

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
May 29, 2012**

1. CALL TO ORDER

Chairperson Rios called the Regular Meeting of the Planning Commission to order at 4:32 p.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 Madrigal
Commissioner Zevallos

Staff: Wayne Morrell, Principle Planner
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Phillip DeRousse, Management Assistant
Steve Skolnik, City Attorney

Absent: Paul Ashworth, Director of Planning and Development
Luis Collazo, Code Enforcement Inspector

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the May 14, 2012 meeting were approved and filed as submitted. Chairperson Rios made a correction to reflect May 29th not May 14th on page two of the Agenda.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 05-14-2012)
Development Plan Approval Case No. 877/ Modification Permit Case No. 1230**

The applicant, Cadence Capital Investment LLC, on behalf of 7-ELEVEN, Inc. is requesting development plan approval to construct a 2,400 or 2,640 sq ft building, and a modification of property development standards to provide less than the required amount of landscaping for said building on the 0.421-acre property (APN: 8011-006-010) located at 13203 Telegraph Road, at the northeast corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone within the City of Santa Fe Springs, California 90670.

Chairperson Rios reopened the Public Hearing.

PUBLIC HEARING (Continued from Planning Commission Meeting of 05-14-2012)

7. ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 56

The applicant, 7-ELEVEN, Inc., is proposing to establish, operate, and maintain an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption. The subject 0.421-acre property (APN: 8011-006-010) is located at 13203 Telegraph Road, at the n/e corner of Painter Avenue and Telegraph Road, in the C-4, Community Commercial, Zone.

Chairperson Rios reopened the Public Hearing.

Wayne Morrell presented both subject cases concurrently. Representatives from Cadence Capital Investments, LLC, Rob Beery, Development Partner, and Brian Duke, Director of Industrial Acquisitions were present in the audience.

Commissioner Zevallos questioned the demolition of the gas tanks and gas station. Wayne Morrell referenced the Fire Department's conditions of approval attached to the report for Commissioner Zevallos.

Commissioner Zevallos further inquired about the Environmental Soils Reports, etc. Wayne Morrell responded that to the best of his knowledge contaminated soil was not found on the subject property.

Attorney Steve Skolnik notified the Planning Commissioners that this line of questioning is not a Planning issue and that the State mandates soil remediation via tank removal.

Commissioner Zevallos also inquired about storm water in the public right away. Wayne Morrell responded that the Public Works Department thoroughly reviews the plans and specs and would address any storm water issues.

Commissioner Madrigal appreciates the security feature of the time locked coolers that contain alcohol for sale and consumption.

Commissioner Madrigal inquired if this 7-Eleven location was related to the 7-Eleven located on Painter and/or if this was a replacement location. Wayne Morrell notified Commissioner Madrigal that this was a new facility and not connected to the Painter 7-Eleven and that hopefully the building would inspire surrounding businesses to enhance their buildings.

Rob Beery, Development Partner for Cadence Capital Investments, LLC, thanked staff and Commissioners for their time and looks forward to working here in the City and completing this project by late Fall.

Brian Duke, Director of Industrial Acquisitions for Cadence Capital Investments, LLC, also thanked staff and Commissioners for their time and looks forward to working with City Staff again on this project.

Having no further questions, Chairperson Rios closed the Public Hearing.

Vice Chairperson Ybarra made a motion to approve Item Nos. 6 & 7. Commissioner Johnston seconded the motion, which passed unanimously.

8. ANNOUNCEMENTS

Commissioners:

Chairperson Rios thanked both gentlemen from Cadence Capital Investments, LLC, for bringing such a beautiful building to such an eye sore of a location.

Commissioners Johnston and Zevallos notified everyone that they will be unable to attend of the Planning Commission meetings scheduled in July. They will be traveling to Germany with the Sister City Committee.

Staff:

Steve Skolnik commented on Wayne's presentation animation – nice touch.

Cuong notified Commissioners that a Mitigated Negative Declaration for USA Consolidators, Inc. was placed in their binders for their review. Cuong indicated that he would be presenting before the Commissioners at the June 11th meeting.

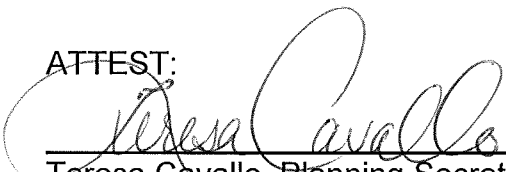
Cuong also distributed a flyer inviting the Commissioners to LACADA's grand opening scheduled for June 21st.

9. ADJOURNMENT

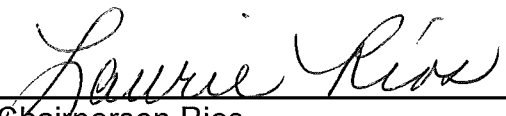
Chairperson Rios adjourned the regular Planning Commission meeting at 5:10p.m.

The meeting was adjourned in memory of Michael Abbasfard, Executive Vice President of Lakeland Development Company.

ATTEST:



Teresa Cavallo, Planning Secretary



Chairperson Rios