

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
OCTOBER 10, 2011**

1. CALL TO ORDER

Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:33 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
Vice Chairperson Rios
Commissioner Oblea
Commissioner Johnston

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Commissioner Ybarra
Paul Garcia, Intern

4. ORAL COMMUNICATIONS

Oral Communications were closed by Chairperson Madrigal.

5. APPROVAL OF MINUTES

Vice Chairperson Rios pointed out a correction on page 2, adding Commissioner Oblea, which was noted by Planning Secretary. The minutes of the September 26, 2011 meeting were approved upon unanimous consent and filed as corrected.

PUBLIC HEARING

The public hearing was opened by Chairperson Madrigal

6. Conditional Use Permit No. 723

A request for approval to establish, operate, and maintain a pawnshop, at 14156 Rosecrans Avenue, Suite C, 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, Palm Jewelers and Pawn)

Mr. Luis Collazo presented the subject case. The applicants, Simon and Fares Tabello, were present in the audience.

Mr. Collazo passed out a letter received by email at 3:20 p.m. from Mr. Rueben Arceo, Director of Community Development, City of La Mirada. Mr. Skolnik addressed the letter, stating the recommendations in the letter were already addressed in the conditions of approval.

Mr. Ashworth further added that staff worked closely with Whittier Police Department and they had knowledge and input on this request.

Commissioner Oblea voiced his concern, saying he had previously requested crime data before and after a pawnshop had been established.

Mr. Skolnik clarified Commissioner Oblea's concerns and mentioned that Whittier Police Department had not raised any concerns with this proposed use. Mr. Skolnik asked staff what position our local Police Services was taking on the use. Mr. Collazo said they were in agreement, if all conditions of approval were followed.

Commissioner Oblea reiterated his desire to receive the crime data and asked for either a written letter or personal appearance from Whittier Police Department; that he feels this information is necessary before he can vote on this matter.

Vice Chairperson Rios was comfortable with the six-month compliance review.

Chairperson Madrigal asked if the city of La Mirada had pawnshops. Mr. Collazo indicated two outlined on the PowerPoint map. Commissioner Oblea thought those areas outlined on the map might be Los Angeles County and asked for confirmation.

Chairperson Madrigal questioned if there were limitations of how much storage of goods can be within a pawnshop, as he's observed other pawn shops being very cluttered. Mr. Collazo answered that neither Federal nor State agencies have maximum capacity clauses; however, Fire and Building Codes may be involved if access is restricted.

Mr. Skolnik suggested that, after public comments are heard, the Commission can make a motion to continue this item to the next meeting so that a representative from the Whittier Police Department can address these issues. The Commission Attorney reminded the Commission that pawnshops are a conditionally permitted use in the C-4 zone district and cannot be denied without findings.

Mrs. Elaine Reid @ 14402 Valley View, La Mirada spoke, identifying herself as the person who contacted the City of La Mirada. She pointed out that everything east of the subject property is residential. She was also representing the owners of the childcare center and another resident who could not attend. Mrs. Reid made the statement that perhaps the other occupants in the shopping center did not come forward because the applicant is also the property owner of the center. She frequents the pizza parlor, has noticed loitering, and does not want to see the center deteriorate. She thanked the Planning Commission for further research into the crime data associated with pawnshops.

Mr. Simon Tabetlo, property owner and applicant, said that the bar across the street is open until 2:00 a.m. and wanted to know why that is not a problem for local residents, but his business would be.

There being no one else wishing to speak, Chairperson Madrigal closed the public hearing. Commissioner Oblea moved to continue this case to the October 24 Planning Commission Meeting. Vice Chairperson Rios seconded the motion, which passed unanimously.

CONSENT AGENDA

7. Alcohol Sales Conditional Use Permit Case No. 11-4

A request to allow the continued operation and maintenance of an alcohol beverage sales use for off-site customer consumption at Springlake Liquor, formerly known as Norlake Liquors, located at 10945 Norwalk Boulevard.
(DOUNGDARA SO, Springlake Liquor)

8. Conditional Use Permit Case No. 694

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburis Avenue (APN: 8005-002-016) and 9851 Alburis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Keana Development, LLC)

Mr. Skolnik advised Planning Commissioners that these consent items could be acted upon in one motion.

Commissioner Oblea made a motion to approve Items No. 7 and 8. Vice Chairperson Rios seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Mr. Ashworth announced that the October 13 City Council meeting might be moved up an hour, to start at 5:00 p.m., to allow attendance at Gus Velasco's memorial services.

Mr. Collazo gave the following updates:

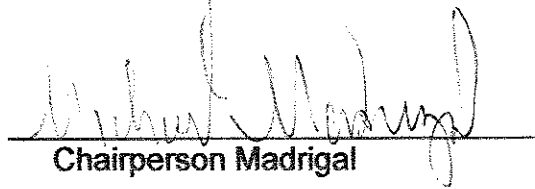
1) He will begin code enforcement actions involving the vacant lot next to the proposed pawn shop; 2) No resolution with owners for the property on the northeast corner of Telegraph and Painter, so he will be sending a Notice of Hearing; and 3) The building on the southeast corner of Pioneer and Telegraph is under new ownership and they do not want to repair the fountain. Mr. Collazo will be sending out a code violation letter.

Vice Chairperson Rios thanked Teresa Cavallo for the HARP home tour.

Chairperson Madrigal asked that the meeting be adjourned in memory of former Councilmember Gus Velasco.

10. ADJOURNMENT

After a moment of silence, at 5:25 p.m., Chairperson Madrigal adjourned the Planning Commission meeting in memory of Gus Velasco


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary