

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
FEBRUARY 14, 2012**

1. CALL TO ORDER

Chairperson Rios called the Adjourned Meeting of the Planning Commission to order at 4:00p.m.

2. PLEDGE OF ALLEGIANCE

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

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

Present: Chairperson Rios
Vice Chairperson Ybarra
Commissioner Johnston
Commissioner Zevallos

Staff: Wayne Morrell, Principle Planner
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary
Paul Garcia, Intern

Absent: Commissioner Madrigal (excused)
Paul Ashworth, Director of Planning and Development

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the January 23, 2012 meeting were approved upon unanimous consent and filed as submitted.

6. ALCOHOL SALES CONDITIONAL USE PERMIT NO. 8-4

A request to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving JR Liquor Store located at 13418 Imperial Highway in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Mr. Janak Joshi, Owner)

Mr. Morrell presented the subject case in Phillip DeRousse's absence. The applicant was not present.

Commissioner Zevallos asked about the other occupants in the complex. Mr. Morrell answered one side was a food establishment and the other side was a two-story office building.

Discussion ensued. Commissioner Zevallos expressed his concerns about water protection. Mr. Morrell stated that he Rafael Casilla, Principle Civic Engineer, in Public Works Department, to address the subject of water protection at the next Planning Commission meeting.

Chairperson Rios referred to site photo and inquired about the code for window coverage and signage. Mr. Morrell clarified that the City code states no more than 25% of window can be covered.

Mr. Collazo stated that staff had requested banners and signs be removed during their site inspection.

Mr. Skolnik recommended that approval be contingent on bringing these code violations into compliance.

Commissioner Johnston made a motion to approve Case No. 8-4, with the contingency clause that all banners and signs be removed and brought into compliance with the City's Municiple Code. Commissioner Zevallos seconded the motion, which passed unanimously.

7. ALCOHOL SALES CONDITIONAL USE PERMIT NO. 16-3

A request to allow the continued operation and maintenance of an alcohol beverage sales use for on-site consumption involving La Rubia Restaurant located at 14060 Gannet St. in the M2, Heavy Manufacturing Zone. (Nancy Olvera, Owner)

Mr. Morrell presented the subject case in Phillip DeRousse's absence. The applicant was not present.

Commissioner Johnston pointed out Condition of Approval #11 on page 3, whereby it states that banners, whirling signs, etc. are prohibited; however, her site visit found the applicant out of compliance with the City's Municipal Code.

Mr. Collazo mentioned that this is a new owner and they have been told to remove all signs.

Mr. Skolnik advised stricter code enforcement and if offenders repeatedly violated these codes, staff could advise the applicant that their case will be brought back to the Planning Commission and proceed with revocation of the permit. Mr. Skolnik recommended adding the same contingency on this approval.

Vice Chairperson Ybarra made a motion to approve Case No. 16-3, with the contingency clause that all banners and signs be removed and brought into compliance with the City's Municipal Code. Commissioner Zevallos seconded the motion, which passed unanimously.

8. ANNOUNCEMENTS

Chairperson Rios congratulated the City and Mr. Ashworth for winning the prestigious award of Excellence from the California Redevelopment Association. She enjoyed reading the article in the Chamber newspaper and is still amazed at what redevelopment funds were able to transform.

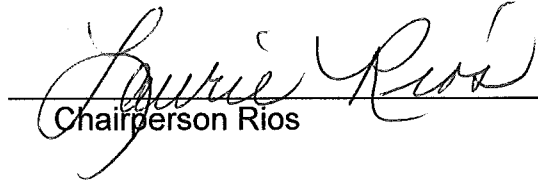
Mr. Morrell updated the Planning Commissioners on Carmenita Plaza occupancy, such as Denney's moving into the old Century 21 site; Mandarin Inn now occupying the old Acapulco site; Menchie's Yogurt to move in next to T-Mobile and Chipotle Mexican Grill will occupy the old Mandarin Inn site.

Mr. Morrell also informed the Planning Commissioners that the Bank of America façade project would be coming before them in the next few meetings.

Chairperson Rios asked about the theater site. Mr. Morrell had no new information.

9. ADJOURNMENT

At 4:45 p.m., Chairperson Rios adjourned the Planning Commission meeting to the regular meeting on Monday, February 27, 2012 at 4:30 p.m.


Chairperson Rios

ATTEST:


Susan R. Beasley, Planning Secretary