

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 11, 2012**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Rios asked Commissioner Johnston 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
Steve Skolnik, City Attorney
Luis Collazo, Code Enforcement Inspector
Paul Ashworth, Director of Planning and Development

Absent: Phillip DeRousse, Management Assistant

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

Chairperson Rios made a correction to reflect Paul Ashworth, Director of Planning and Development as absent. The minutes of the May 29, 2012 meeting were approved as corrected upon unanimous consent and filed as submitted.

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

6. Development Plan Approval Case No. 864

Request for approval to re-clad an existing 5,600 sq. ft. metal building (Building 1 – front building) on the property located at 13045 Los Nietos Road (APN's: 8167 005 004 & 013), in the M-2, Heavy Manufacturing, Zone. (Dan Samarin)

Chairperson Rios reopened the Public Hearing and announced that the applicant had requested his case to be continued to provide him additional time to review the conditions of approval.

Commissioner Madrigal made a motion to continue the Public Hearing to June 25, 2012. Commissioner Ybarra seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Development Plan Approval Case No. 870 and Environmental Documents

A request for approval to construct a new 37,982 sq. ft. concrete tilt-up (spec) industrial building and related improvements on an approximately 3.87-acre site located at 9951 Greenleaf Avenue (APN: 8167-002-049), within the M-2, Heavy Manufacturing, Zone. (USA Consolidators, Inc.)

Chairperson Rios opened the Public Hearing for Items Nos. 7 and 8.

Cuong Nguyen presented both cases concurrently. Representative Mark Slatten, Environmental Consultant for USA Consolidators, Inc., was present.

Commissioner Johnston inquired about the location of the transformer. Cuong Nguyen referenced the site map and indicated that Staff is working with the architect regarding a screen cover for the transformer.

Commissioner Zevallos inquired about the site's legal description omitting the oil and gas rights. City Attorney Steve Skolnik explained that subsurface mineral rights are not owned by the business.

Commissioner Zevallos also inquired about the local school district's attempts to acquire the property. City Attorney Steve Skolnik explained that the school district could not acquire the site due to the site's environmental conditions. He also indicated that the site is under EPA jurisdiction and EPA handled how the site was mitigated.

Environmental Consultant, Mark Slatten, notified Planning Commissioners that USA Consolidators utilized a 5-6" thick clay cover to mitigate the site. Steve Skolnik further added that Council was pleased with this process since the site was a concern of Council's for years/decades.

Commissioner Madrigal inquired about the City's plan to cap that property. Steve Skolnik indicated that method was too expensive and the EPA saw no danger to the ground water but a barrier has been put in place to prevent gas vapors.

Mark Slatten noted that both the ground water and soil vapors are monitored monthly.

Paul Ashworth also added that the clay cap called encapsulation prevents rain water from seeping through and vapors from coming up. It does not pose a risk to the atmosphere or ground water but the down side is that you can not build on the clay dome.

Chairperson Rios inquired about the parcel acreage discrepancy in both reports. Cuong Nguyen indicated that the actual parcel size was 3.87 acres.

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

Commissioner Johnston made a motion to approve Item Nos. 7 & 8. Vice Chairperson Ybarra seconded the motion, which passed unanimously.

8. PUBLIC HEARING

Tentative Parcel Map Case No. 71454 and Environmental Documents

A request for approval to subdivide the existing 3.87 acres parcel into two separate parcels measuring 76,044 square feet (Parcel A) and 92,682 square feet (Parcel B) at 9951 Greenleaf Avenue (APN: 8167-002-049), within the M-2, Heavy Manufacturing, Zone. (USA Consolidators, Inc.)

Please see above.

9. PUBLIC HEARING

Conditional Use Permit Case No. 570-2

Request to allow equipment upgrades to an existing 65' high cellular telecommunication antenna at 12141 Los Nietos Road in the M-2, Heavy Manufacturing, Zone. (Sprint PCS)

Chairperson Rios opened the Public Hearing for Item No. 9.

Wayne Morrell presented case. Present in audience was Jim Park, representative for Sprint PCS.

Wayne indicated that Sprint PCS is reducing the numbers of antennas.

Steven Skolnik inquired about bringing this case matter before the Planning Commission. Wayne indicated that the conditions of approval indicate that certain alterations to site require reconsideration of the CUP by the Planning Commission. Steve requested that staff consider administrative approval for future cases.

Vice Chairperson Ybarra asked if the antenna's were the same size. Wayne indicated that they were smaller.

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

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

10. PUBLIC HEARING

Conditional Use Permit Case No. 571-2

Request to allow equipment upgrades to an existing 67' high cellular telecommunication antenna at 12224 Florence Avenue in the M-2, Heavy Manufacturing, Zone. (Sprint PCS)

Chairperson Rios opened the Public Hearing for Item No. 9.

Wayne Morrell presented case. Present in audience was Jim Park, representative for Sprint PCS.

Jim Park, Representative for Sprint PCS, informed the Planning Commissioners that Sprint PCS is upgrading their antennas to incorporate the new 4G network system to enhance calls and faster downloads.

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

Commissioner Madrigal made a motion to approve Item No. 10. Vice Chairperson Ybarra seconded the motion, which passed unanimously.

11. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 14-4

Request for approval to allow the continued operation and maintenance of an entertainment use involving live performances at the restaurant commonly known as Maggie's Pub located in the ML, Light Manufacturing Zone at 11900 Telegraph Road, within the Consolidated Redevelopment Project Area.
(Hani Tabello, Maggie's Pub)

Luis Collazo presented Item Nos. 11 and 12 concurrently.

Luis notified the Planning Commissioners that Maggie's Pub is under new ownership and that staff is requesting a compliance review in five (5) years.

Commissioner Madrigal inquired if it is our practice to allow for a five (5) year time period. Luis indicated that yes we have allowed the five (5) year time period with the understanding that we can bring the CUP back for review at anytime.

Steve Skolnik also commented that Maggie's Pub has been in operation for a long time and that the CUP compliance review time period is now at five (5) years.

Commissioner Madrigal also inquired about the longer hours of operation at Maggie's Pub. Luis indicated that the new owner has extended operational hours to include weekends which are only being conducted on a trial basis.

Commissioner Madrigal noted that he did not fully support the five (5) year time period.

Commissioner Johnston made a motion to approve Item No. 11 and 12. Commissioner Madrigal seconded the motion, which passed unanimously.

12. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 17-4

Request for approval to allow the continued operation and maintenance of Alcohol Sales Conditional Use Permit Case No. 17 involving the serving of beer, wine, and distilled spirits for on-site consumption at the restaurant commonly known as Maggie's Pub located in the ML, Light Manufacturing Zone at 11900 Telegraph Road, within the Consolidated Redevelopment Project Area.
(Hani Tabello, Maggie's Pub)

Please see above.

13. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 41-4

Request for approval to allow the continued operation and maintenance of Alcohol Sales Conditional Use Permit Case No. 41 involving the storage and wholesale distribution of alcoholic beverages at 12065 Pike Street within the Consolidated Redevelopment Project Area.

(William Struett, Triangle Distributing)

Luis Collazo presented Item No. 13.

Luis notified Planning Commissioners that Triangle Distribution is a well secured building under constant video surveillance. Although, they maintain their delivery trucks on site, the trucks are under a separate contractor.

Chairperson Rios commented that the location is clean and well maintained and shows a well run business.

Commissioner Madrigal made a motion to approve Item No 13. Vice Chairperson Ybarra seconded the motion, which passed unanimously.

14. ANNOUNCEMENTS

Commissioners:

Commissioner Johnston announced that she and Commissioner Zevallos would be July 30th or 31st from Germany.

Commissioner Madrigal wished all the fathers a Happy Father's Day.

Commissioner Ybarra stated, "Go Kings!"

Staff:

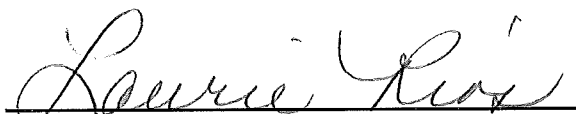
Paul Ashworth announced his daughter Micaela is graduating from Middle School to High School.

Teresa Cavallo also announced her daughter Alexis is graduating from SFHS and her daughter Anissa received the Principal's award from Lakeview Elementary.

Wayne Morrill also announced that he is trying to keep his son Christopher out of the Principal's office.

15. ADJOURNMENT

Chairperson Rios adjourned the regular Planning Commission meeting at 5:17 p.m.


Chairperson Rios

ATTEST:


Teresa Cavallo, Planning Secretary