

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
September 10, 2012**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:34 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

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

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

Staff: Wayne Morrell, Director of Planning
 Teresa Cavallo, Planning Secretary
 Steve Skolnik, City Attorney

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the August 27, 2012 meeting were approved and filed as submitted.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 08-27-2012)
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.

Commissioner Zevallos inquired about the delay in bringing this matter before the Planning Commission. City Attorney Steve Skolnik notified him that additional environmental documents regarding density and parking are required before moving forward. Director of Planning Wayne Morrell also added that it is unknown at this time if an addendum or supplement to the EIR is necessary.

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

Commissioner Zevallos made a motion to continue the Public Hearing to September 27, 2012. Vice Chairperson Johnston seconded the motion, which passed unanimously.

7. 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. 650-3

Compliance review for a Wells Fargo freestanding drive-thru automatic teller machine (ATM), at 13350 Telegraph Road, within the parking lot area of the commercial shopping Center (Gateway Plaza), located on the southwest corner of Telegraph Road and Carmenita Road in the C-4, Community Commercial Zone and within the Consolidated Redevelopment Project Area. (Wells Fargo Bank)

Commissioner Zevallos inquired as to why the large compliance review time. City Attorney Steve Skolnik notified the Planning Commissioners that cases of this nature will no longer be brought before the Planning Commission since Conditional Use Permits are held in perpetuity.

Vice Chairperson Johnston made a motion to approve Item 7A. Commissioner Zevallos seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Madrigal inquired about the potential elimination of bringing compliance case reviews before the Planning Commission. Commissioner Madrigal felt that by eliminating these types of compliance case reviews neither the Planning Commissioners nor Council members would be kept informed of all developments within the City.

Director of Planning Wayne Morrell, explained that prior to Redevelopment being eliminated cases were brought before both the Planning Commission and the City Council. Although, that is no longer required, now that Redevelopment has been eliminated, it is still staffs' responsibility to keep Council informed of all developments within the City.

Commissioner Madrigal also inquired about the possibility of a Denny's Restaurant moving into the City and about future plans for the theater location. Wayne Morrell informed the Planning Commissioners that Denny's Restaurant is moving into the Century 21 location within the City and is currently in Plan Check, and there are plans in the works for a Gold's Gym moving into the theater location.

Chairperson Ybarra welcomed newly appointed Planning Commissioner James Velasco.

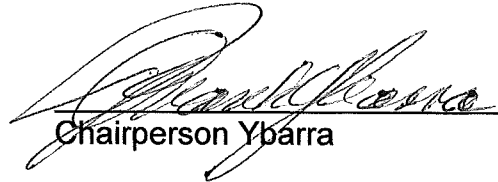
Commissioner Velasco announced that he is glad to be abroad and working with everyone on the Commission. Commissioner Velasco also introduced his wife Tina Marie Velasco who was in the audience.

Commissioner Zevallos inquired about the refinery. Wayne Morrell answered that portions of the refinery is currently being used as a wastewater treatment plant and bio-diesel production facility. Both uses will come before the Planning Commission in the future. However, the refinery is currently in litigation and has soil and ground water contamination. Due to the contamination, the Easterly portion of the site will likely be developed first in the future. The City's goal is to develop the land into an industrial business park.

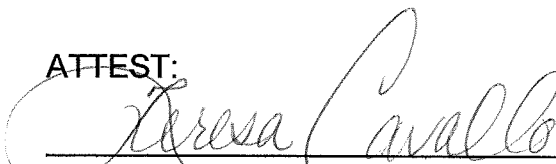
Staff:
None.

10. **ADJOURNMENT**

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


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary