

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
SEPTEMBER 26, 2011**

1. CALL TO ORDER

Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:45 p.m. Due to a fire alarm in City Hall, the meeting was held in Room #2 in Town Center Hall.

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 Ybarra
Commissioner Johnston

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Paul Garcia, Intern
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Luis Collazo, Code Enforcement Inspector

4. ORAL COMMUNICATIONS

Mr. Skolnik addressed the Planning Commission and staff to clarified Browns Act guidelines, stating that Communications, under Item #8, should be related to topics outlined on the agenda. If Commissioners have unrelated questions, they may speak to the staff after the meeting is adjourned. Chairperson welcomed three Biola Journalism students who were observing the meeting. Oral Communications were closed by Chairperson Madrigal.

5. APPROVAL OF MINUTES

The minutes of the September 12, 2011 regular meeting were approved upon unanimous consent and filed as submitted.

PUBLIC HEARING

6. CUP Case No. 679

A request for approval to allow the operation and maintenance of a church facility at 10823 Orr and Day Road. The 9,643+/- sq ft church facility is within a 21,610 +/-commercial shopping center (commonly referred to as Price's Market Shopping Center), located at the southwest corner of Orr and Day Road and Florence Avenue in the C-4, Community Commercial Zone. (Pastor Joong Ban Chung for Faith Presbyterian Church)

Mr. Wayne Morrell presented the subject case, and introduced members from Faith Presbyterian Church, Hae Kyung Lee and Samgrim Woo and members from Iglesia de Fe Cristiana Church, Pastor Cender and Lisette.

Commissioner Oblea observed that another church, Potter's House, is also using the shopping center property. Mr. Morrell explained that this church had an approved CUP for the location on Broadway and Washington but had recently moved into this shopping center without requesting prior permission. Staff is currently working with their pastor to help them relocate and obtain necessary approvals.

Commissioner Johnston asked for an explanation of the time lapses outlined in the staff report.

Mr. Ashworth explained that, for liability reasons, staff did aggressively pursue correction of the public safety issues, which were resolved. However, since this property was slated to be taken by CalTrans, staff was withholding enforcement of the non-permitted church uses until negotiations between the property owner and CalTrans clarified the property's disposition.

Commissioner Johnston asked about the five-year review period. Mr. Morrell said it would coincide with the CalTrans process. CalTrans will assist the applicants in the relocation process.

Vice Chairperson Rios noticed that the church service times overlapped on Wednesday. The applicant, Hae Kyung Lee residing at 9525 Lemoran Avenue in Downey, addressed the Planning Commission and noted that each church meets in different rooms and parking is not a problem.

Mr. Skolnik reminded Commissioners that a conditional use permit is tied to the land and not transferable to another property.

Commissioner Ybarra inquired if there is sufficient parking to meet the needs of both uses. Mr. Morrell affirmed.

Chairperson Madrigal commented on the CalTrans impact. He asked the applicants if they plan to stay in Santa Fe Springs. Ms. Lee said they are praying for that outcome.

Having no other questions, the Public Hearing was closed.

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

CONSENT AGENDA

7. Conditional Use Permit Case No. 605-3

Review for compliance with conditions of approval related to the operation and maintenance of a school of interpretation use located at 10012 Norwalk Boulevard, Suite 120, in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment

Vice Chairperson Rios made a correction to the address on pages 1 and 5. Planning Secretary so noted.

Commissioner Ybarra asked if there had been any complaints. Mr. Morrell said no.

Commissioner Ybarra made a motion to approve Items No. 7. Commissioner Oblea seconded the motion, which passed unanimously.

8. COMMUNICATIONS

Mr. Morrell announced that Chipotle Grill will be occupying the former Mandarin Inn site on Telegraph and Carmenita, and the Mandarin Inn will be moving into the former Acapulco Restaurant facility located within the same shopping center.

Mr. Ashworth announced a chamber-sponsored Transportation Symposium on September 29 from 10:00 - 12:00. Flyers will be sent to Planning Commissioners.

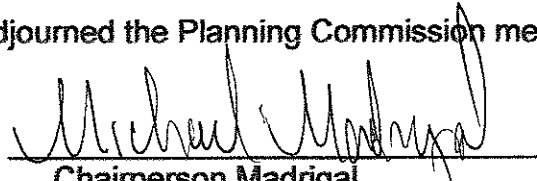
Mr. Ashworth announced that Comstock had refinanced the Villages housing project, avoiding foreclosure, and that construction is slated to begin again in Spring 2012.

Holliday Rock has formally withdrawn the Conditional Use Permit application for the proposed batch plant. On a related note, the City Council will be considering Ordinance No. 1027 at its meeting Thursday night involving the establishment of a moratorium on certain land uses within the designated Telegraph Road Corridor.

Vice Chairperson Rios asked about taking a tour of the HARP house at 11010 Davenrich. It was decided to meet at the site on Wednesday, September 28 at 4:00p.m.

9. ADJOURNMENT

At 5:15 p.m., Chairperson Madrigal adjourned the Planning Commission meeting.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary