MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
October 8, 2012

1. **CALL TO ORDER**
Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:33 p.m.

2. **PLEDGE OF ALLEGIANCE**
Chairperson Ybarra asked Vice Chairperson Johnston to lead 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
Cuong Nguyen, Associate Planner

4. **ORAL COMMUNICATIONS**
There being no one else wishing to speak, Oral Communications were closed.

5. **APPROVAL OF MINUTES**
The minutes of the September 24, 2012 meeting were approved and filed as submitted.

6. **PUBLIC HEARING (Continued from Planning Commission Meeting of 09-24-2012)**
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.

City Attorney Steve Skolnik notified the Commissioners that RCS is still working on environmental documents and that this matter will remain to be continued until further notice.

Having no further questions, Chairperson Ybarra ordered Item No. 6 to be continued to the October 22, 2012 Planning Commission meeting.

7. **NEW BUSINESS**

Lot Line Adjustment Map No. 2012-01

A request for approval of a lot line adjustment involving 3 parcels (APN 7005-001-036, addressed as 14920 Shoemaker Avenue, APN 7005-001-037, addressed as 14928 Shoemaker Avenue and APN 7005-001-038, addressed as 14932 Shoemaker Avenue) with the objective of eliminating building encroachments onto property lines, on the 4.83-acre property located on the east side of Shoemaker Avenue, south of the Union Pacific Railroad tracks and south of Firestone Boulevard, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Cornerstone Operating Partnership, L.P.)

Director of Planning Wayne Morrell presented Item No. 7. Present on behalf of applicant was Representative Samir Khoury of Coory Engineering.

Samir Khoury explained to the Planning Commissioners that the purpose of the lot line adjustment was to clean up the lot lines that are merely being adjusted by one – two inches, at various points, to eliminate the building encroachments onto the property lines.

Vice Chairperson Johnston made a motion to approve Item No. 7. Commissioner Madrigal seconded the motion, which passed unanimously.

8. **ANNOUNCEMENTS**

Commissioners:

Commissioner Zevallos inquired about the 7-Eleven developments and the status of bowling alley site. Director of Planning Wayne Morrell indicated that the bowling alley property owner Mr. Butterworth would like to develop the site but that two wells need to be re-abandoned and ownership of those wells are in question.

Commissioner Zevallos also inquired about the Denny's Restaurant. Wayne Morrell responded that the plans for the Denny's Restaurant are still in Plan Check and that the Denny's project should be completed by January, 2013. Wayne also indicated that the entire shopping center façade was being replaced and that Gold's Gym was moving into the movie theater location.

Director of Planning Wayne Morrell also informed the Planning Commissioners of the hand-outs that were being distributed for upcoming Planning Commission matters. Wayne indicated that he would be bringing an ordinance before the next Planning Commission meeting allowing digital billboards in the City.

Commissioner Madrigal inquired about the dates on the hand-outs and if the City will be receiving revenue from the digital billboards. Wayne Morrell indicated that those dates reflect when the documents were posted for public viewing with the Los Angeles County Recorder's office. Wayne also indicated that the City would be receiving revenue with regards to the digital billboards as per the development agreement.

Chairperson Ybarra inquired about the possibility of a recycling center coming into the City and the possible revenue that would be generated. Director of Planning Wayne Morrell indicated that a materials recycling facility (MRF) is in development stages and that the City would receive revenue in the form of a tipping fee per tonnage.

Commissioner Madrigal inquired about the MRF and if a contract has been awarded. Wayne Morrell indicated that a contract has not been award and that there is a possibility of more than one MRF being located in the City.

<u>Staff:</u>
None.

9. ADJOURNMENT
Chairperson Ybarra adjourned the regular Planning Commission meeting at 4:58 p.m.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary