

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 23, 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 Vice Commissioner Ybarra to lead the Pledge of Allegiance.

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

Present: Chairperson Rios
Vice Chairperson Ybarra
Commissioner Madrigal

Staff: Wayne Morrell, Director of Planning
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Steve Skolnik, City Attorney
Luis Collazo, Code Enforcement Inspector

Absent: Commissioner Johnston (excused)
Commissioner Zevallos (excused)
Phillip DeRousse, Management Assistant

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the July 9, 2012 meeting were approved and filed as submitted.

PUBLIC HEARING - NEW BUSINESS

6. Alcohol Sales Conditional Use Permit Case No. 59

Request for approval of Alcohol Sales Conditional Use Permit Case No. 59 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution use located at 8028 Sorensen Avenue located in the M-1, Light Manufacturing Zone. (Dario de la Riva)

Luis Collazo presented Item No. 6

Vice Chairperson Ybarra asked if the facility had public traffic or any calls to the facility or surrounding businesses because of the type of use. Luis responded that this business did not have any public traffic and is located in a quite industrial area.

Commissioner Madrigal also inquired about the hours of operation. Luis indicated that the facility is unmanned and only in use as needed since the businesses primary operation is located elsewhere.

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

Commissioner Madrigal made a motion to approve Item No. 6. Vice Chairperson Ybarra seconded the motion, which passed unanimously.

7. PUBLIC HEARING

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)

Steve Skolnik addressed the crowd in attendance that was present regarding Item No. 7.

The following residents of the Villages spoke about their concerns regarding the proposed building of multi-family rental units in the complex:

Vaibhav "Vibes" Narang
Son Nguyen
Cesar Estrada
Steve Aguilar
Phillip Castillo
Gustavo Fausto

Mayor Pro Tem Richard Moore also addressed the crowd and expressed that he will work with the residents regarding their concerns.

Having no further questions, Chairperson Laurie Rios asked for a motion to continue Item No. 7.

Commissioner Madrigal made a motion to continue the Public Hearing to August 13, 2012. Commissioner Ybarra 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. 641-2 and Zone Variance Case No. 68 and Environmental Documents - 1801.12 (506)

Request for a time extension to establish an open storage yard use for RV storage and a Variance to deviate from the provision of Section 155.451(that industrial lots have frontage on a public street and that the use of a private access easement through a servient tenement parcel to a public street shall not qualify in meeting the requirement for frontage on a public street) and Section 155.639 (that an open storage yard uses shall not be allowed where the premises exceeds an area of

one acre) of the Zoning Regulations, on the 7.49-acre property generally located between the San Gabriel River Freeway (I-605) to the east and the San Gabriel River Flood Control Channel to the west, in the M-2, Heavy Manufacturing, Zone. (Michael Minasian–Owner)

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

9. **ANNOUNCEMENTS**

Commissioners:

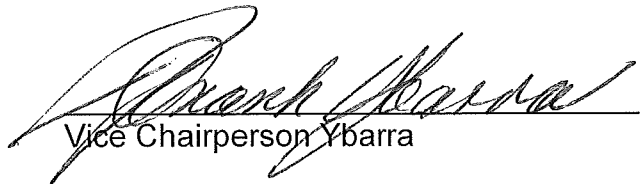
None

Staff:

Wayne announced that his son Christopher received his black belt.

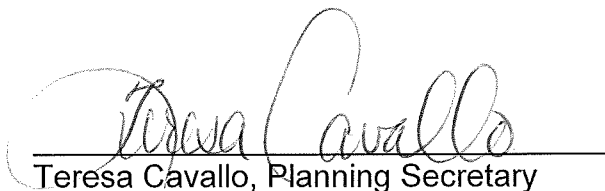
10. **ADJOURNMENT**

Chairperson Rios adjourned the regular Planning Commission meeting at 5:27 p.m.



Vice Chairperson Ybarra

ATTEST:



Teresa Cavallo, Planning Secretary