

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
September 24, 2012**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:31 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra asked Planning Secretary Teresa Cavallo 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 10 meeting were approved as corrected and filed. Commissioner Velasco made a correction to reflect he was present at the Planning Commission meeting of September 10th.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 09-10-2012)
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.

City Attorney Steve Skolnik notified the Commissioners that RCS is still working on reevaluating the EIR.

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 October 8, 2012. Commissioner Velasco seconded the motion, which passed unanimously.

7. NEW BUSINESS

Amendment to Conditional Use Permit Case No. 466

Request for an amendment of the existing Conditional Use Permit to allow tenant improvements within the existing accessory building for property located at 12000 Washington Boulevard, in the M-1-PD (Light Manufacturing – Planned Development Overlay) Zone, and within the Washington Boulevard Redevelopment Project Area.
(The Salvation Army)

Cuong Nguyen presented Item #7. Jodi Kurp, Principal Designer and Richard Dilday, President of Kardent Management, Representatives for The Salvation Army were present in the audience.

Commissioner Madrigal was curious about the studio use. The Salvation Army representatives indicated that the studio was used to record webcast, announcements, in-house interviews and the Moody's Claymation series.

Commissioner Madrigal also inquired about the 28 rooms located at the facility. Representatives informed the Commissioners that the rooms are used for temporary housing.

Commissioner Velasco asked about the current parking situation and if 112 parking spaces would suffice. The Salvation Army Representatives indicated that only 10-15 residents and staff use the parking spaces which are more than enough.

City Attorney Steve Skolnik clarified with The Salvation Army Representatives that the applicant has read and agreed with the Conditions of Approval.

Having no further questions, Commissioner Johnston made a motion to approve Item No. 7. Commissioner Zevallos seconded the motion, which passed unanimously.

8. Planning Commission Resolution No. 34-2012

That the Planning Commission adopt Resolution No. 34-2012 to modify the schedule of regular meetings.

City Attorney Steve Skolnik notified the Commissioners that there was a change in Resolution No. 34-2012. He indicated that Planning Commission would commence meeting once a month in November instead of October as originally discussed.

Commissioner Madrigal was concerned about the language in the resolution indicating one meeting a month. A discussion ensued and the wording in the resolution will be changed. City Attorney Steve Skolnik will prepare the resolution.

Commissioner Johnston made a motion to approve Item No. 8 with the language correction. Commissioner Madrigal seconded the motion, which passed unanimously.

9. **ANNOUNCEMENTS**

Commissioners:

None.

Staff:

Associate Planner Cuong Nguyen notified Planning Commissioners that a Wing Stop at the corner of Telegraph and Carmenita Road is currently in Plan Check.

Commissioner Madrigal asked about the status on the Denny's Restaurant. Director of Planning Wayne Morrell informed everyone that plans are still in Plan Check.

Cuong Nguyen also reported that the Halloween Store is temporary located out of the CVS location.

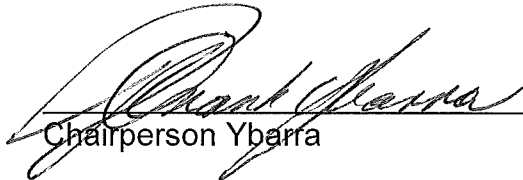
Commissioner Madrigal inquired about advertising banners and blow-ups. Cuong indicated that Code Enforcement Officer Luis Collazo handles all banner requests and is doing a great job enforcing the banner code.

Planning Director Wayne Morrell introduced Planning's new volunteer intern Bernice Onuoha, who graduated from Cal-Poly Pomona with a degree in Landscaping Architecture.

Staff Presentation – Code Enforcement was to be presented by Luis Collazo but was continued till further notice.

10. **ADJOURNMENT**

Chairperson Ybarra adjourned the regular Planning Commission meeting at 4:55 p.m.


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary