

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
October 22, 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 Commissioner Zevallos to lead the Pledge of Allegiance.

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

Present: Chairperson Ybarra
Vice Chairperson Johnston
Commissioner Velasco
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning
Teresa Cavallo, Planning Secretary
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner

Absent: Commissioner Madrigal

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the October 8, 2012 meeting were approved and filed as submitted.

**6. PUBLIC HEARING (Continued from Planning Commission Meeting of 10-08-2012)
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 and ordered Item No. 6 to be continued to the November 13, 2012 Planning Commission meeting.

7. PUBLIC HEARING

Mitigate Negative Declaration/Initial Study (Water Well No. 12)

Adoption of a Mitigated Declaration/Initial Study, associated with the construction of a new water well, wellhead, and appurtenant improvements on the 0.299-acre property at

13947 Borate Street (APN: 8069-007-905), in the M-2, Heavy Manufacturing, Zone. (City of Santa Fe Springs)

Director of Planning Wayne Morrell presented Item No. 7. Noe Negrete, Director of Public Works, Frank Beach, Utilities Services Manager, and Mark Blodgett, Environmental Consultant were present to answer any questions or comments.

Various questions were asked about the water well process, water systems and sources, etc. A discussion ensued.

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

8. PUBLIC HEARING

Development Plan Approval Case No. 878 & Tentative Parcel Map No. 71982 and Environmental Document (Mitigated Negative Declaration and Initial Study)

A request to construct a new distribution/corporate center consisting of a ±453,000 sq ft concrete tilt-up (spec) building and appurtenant improvements, and to consolidate two lots with a combined area of 20.049 acres into one parcel of 18.732 acres, on properties at 13833 Freeway Drive (APN: 8069-014-007) and 15300 Marquardt Avenue (APN: 8011-006-010), and zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay, and Heavy Manufacturing, respectively.

Wayne Morrell, Director of Planning presented Item No. 8. The applicant, Moshe Sassover, Samir Khoury of Coory Engineering, Steve Hong, Architect and Mark Blodgett, Environmental Consultant were present.

Planning Commissioners inquired about the I-5 freeway expansion as it relates to this property. Director of Public Works, Noe Negrete informed the Commissioners about the various changes to the I-5 freeway in the surrounding area. A discussion ensued.

Having no further questions, Chairperson Ybarra requested a motion to approve Item No. 8.

Vice Chairperson Johnston moved to approve DPA Case No. 878 and Tentative Parcel Map No. 71982. Commissioner Velasco seconded the motion, which passed unanimously.

9. PUBLIC HEARING
Ordinance No. 1036

An Ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the city, located within an area adjacent to Interstate 5 (I-5), between Valley View Avenue to the East and Bloomfield Avenue to the west, (approximately ±13,000 lineal feet), and zoned M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone.

Director of Planning, Wayne Morrell presented Item No. 9. Present in the audience was applicant Moshe Sassover.

Planning Commissioners inquired about the possible revenue, restricted advertisements, pending litigation regarding billboards, and illumination adjustments. A discussion ensued.

Having no further questions, Chairperson Ybarra requested a motion to approve Item No. 9.

Vice Chairperson Johnston moved to approve Ordinance No. 1036. Commissioner Velasco seconded the motion, which passed unanimously.

10. 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. Alcohol Sales Conditional Use Permit Case No. 28-3

Compliance review of Alcohol Sales Conditional Use Permit Case No. 28-3 to allow the continued operation and maintenance of an alcohol beverage sales use involving the sale of beer, wine, and other distilled spirits for off-site consumption at 14156 Rosecrans Avenue, formally Paradise Liquor Store currently a proposed 7-Eleven, within the M-2, Heavy Manufacturing, Zone. (Erika Ramirez for 7-Eleven)

B. Alcohol Sales Conditional Use Permit Case No. 40-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 40-2 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area. (Southern Wine and Spirits of America, Inc.)

Commissioner Velasco made a motion to approve Items 10A and 10B. Vice Chairperson Johnston seconded the motion, which passed unanimously.

11. ANNOUNCEMENTS

Commissioners:

Commissioner Velasco commended Teresa Cavallo for the outstanding job of putting together the Agenda Binders and thanked Wayne Morrell for his detailed reports.

Staff:

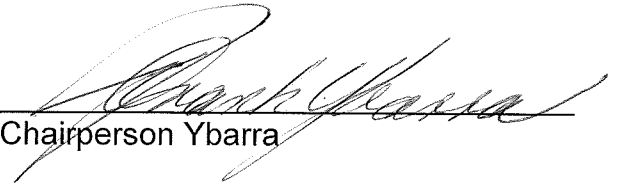
Code Enforcement Officer Luis Collazo distributed a list of Alcohol Type Uses allowed in the City for the Planning Commissioners reference.

Applicant:

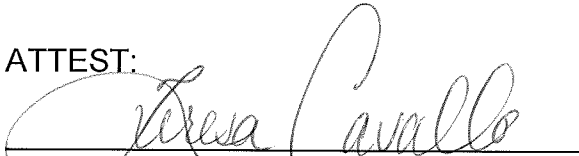
Applicant Moshe Sassover requested to address the Planning Commissioners and thanked them and the City of Santa Fe Springs for their continued partnership. Mr. Sassover also commended staff for their dedication and hard work even during these difficult times.

12. **ADJOURNMENT**

Chairperson Ybarra adjourned the regular Planning Commission meeting at 5:35 p.m.


Chairperson Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary