

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
November 13, 2012**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:33 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra asked City Attorney Steve Skolnik to lead 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

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the October 22, 2012 meeting were approved and filed as submitted.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 10-08-2012)
Conditional Use Permit Case No. 647-1**

A request for approval to modify the previous-approved site plan that allowed a 128-unit condominium development, to a site plan allowing a 155-unit condominium development on approximately 5-acres (Lots 68 and 69 of Tract 63136), on the northwest corner of the 54.5-acres Villages at Heritage Springs residential development project, which is bordered by Telegraph Road to the north, Clark Street to the south, Bloomfield Avenue to the east and Norwalk Boulevard to the west, in the City of Santa Fe Springs, California 90670. The 5-acre property is zoned R-3-PD, Multiple-Family Residential-Planned Unit Development. (Brad Porter for RCS-Villages Development, LLC)

Chairperson Ybarra reopened the Public Hearing and requested a motion to continue Item No. 6 to the December 10, 2012 Planning Commission meeting.

City Attorney Steve Skolnik informed the Planning Commissioners that this matter will be ready to take action at the next Planning Commission meeting.

Commissioner Madrigal moved to continue Item No. 6. Vice Chairperson Johnston seconded the motion which passed unanimously.

7. PUBLIC HEARING

Development Plan Approval Case No. 861 and Environmental Document:

A request for development plan approval to construct a ±54,613 sq ft concrete tilt-up building on the 2.817-acre property (APN: 8011-006-010) located on the east side of Carmenita Road at 13926 Carmenita Road, approximately ±632 feet north of the centerline of Rosecrans Avenue, in the M-2, Heavy Manufacturing, Zone and within the Consolidate Redevelopment Project Area. (Carl Garlichs for Durable USA)

Director of Planning Wayne Morrell presented Item No. 7. Present in the audience was Carl Garlichs on behalf of Durable USA.

Planning Commissioners had various questions regarding the occupant Durable USA, the nature of their business, etc. A discussion ensued.

Having no further questions, Commissioner Velasco made a motion to approve Item No. 7. Commissioner Zevallos seconded the motion, which passed unanimously.

8. 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. Alcohol Sales Conditional Use Permit Case No. 21-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 21-2 to allow the continued operation and maintenance of alcoholic beverage sales for off-site customer consumption involving the CVS store located in the C-4, Community Commercial, Zone at 11426 Washington Boulevard within the Washington Boulevard Redevelopment Project Area. (CVS)

B. Conditional Use Permit Case No. 551-3

Compliance review to allow the continued operation and maintenance of a church use within the 2.9-acre, multi-tenant business park located at 13112 Telegraph Road, in the M-2-PD, Heavy Manufacturing-Planned Development, Zone. (John Lee for Calvary Hosanna Church)

C. Conditional Use Permit Case No. 694-3

Request for a time 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 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Keana Development, LLC)

D. Conditional Use Permit Case No. 723-1

Compliance review of Conditional Use Permit Case No. 723-1 to allow the continued and maintenance of a pawnshop at 14156 Rosecrans Avenue located

within a 1,032 sq ft portion of a 5,295 sq ft commercial building located in the C-4-PD, Community Commercial – Planned Development, Zone. (Fares Tabello)

Commissioner Madrigal made a motion to approve Items 8A, 8B and 8D. Vice Chairperson Johnston seconded the motion, which passed unanimously.

Commissioner Madrigal requested Item No. 8C be removed from the Consent Agenda and a vote be taken separately. Commissioner Madrigal requested additional information as to why Keana Development, LLC was requesting a third extension.

Cuong Nguyen, Associate Planner presented Item No. 8C. Present in the audience was Greg Nordbak on behalf of Keana Development, LLC.

Greg Nordbak on behalf of Keana Development, LLC is requesting an extension to keep the CUP valid so that Keana Development does not have to reapply for another CUP and begin the process from scratch.

The Commissioners asked various questions regarding public outreach, tenant relocation, General Plan and Zone changes that need Council approval, etc. A discussion ensued.

Having no further questions, Vice Chairperson Johnston made a motion to approve Item No. 8C. Commissioner Velasco seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Zevallos inquired about Phibro-Tech. Wayne Morrell informed the Planning Commissioners that the City is waiting on the DTSC report.

Commissioner Madrigal would like to have a special meeting to bring all the newly appointed Planning Commissioners up to speed on the Phibro-Tech matter. Wayne Morrell will have to inquire with City Attorney Steve Skolnik about the legalities of scheduling a special meeting to discuss Phibro-Tech with the Planning Commissioners.

A discussion ensued.

Staff:

Cuong Nguyen wished everyone a Happy Thanksgiving.

Luis Collazo informed everyone that the Police Service Center (PSC) will be implementing new office hours commencing January 2013. The PSC will be available to serve customers Monday – Friday 7:30 a.m. – 5:30 p.m. and closed every other Friday like City Hall.

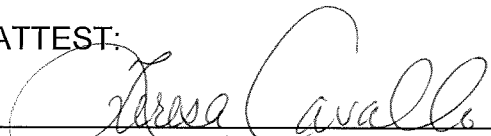
Luis Collazo also informed the Planning Commissioners that should any of the Commissioners have any questions regarding a Staff report, they should feel free to contact the writer of the report. Please note that Staff is required to list their name on the bottom left hand side of the report.

10. ADJOURNMENT

Chairperson Ybarra wished everyone a Happy Thanksgiving and adjourned the Planning Commission meeting at 5:22 p.m.


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary