

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MARCH 22, 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

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
Wayne Morrell, Principal Planning
Luis Collazo, Code Enforcement
Steve Masura, Redevelopment Manager
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney
Paul Garcia, Intern
Phillip DeRousse, Police Services

Absent: Cuong Nguyen, Associate Planner

4. ORAL COMMUNICATIONS

Oral Communications were declared closed by Chairperson Oblea.

5. APPROVAL OF MINUTES

Commissioner Rios made a correction of the spelling of Thomas Lopez, which was noted by the Secretary. The minutes of March 8, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

6. Consideration of PC Resolution No. 27-2010 Authorizing the Filing of a Notice of Exemption as required by the California Code of Regulations in order to move forward with construction of Santa Fe Springs Nature Park.

Mr. Andy Lazzaretto presented the subject case.

Mr. Skolnik clarified that under CEQA guidelines; the Planning Commission is the local lead agency and has the authority to approve. The filing of this Notice

of Exemption with the Los Angeles County Clerk starts the 35-day statute of limitations.

Mr. Lazzaretto informed the Planning Commissioners that the proposed park will be built on Edison right-of-way and the lease has to be approved by the State Public Utilities Commission.

Commissioner Moore inquired if the funding source is 100%.

Mr. Lazzaretto answered yes.

Commissioner Moore asked if the area was accessible only by walking or bike.

Mr. Lazzaretto answered yes.

Commissioner Moore asked if there would be any changes to the freeway.

Mr. Lazzaretto indicated not at this date.

Commissioner Ybarra asked in which area of the 10 acres is the initial phase.

Mr. Lazzaretto pointed out that this initial phase will be built on the south side.

Mr. Skolnik stated that as part of the park improvement, a fence would be installed at the north portion for Phase I.

Vice Chairperson Madrigal asked if the park would be open 24 hours.

Mr. Lazaretto indicated that a dawn to dusk policy would be in affect with appropriate signage. There will be no electrical service; hence, no security cameras are in the plan. There also will be no public restrooms.

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

7. Reconsideration of Alcohol Sales Conditional Use Permit Case No 9.

Request for approval to allow the continued operation and maintenance of an alcoholic beverage sales use involving the sale of beer and wine for on-site customer consumption at The Holiday Tavern, located at 10915 Norwalk Boulevard in the C-4, Community Commercial, Zone within the Consolidated Redevelopment Project Area. (Harold Michael Parsons)

Mr. Phillip DeRousse presented the subject case.

The applicant, Mr. Harold Parsons was in the audience.

Vice Chairperson Madrigal made comments on the calls for service.

Commissioner Ybarra asked about the I.D. scanner.

Mr. Parsons clarified that they scan patron driver's license. Management also has the capability to input an "86" code for previous offenders. The scanner will also detect false I.D.s.

Commissioner Ybarra asked how many cameras are used for security and how long the tapes are kept.

Mr. Parsons indicated they maintain thirty-six cameras and keep the recordings for 30 days.

Commissioner Moore asked how the 47 service calls compare to other previous periods.

Mr. Parsons reminded the Planning Commissioners that most of the service calls are preventative and one of the Conditions of Approval requires them to notify Police Services.

Mr. Ashworth noted that 47 calls over a two-year period is not considered excessive by staff for an on-site alcohol serving establishment. The City is pleased with the cooperative relationship they maintain with this applicant.

Commissioner Moore asked how management deals with over consumption problems.

Mr. Parsons said they have a Designated Driver Program in place.

Commissioner Rios stated she is pleased with the Holiday's relationship with the City and the fact they have met all of the Conditions of Approval in the past.

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

8. Reconsideration of Alcohol Sales Conditional Use Permit Case No. 27

Request for approval to allow the continued sales and serving of alcoholic beverages for onsite consumption at a restaurant known as Antojitos Guadalajara located 10941 Norwalk Boulevard within the C-4, Community Commercial, Zone. (Armando Espinoza)

Mr. Phillip DeRousse presented the subject case. The applicant was not present.

Commissioner Rios asked why this extension was three years, whereas the previous case was granted for five years.

Mr. DeRousse indicated that during the site inspection, it was discovered that the applicant's fire suppression equipment was outdated per Fire Code. Staff

restricted the approval for three years while the applicant replaces said equipment.

Commissioner Madrigal made a motion to approve Item No. 8 as presented. Commissioner Ybarra seconded the motion, which passed unanimously.

9. Reconsideration of Development Approval Case No. 31

A request to construct a temporary test rack 135' wide by 144' long by 135' tall at the westerly end of the most southerly building at 10805 Painter Avenue (APN: 8011-015-005) in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Diane Henderson for Westmont Industries)

Mr. Wayne Morrell presented the subject case.

The owner, Diane Henderson, and employee, Brad Peatrie, were in the audience.

Commissioner Rios made a correction on page 8 to add staff contact, which was noted by Secretary.

Chairperson Oblea asked if they were also manufacturing the test rack.

Ms. Henderson indicated they will be initially testing the traveling platforms, but will build the five traveling maintenance platforms for Caltrans.

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

10. Reconsideration of Conditional Use Permit Case No. 606

Request to allow the continued storage, manufacturing, and distribution of lubricating oils on the property located at 12402 Los Nietos Road in the M-2, Heavy Manufacturing Zone and within the Consolidated Redevelopment Project Area. (R&D Schoensiegel Family LLC)

Mr. Paul Garcia presented the subject case.

The applicant, Mr. Richard Schoensiegel was in the audience.

Commissioner Moore questioned Condition of Approval No. 27, concerning a current business license.

Mr. Garcia clarified that the condition was bolded showing this is an on-going requirement that the applicant maintain their current business license.

Commissioner Rios thanked staff for including a condition that pertains to graffiti removal. She questioned Condition No. 9 regarding drainage location.

Mr. Ashworth clarified that the requirement for drainage was set up when the family first developed the property and constructed the facility.

Vice Chairperson Madrigal asked what type of sprinklers was used.

The applicant indicated they use 3,500 gallon per minute water sprinklers.

Mr. Ashworth further clarified that the fire sprinkler system is also known as a deluge system because of the amount of fire water dispensed when activated.

Commissioner Ybarra asked if the applicant anticipated reaching their full storage capacity.

Mr. Schoensiegel indicated they are equipped for that capacity and hopes the economy improves.

Commissioner Moore made a motion to approve Item No. 10 as presented. Commissioner Ybarra seconded the motion, which passed unanimously.

11. Reconsideration of Conditional Use Permit Case No. 685

Request to allow the continued operation and maintenance of a transportation terminal for the property located at 11910 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone. (Chemical Transfer Company, Inc.)

12. Reconsideration of Conditional Use Permit Case No. 692

Request to allow the continued operation and maintenance of a truck service and repair facility at 11910 Greenstone Avenue, in the M-2, Heavy Manufacturing, Zone. (Rod's Truck Repair, Inc.)

Mr. Wayne Morrell presented both cases as they pertain to the same address.

Mr. Allen Genetti, Controller, for Chemical Transfer and Mr. Rod Stallings, President, Rod's Truck Repair was in the audience.

Vice Chairperson Madrigal asked if the chemicals are captured and recycled.

Mr. Morrell indicated that the waste water is disposed into the sewer system.

Vice Chairperson Madrigal asked if the equipment was new.

Mr. Morrell said yes.

Commissioner Moore asked if they clean the tanks with hazardous materials.

The applicant indicated they use a two-storage treatment system. The rinse water is collected, stored, and treated before being discharged into the sewer. Most of their chemicals are not hazardous, but acid-based/corrosive products.

Chairperson Oblea stated the applicant maintain reclamation and asked who controls the process.

Mr. Genetti said they conduct in-house maintenance and have a certified professional engineer.

Commissioner Rios asked about general maintenance of trucks from Rod's Truck Repair and what is done with oil drained from the trucks.

Mr. Stallings indicated that oil is maintained in 100 and 250-gallon containers and contracts with Recycle-It Environmental who pumps out the oil.

Commissioner Rios made a motion to approve Item No. 11 as presented. Vice Chairperson Madrigal seconded the motion, which passed unanimously.

Commissioner Ybarra made a motion to approve Item No. 12 as presented. Commissioner Moore seconded the motion, which passed unanimously.

13. COMMUNICATIONS

Commissioners:

Commissioner Moore asked about the sale of homes at The Villages at Heritage Springs.

Mr. Ashworth said they have sold approximately 12 units and indicated that the Federal Housing Incentive has helped. He also informed the Planning Commissioners that Comstock sold a section of the project to Far West Industries, who will begin constructing the first six model detached homes in late April.

Commissioner Moore asked if the recent earthquake damaged any buildings or property in the City.

Mr. Ashworth mentioned that no damage was reported in Santa Fe Springs, and that this can be attributed to our buildings being constructed under more recent seismic standards.

Commissioner Rios thanked staff for cleaning up the banner situation at the Promenade Shopping Center.

Mr. Ashworth announced that the new Promenade Shopping Center readerboard is scheduled to be activated this week.

Chairperson Oblea had observed while doing a site inspection for Rosemead Oil that the empty lot next door was in need of weed abatement.

Mr. Collazo answered that the property is owned by the railroad, but he would follow-up.

Staff:

Mr. Ashworth made the Planning Commissioners aware of their invitation from Walton Construction for the Open House for Villa Verde Apartments to be held on April 8.

14. Planning Commissioners toured the library renovations. Mr. Rafael Casillas from Public Works/Engineering led the tour.

15. **ADJOURNMENT**

Chairperson Oblea adjourned the Planning Commission meeting at 6:13 p.m.



Chairperson Oblea

ATTEST:



Susan R. Beasley, Planning Secretary