

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JANUARY 9, 2012**

1. CALL TO ORDER

Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:35p.m.

2. OATH OF OFFICE

The Deputy City Clerk administered the Oath of Office to Commissioner Manuel Zevallos.

3. PLEDGE OF ALLEGIANCE

Chairperson Madrigal asked Commissioner Zevallos to lead the Pledge of Allegiance.

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

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

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

Absent: Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector

5. ORAL COMMUNICATIONS

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

6. APPROVAL OF MINUTES

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

7. ELECTION OF OFFICERS FOR 2012

Chairperson Madrigal resigned from the position of Chairperson and Vice Chairperson Rios called for nominations. Commissioner Ybarra nominated Vice Chairperson Rios and by unanimous consent, Vice Chairperson Rios accepted the position of Chairperson.

Commissioner Madrigal nominated Frank Ybarra as Vice Chairperson and by unanimous consent; Commissioner Ybarra accepted the position of Vice Chairperson.

CONTINUED

8. MODIFICATION PERMIT CASE No. 1220

A request for Modification of Property Development Standards to allow a six foot high wrought iron fence to encroach into the required corner side yard setback area on property located at 12215 Slauson Avenue (APN #8168-026-021) and 8609 Chetle Avenue (APN #8168-014-020), in the M-2, Heavy Manufacturing Zone, and M-1, Light Manufacturing Zone, respectively. (Jesse Mireles for The Dugout, Inc.)

Mr. Wayne Morrell presented the subject case in the absence of Mr. Nguyen.

Mr. Skolnik reminded Commissioners that they were to approve or deny the applicant's request to allow a six-foot high wrought iron fence to remain within the setback area. Staff is recommending that the applicant reduce the existing six-foot fence height to a maximum of 42", since moving the fence would further reduce the number of onsite parking spaces.

Commissioner Zevallos asked why the fence had been put up in the first place and why code enforcement hadn't pursued this matter earlier. Mr. Ashworth explained the history of the property and that the City had been working with the property owner with the agreement to wait until a new tenant took over and occupied the property.

Commissioner Madrigal shared that he had the same concerns, but after speaking with staff he agreed with the reasoning to keep the fence in its current location and reduce the height to 42".

Commissioner Zevallos asked if the property owner is required to reduce the height of the fence, would he still be required to get a building permit. Mr. Ashworth answered affirmative and as a further gesture, the City had offered to waive the permit fee.

Mr. Skolnik directed Chairperson Rios to call for a motion on approving or denying the applicant's request.

Commissioner Madrigal made a motion to deny the request. Commissioner Johnston seconded the motion, which passed with the following roll call:

AYES	5
NOES	0

PUBLIC HEARING

9. DEVELOPMENT PLAN APPROVAL CASE No. 872/MODIFICATION PERMIT CASE No. 1221

A request for approval to construct a new 305,327 sq ft concrete tilt-up (spec) industrial building and related improvements, and to reserve and not stripe 125 of the 421 required off-street parking spaces (Parking Plan A & B) on a 13.28-acre site located at 9306 Sorensen Avenue (APN: 8168-027-010), within the M-2, Heavy Manufacturing, Zone. (Sares Regis Group)

Mr. Morrell presented the subject case in the absence of Mr. Nguyen. The applicant was present in the audience.

Chairperson Rios had numerous questions and had not been able to get answers from staff prior to the meeting, so she was hesitant to vote on the matter until her questions were answered. Mr. Skolnik suggested that the Public Hearing be opened and the staff report presented as the applicant was present to answer questions.

Mr. Patrick Russell, on behalf of Saris Regis Group, advised the Planning Commission of the urgency of this approval that was needed for a pending close of escrow. He introduced Mr. Mark Blodgett who had drafted the Mitigation Monitoring Report.

Chairperson Rios opened the Public Hearing.

Mr. Morrell proceeded with the staff presentation.

Chairperson Rios felt she had gotten clarification but asked the applicant to correct the numerous typographical errors and resubmit the report for the record. Mr. Blodgett assured that a corrected report would be submitted.

Chairperson Rios asked about page 60 relating to ground water. Mr. Blodgett answered that the project site will not be impacted.

Mr. Russell thanked the Planning Commission for taking the time to hear their case.

Chairperson Rios closed the Public Hearing.

Commissioner Johnston made a motion to approve Item No. 9, with inclusion of corrections to be made. Vice Chairperson Ybarra seconded the motion, which passed unanimously.

10. ANNOUNCEMENTS

Chairperson Rios thanked fellow Planning Commissioners for their nomination and welcomed Commissioner Zevallos. She also acknowledged Paul Garcia.

Commissioner Johnston announced that she had returned to work today after recovery from knee surgery.

Commissioner Madrigal welcomed Commissioner Zevallos and congratulated Chairperson Rios and Vice Chairperson Ybarra. Commissioner Madrigal also welcomed three Cal High School students who were observing the meeting.

Vice Chairperson Ybarra wished everyone a happy new year and was looking forward to serving in his new capacity.

Commissioner Zevallos said he was happy to be serving on the Planning Commission.

Mr. Skolnik briefed the Planning Commissioners on the Supreme Court decision upholding the State Legislature's elimination of redevelopment and how it will affect our City. He also announced that a one-hour study session would be conducted by City Council on Thursday, January 12, which they are encouraged to attend. Questions and answers ensued.

Mr. Ashworth announced that the City was notified that they had won the CRA Award of Excellence for the Brownfield remediation of the Oil Field area, which was accomplished using redevelopment funds.

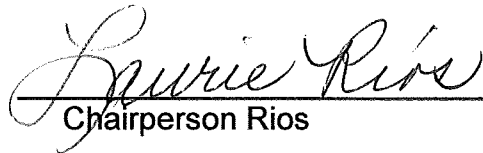
Mr. Ashworth thanked Commissioner Madrigal for his year of service as Chairperson.

The Planning Secretary announced the American Planning Association conference in Los Angeles in April. She announced that the February 13 Planning Commission meeting would need to be rescheduled due to holiday closure. Commissioner Madrigal requested the meeting be moved to Wednesday February 15.

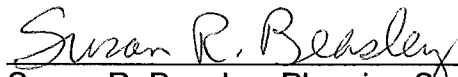
Mr. Morrell briefed Planning Commissioners on upcoming demolition of six homes on Buell relating to the CalTrans project and advised that several of the homes might be coming before them for reduction of square footage of yard areas.

11. ADJOURNMENT

Chairperson Rios adjourned the Planning Commission meeting at 5:45 p.m.


Chairperson Rios

ATTEST:


Susan R. Beasley, Planning Secretary