

**MINUTES  
REGULAR MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
August 27, 2012**

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

Vice Chairperson Ybarra asked City Attorney Steve Skolnik to lead the Pledge of Allegiance.

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

Present: Vice Chairperson Ybarra  
Commissioner Madrigal  
Commissioner Johnston  
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning  
Cuong Nguyen, Associate Planner  
Teresa Cavallo, Planning Secretary  
Steve Skolnik, City Attorney  
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 August 13, 2012 meeting were approved and filed as submitted.

**6. ELECTION OF OFFICERS**

Vice Chairperson Ybarra called for nominations for Chairperson. Commissioner Madrigal nominated Vice Chairperson Ybarra and by unanimous consent; Vice Chairperson Ybarra accepted the position of Chairperson.

Chairperson Ybarra called for nominations for Vice Chairperson. Commissioner Madrigal nominated Commissioner Susie Johnston as Vice Chairperson and by unanimous consent; Commissioner Johnston accepted the position of Vice Chairperson.

**7. PUBLIC HEARING (Continued from Planning Commission Meeting of 08-10-2012)  
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.

Having no further questions, Chairperson Ybarra asked for a motion to continue Item No. 6.

Commissioner Madrigal made a motion to continue the Public Hearing to September 10, 2012. Vice Chairperson Johnston 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. Conditional Use Permit Case No. 593-3**

Compliance review to allow the continued operation and maintenance of open storage yard use involving the storage of heavy construction vehicles, construction equipment, and construction materials at 13546 Imperial Highway, in the M-2, Heavy Manufacturing Zone. (Sequel Contractors, Inc.)

Vice Chairperson Johnston made a motion to approve Item 8A. Commissioner Madrigal seconded the motion, which passed unanimously.

## **9. ANNOUNCEMENTS**

### **Commissioners:**

Vice Chairperson Johnston announced that the German Exchanges students have safely returned home and she looks forward to returning to normalcy at her home.

Commissioner Madrigal inquired about the letter regarding Phibro Tech that was distributed to the Planning Commissioners. Director of Planning Wayne Morrell notified the Planning Commissioners that the letter was to keep the Commissioners informed of developments when the matter returned before the Planning Commission.

### **Staff:**

City Attorney Steve Skolnik proposed to the Planning Commissioners the possibility of holding only one meeting a month, commencing in October, due to staffing shortages. Steve Skolnik also proposed a change in presenting routine items before the Planning Commission and only presenting items of a hazardous nature or cases already scheduled for compliance review.

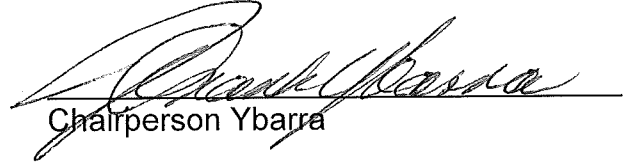
Chairperson Ybarra inquired about what type of cases would not be brought before the Planning Commission. Staff gave various examples.

Vice Chairperson Johnston inquired about problematic cases for staff and how would those cases be handled? City Attorney Steve Skolnik responded that those cases can be brought before the Planning Commission should staff not resolve those cases through code enforcement.

Chairperson Ybarra inquired about residential cases. Associate Planner Cuong Nguyen responded that only residential large family daycare facilities would require a conditional use permit and be brought before the Planning Commission.

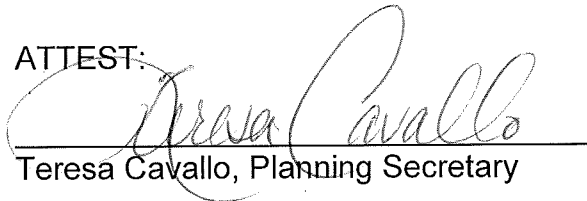
10. **ADJOURNMENT**

Chairperson Ybarra adjourned the regular Planning Commission meeting at 4:50 p.m.



Chairperson Ybarra

ATTEST:



Teresa Cavallo, Planning Secretary