

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
December 10, 2012**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

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

Present: Chairperson Ybarra
Vice Chairperson Johnston
Commissioner Madrigal
Commissioner Velasco
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning
Teresa Cavallo, Planning Secretary
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Officer
Alex Tong, Director of Technology Services
Michael Crook, Fire Chief
Tom Hall, Deputy Director of Environmental Services
Richard Kallman, Environmental Protection Specialist

Council: Laurie Rios, Councilmember

4. ORAL COMMUNICATIONS

There being no one else wishing to speak, Oral Communications were closed.

5. APPROVAL OF MINUTES

The minutes of the November 13, 2012 meeting were approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 60

Request for approval of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption within a proposed (under construction) family restaurant establishment called Mr. Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Mr. Sushi)

Luis Collazo, Code Enforcement Officer presented Item No. 6.

Mr. Sushi is a 2,800 sq ft family sit down restaurant that will be located in the IHOP Shopping Center on Washington.

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

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 61

Request for approval of Alcohol Sales Conditional Use Permit Case No. 61 to allow the maintenance and operation of an alcoholic beverage sales use within a mini-mart coexisting with a gas service station in the M-2, Heavy Manufacturing, Zone at 13352 Imperial Highway. (Thrifty Oil for Sierra Foods, Inc.)

Luis Collazo, Code Enforcement Officer also presented Item No. 7.

Commissioner Madrigal was concerned about the number of locations on the corner of Imperial and Carmenita that sell alcoholic beverages for off-site consumption. He does not want the City to become known for alcohol sales on every corner.

Commissioner Velasco made a motion to approve Item No. 7. Vice Chairperson Johnston seconded the motion, which passed unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case No. 734 and Environmental Documents

A request for approval to allow the establishment, operation, and maintenance of a non-profit training (competition dance and cheerleading) facility on property located at 8739 Millergrove Avenue, Unit A (APN: 8178-037-019), in the M-2, Heavy Manufacturing, Zone (Synergy All-Stars, Inc.)

Cuong Nguyen, Associate Planner presented Item No. 9. Present on behalf of Synergy All-Stars, Inc. was Environmental Consultant, Marc Blodgett.

Commissioners had various questions and concerns regarding the air quality in the area, the asbestos in the building, etc. Marc Blodgett addressed their questions and concerns. A discussion ensued.

Vice Chairperson Johnston made a motion to approve Item No. 9. Commissioner Velasco seconded the motion, which passed unanimously.

10. PUBLIC HEARING

Conditional Use Permit Case No. 736 and Environmental Document (Initial Study/Mitigated Negative Declaration)

A request for approval to establish, operate and maintain a food processing facility using poultry and pork products to produce broth, on the property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA Inc.)

Wayne Morrell, Director of Planning presented Item No. 10. Also present on behalf of Wakou USA Inc., was Marc Blodgett, Environmental Consultant.

Having no questions, Commissioner Velasco made a motion to approve Item No. 10. Commissioner Madrigal seconded the motion, which passed unanimously.

11. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. Conditional Use Permit Case No. 668-1

Compliance review to allow the continued operation and maintenance of a bio-diesel production facility on a 1-acre portion of the property located at 12345 Lakeland Road, in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project. (Lakeland Development Company)

Having no questions, Commissioner Madrigal made a motion to approve Item No. 11A. Vice Chairperson Johnston seconded the motion, which passed unanimously.

8. PUBLIC HEARING (Continued from Planning Commission Meeting of 11-13-2012)
Conditional Use Permit Case No. 647-1 (Amendment No. 1) and Environmental Document

Request for an amendment to previously approved Conditional Use Permit Case No. 647 on the 54.5 acre property bordered by Telegraph Road to the north, Clark Avenue to the south, Bloomfield Avenue to the east and Norwalk Boulevard to the west (Villages at Heritage Springs).

Steve Skolnik addressed the Commissioners and the audience regarding Item No. 8.

Wayne Morrell, Director of Planning presented Item No. 8. Present in the audience was Bob Comstock, Jeffrey Malone, David Lauletta on behalf of RCS-Villages Development, LLC.

The following residents of the Villages at Heritage Springs spoke about their concerns regarding the proposed building of multi-family rental units in the complex:

Cesar Estrada
Grace Batas
Jenny Leung
John Park
Vaibhav "Vibes" Narang
Sandeep Talhap via representative Vaibhav Narang

Bob Comstock also addressed the Commissioners and gave a brief background of the Villages at Heritage Springs residential development project and how the request for the 155-unit condominium development began due to the economic downturn.

Planning Commissioners had various comments and concerns regarding parking, security, shared facilities, rent comparables and inspections, entrances and exits, etc. Both Bob Comstock and Wayne Morrell answered the Commissioners comments and concerns.

Vice Chairperson Johnston made a motion to approve Item No. 8. Chairperson Ybarra seconded the motion which was approved 3-2.

12. ANNOUNCEMENTS

Commissioners:

Commissioner Madrigal thanked everyone and wished everyone a Happy Holidays. He also congratulated the new Fire Chief Michael Crook.

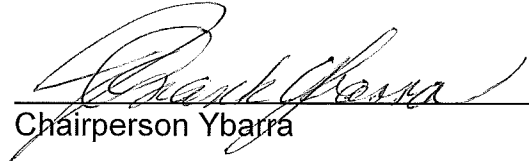
Commissioner Velasco wished everyone a Merry Christmas and a Happy New Year.

Staff:

Staff also wished everyone a Merry Christmas and a Happy New Year.

13. ADJOURNMENT

Chairperson Ybarra wished everyone a Merry Christmas and adjourned the Planning Commission meeting at 6:50 p.m.


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary