

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JUNE 13, 2011**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Madrigal led the Pledge of Allegiance.

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

Present: Chairperson Madrigal
Commissioner Oblea
Vice Chairperson Rios
Commissioner Rodgers
Commissioner Ybarra

Staff: Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney

Absent : Paul Ashworth, Director of Planning and Development
Paul Garcia, Intern

4. ORAL COMMUNICATIONS

There being no one wishing to speak, Oral Communications were closed by Chairperson Madrigal.

5. APPROVAL OF MINUTES

The minutes of the May 23, 2011 regular meeting were approved upon unanimous consent, and filed as submitted.

PUBLIC HEARING

Chairperson Madrigal opened the Public Hearing. It was also requested that Case #7 and #8 be heard first and presented as a single report.

7. Tentative Parcel Map No. 71494

A request to consolidate five lots (APN: 8002-015-011, 012, 013, 014 and 021) of 4.634 acres into two (2) parcels: (Parcel 1 of 2.262 acres, and Parcel 2 of 2.372 acres) on the undeveloped lots located at the northwest corner of Norwalk Boulevard and Smith Avenue, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Alicia Martinez for Thienes Engineering)

8. Development Plan Approval Case Nos. 868 and 869

A request to allow the construction of two (2) concrete (spec) tilt-up industrial buildings of 43,187 sq ft (Building 1) and 50,669 sq ft (Building 2) respectively, on two parcels created by the consolidation of 5 lots of 4.634 acres into two (2) parcels (Parcel 1 of 2.262 acres, and Parcel 2 of 2.372 acres), on the undeveloped property located at the northwest corner of Norwalk Boulevard and Smith Avenue, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Eric Hildebrand for CSIR WR Santa Fe Springs, LLC)

Mr. Wayne Morrell presented the subject case. Mr. Eric Hildebrand, Architect, and Developers Messrs Gary Edwards and Vance Mape, were present in the audience.

Commissioner Oblea asked about the term bioswale. Mr. Hildebrand explained that it is an area on the property that will, under normal circumstances, absorb runoff, but overflow will divert into storm drains. Commissioner Oblea asked if this was a new technology. Mr. Hildebrand indicated it was.

Commissioner Oblea asked about the narrow parcels on the site map. Mr. Hildebrand did not know who owned those parcels. Mr. Edwards indicated they were old easements that had been abandoned.

Commissioner Ybarra said it was good to see new development in the city.

Vice Chairperson Rios agreed and said the current property is an eyesore and this new development will be a beautiful addition to the city. She also thanked the applicant and staff for providing the large-scale site map.

Chairperson Madrigal asked about truck entrances. Mr. Morrell pointed out the three entrances.

Commissioner Oblea asked if Parcel 1 would be allowed to close/fence off access into the back parking lot area off Norwalk Blvd. Mr. Morrell answered no. Mr. Edwards said the Fire Department would need fire access. He also said Parcel 2 would have access from Smith Avenue.

Chairperson Madrigal asked about the storage of steel on the property. Mr. Morrell said that Primary Steel had been storing steel products on this subject site; however, it had been removed. Mr. Edwards indicated that a German company, Namasco, recently bought Primary Steel. Mr. Morrell clarified that their operation does not encroach on the subject property.

Having no further comments, the Public Hearing was closed by Chairperson Madrigal.

Vice Chairperson Rios moved to approve Items No. 7 and 8, respectively. Commissioner Ybarra seconded the motions, which passed unanimously.

PUBLIC HEARING

6. Conditional Use Permit No. 723

A request to allow the maintenance and operation of a pawnshop, located at 14156 Rosecrans Avenue, within a 1,032 sq ft portion of a 5,295 sq ft retail building located in the C-4 PD, Community Commercial Planned Development Zone. (Fares Tabello)

Chairperson Madrigal opened the Public Hearing.

Mr. Luis Collazo presented the subject case and introduced the applicant, Mr. Simon Tabello and his son, Fares Tabello. Mr. Collazo announced that Mr. Tabello was also the new owner of Maggie's Pub.

Vice Chairperson Rios said the vacant store in the center was an eyesore so she was glad to see a business move into the space.

Commissioner Oblea said the parking lot was full when he drove through for his site visit and he felt the lines were in need of re-painting.

Vice Chairperson Rios said there was plenty of available parking when she drove through the parking lot.

Commission Ybarra questioned the different names on the application. Mr. Collazo said Simon and Silva Tabello were the owners of the property and Fares was their son. Mr. Tabello indicated that he had turned over ownership to his son. Mr. Skolnik replied that the legal titleholder's name should be on all documents and requested a correction to the application.

Commission Ybarra asked if the City had any other pawnshops. Mr. Collazo said this would be the first such business.

Chairperson Madrigal said since this was a new use; he would like to get a six-month status on the operation.

Commissioner Ybarra asked about monitoring. Mr. Collazo said that pawnshops are regulated at the State and Federal levels and are required to obtain a second-hand dealers license.

Commissioner Ybarra asked if there would be a need for security bars on the windows.

Mr. Fares Tabello answered that all merchandise will be stored in a locked safe on a nightly basis and they did not feel that bars would be necessary.

Mr. Elaine Reece, 14402 Valley View, La Mirada addressed the Planning Commission, stating she was a resident and voiced her concerns about the clientele that a pawnshop may attract, as she had seen the Norwalk Pawnshop deteriorate over the years. She also voiced her concerns that Valley View is a straight shot to the freeway and there are liquor establishments on three corners. She also asked if staff had collected crime information for that area.

There being no further questions or comments, Chairperson Madrigal closed the public hearing.

Chairperson Madrigal thanked Mrs. Reece for her insightful comments and agreed that staff should work with Police Services and Police from La Mirada to collect information on criminal activity in the vicinity and get feedback from other businesses in the area.

Mr. Skolnik said in order to clarify use and get law enforcement feedback, he would recommend continuing Case No. 723 to the next Planning Commission meeting.

Chairperson Madrigal made a motion to continue Case No. 723 to the June 27, 2011 Planning Commission meeting. Commission Oblea seconded the motion, which carried by the following roll call:

Ayes: Madrigal, Oblea, Rios, Rodgers, and Ybarra

Noes: None

Abstain: None

CONSENT ITEMS

9. **Conditional Use Permit Case No. 658-1**

Reconsideration to allow equipment upgrades to an existing 55-foot-high cellular telecommunication antenna (mono-palm) at 13917 Stage Road* in the M-2, Heavy Manufacturing, Zone. (AT&T Mobility LLC)

10. **Development Plan Approval Case No. 858-1**

Reconsideration to allow equipment upgrades to an existing telecommunications facility at 12650 Cisneros Lane, in the M-2, Heavy Manufacturing, Zone. (AT&T Mobility LLC)

Mr. Cuong Nguyen would be presenting both cases. No staff reports were requested. Commissioner Ybarra made a motion to approve Consent Items Nos. 9 and 10, respectively. Commissioner Oblea seconded the motion, which passed unanimously.

11. **COMMUNICATIONS**

Commissioners:

Vice Chairperson Rios thanked staff for including the Planning Commissioners on the public hearing notice mailings.

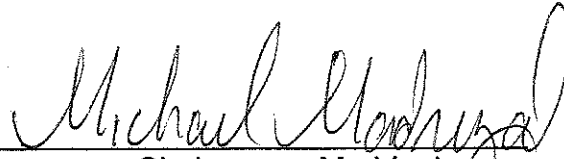
Commissioner Ybarra asked about the Bartley home. Planning Secretary advised she would have Teresa Cavallo contact him.

Commissioner Oblea asked for an update on the blighted gas station on Painter and Telegraph. Mr. Collazo advised that the gas station was under new ownership and a Property Maintenance Order was still active. Mr. Collazo will keep Planning Commissioners updated.

Chairperson Madrigal wished all the fathers a Happy Father's Day.

12. ADJOURNMENT

At 5:35 p.m., Chairperson Madrigal adjourned the meeting.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary