marijuana Ordinance. Mr. Ashworth directed Luis Collazo to follow up with Police Services for traffic issues at that location.

Commissioner Rios asked about the former Sizzler site on Telegraph. Mr. Ashworth said staff is working with the property owner to correct the property maintenance problems.

Staff:

Mr. Ashworth explained the Letter of Demand that was sent to Lakeland Development Company on July 6. Staff will give an update on this and other issues related to CUP 620 during the compliance review update at the next Planning Commission meeting on July 26.

Mr. Ashworth also reviewed the letter from Mr. Skolnik regarding conditional use permits and the recommendation to delete the condition imposing expiration dates.

Commissioner Rios asked about the current practice of bolding new conditions on staff reports.

Mr. Ashworth answered that this practice will no longer be used.

Chairperson Oblea asked what percentage of cases are reconsiderations and how this new practice might affect the agenda.

Mr. Ashworth assured the Commissioners that they would still have administrative review privileges for conditional use permits. In the future, for non-compliance issues, the action will be treated as a property maintenance or code enforcement issue with the City Prosecutor, which may ultimately result in revocation action being presented to the Planning Commission.

Mr. Ashworth announced that the applicant for CUP 711, approved on June 28, did file an appeal for Condition of Approval No. 7. The City Engineer has suggested revised wording of the strict "no parking" prohibition to allow personal and delivery vehicle parking along the curb, but not heavy vehicles. It has been recommended that City Council return this matter back to the Planning Commission with a recommendation that the revised wording be approved.

Mr. Ashworth reported on the DTSC public hearing for Phibro-Tech, Inc. that was conducted on July 8. Many issues were not addressed due to the Toxicologist being absent. DTSC will reschedule another Public Hearing.

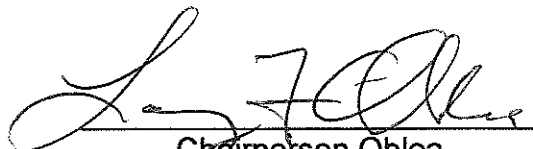
Commissioner Moore asked if the State does not approve Phibro-Tech's operating permit, would the City's Conditional Use Permit come back to the Planning Commission.

Mr. Ashworth noted that it is a requirement of Conditional Use Permit Case No. 441 that Phibro-Tech have a valid permit to operate from all responsible agencies, in particular DTSC. If DTSC did not extend the operating permit, then Phibro-Tech would be in violation of the conditions of approval for CUP 441.

Mr. Masura gave the Planning Commissioners a brief overview of some potential restaurants that may be interested in the City. Many were leads from the ICSC conference recently attended by himself, Councilmembers Serrano, Rounds, and Trujillo.

8. ADJOURNMENT

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


Chairperson Oblea

ATTEST:


Susan Beasley, Secretary