

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
November 12, 2013**

1. CALL TO ORDER

Chairperson Frank Ybarra called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

3. ROLL CALL

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

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary;

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:32 p.m. There being no one wishing to speak, Oral Communications were closed at 4:32 p.m.

5. APPROVAL OF MINUTES

Minutes of the October 14, 2013 Adjourned Planning Commission Meeting

Commissioner Zevallos moved the approval of the minutes; Commissioner Velasco seconded the motion which passed unanimously.

6. UNFINISHED BUSINESS

**Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and
Entertainment Conditional Use Permit Case No. 13**

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use, and live entertainment, respectively, at a restaurant at 9803 Santa Fe Springs Road, in the M2, Heavy Manufacturing Zone, for failure to comply with the conditions of approval and City Laws. (City of Santa Fe Springs)

Luis informed the Planning Commissioners that the applicant is working with the Planning Department and complying with all the conditions of approval. Luis also indicated that no

further action was necessary.

Commissioner Madrigal inquired about special event permits, since over the weekend it appeared that a bike club held a gathering at this location with over 300 bikes parked around the surrounding area. Commissioner Madrigal requested that Luis speak with the applicant before this becomes a problem.

7. PUBLIC HEARING

Conditional Use Permit Case No. 414-2

Request for an amendment of Conditional Use Permit Case No. 414 to allow the expansion of an existing convenience market use from 112 sq. ft. to approximately 1,681 sq. ft. for property located at 13352 Imperial Highway, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. (Thrifty Oil CO.)

Chairperson Ybarra called the Public Hearing open on Item No. 7 at 4:34 p.m.

Cuong Nguyen, Associate Planner presented Item No. 7. Present in the audience was Thrifty Oil CO. representative, Ahmad Ghaderi with A & S Engineering.

Commissioner Johnston requested clarification on the expansion of the existing convenience market use and that only one of the mechanic's bay areas were being converted. Cuong Nguyen corroborated Commissioner Johnston's account of the expansion.

Commissioner Madrigal inquired about graffiti removal and requested that the CUP conditions be amended to add a condition that requires the applicant to remove graffiti within 24 hours.

Luis Collazo, Code Enforcement indicated that the City's PMO already states the time frame for graffiti removal.

Director of Planning Wayne Morrell indicated that we can amend the conditions to include that the applicant is responsible for graffiti removal within a specific time frame.

Representative for Thrifty Oil CO., Ahmad Ghaderi addressed the Planning Commissioners and informed them that Thrifty Oil CO. is in agreement with the graffiti removal condition and that they promptly will remove any and all the graffiti, but requested a minimum 48 hours to remove the graffiti before being considered in noncompliance.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 4:41 p.m. and requested a motion.

Commissioner Madrigal moved to approve Item No. 7; Vice Chairperson Johnston 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.

The Planning Commissioners requested that the following items be considered separately:

A. CONSENT AGENDA

Conditional Use Permit Case No. 553-6

Request for a Compliance Review to allow the continued operation and maintenance of a 60-bed, 10,925 sq. ft. live-in residential substance abuse treatment center with related administrative office functions on property located at 10425 Painter Avenue, in the M-2, Heavy Manufacturing, Zone. (LACADA)

Commissioner Madrigal inquired about Police calls responding to this facility and also, requested Police service call logs, which Cuong Nguyen will provide at the next Planning Commission meeting. Commissioner Madrigal also commented that he is concerned about extending the compliance review time to ten (10) years for CUP 553-6 and recommended a five (5) year compliance review time instead.

Commissioner Madrigal moved to approve Item No. 8A for a five (5) year compliance review; Commissioner Zevallos seconded the motion, which passed unanimously.

B. CONSENT AGENDA

Conditional Use Permit Case No. 671-2

Compliance review to allow the continued operation and maintenance of an ambulance service use within the 11,932 sq. ft. building located at 14325 Iseli Road, in the M-2-PD, Heavy Manufacturing-Planned Development Overlay Zone. (Matt Armstrong for Care Ambulance Service, Inc.)

Commissioner Madrigal inquired about vehicle repairs being made at this location and about ambulances that are no longer in service.

Representative, Matt Armstrong replied that vehicle repairs are not done at this location and all vehicle repairs are outsourced. Mr. Armstrong also replied that Los Angeles County has very strict policies in place regarding outdated ambulance vehicles.

Vice Chairperson Johnston moved to approve Item No. 8B; Commissioner Madrigal seconded the motion, which passed unanimously.

C. CONSENT AGENDA

Conditional Use Permit Case No. 694-4

Request for a time extension of Conditional Use Permit (CUP) Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburdis Avenue (APN: 8005-002-016) and 9851 Alburdis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Astani Enterprises)

Vice Chairperson Johnston stated that when CUP 694-3 was brought before the Planning Commission the Planning Commissioners stated that no more time extensions would be granted.

Cuong Nguyen informed Vice Chairperson Johnston that only one Planning Commissioner did not support the time extension. The property owner is coming before the Planning Commission because it is his intent to sell the property with the

entitlements.

Commissioner Velasco asked Cuong what is the harm in continuing this CUP since the owner will be selling the property to be developed.

Commissioner Zevallos stated the public should have been notified since they are upset.

Commissioner Madrigal gave a brief overview of the history of CUP 694-4 and Comstock's involvement.

Director of Planning Wayne Morrell clarified that Comstock was never mentioned.

Chairperson Ybarra asked everyone where they stood on granting another time extension.

A discussion ensued amongst everyone.

Property Owner, Greg Nordbak addressed the Planning Commission and stated that he was confused about the comments. Mr. Nordbak also gave an overview of the history of CUP 694-4 and confirmed that he is in escrow with Comstock but that everything came to a halt due to CUP 694-4's expiration date. Mr. Nordbak also stated that he has 100% tenant agreements to relocate them and stated that it is silly to not take this development forward since it is going to be a gated community consisting of 50 units with a pool and gym made of the highest quality. Mr. Nordbak also stated that he has a number of developers interested in the property as long as the entitlement is a part of the purchase.

Wayne Morrell state that staff has reviewed elevations and agreed they are of the highest quality. Mr. Morrell also confirmed that staff has scheduled meetings with interested developers regarding development of the property.

Commissioner Zevallos comments on the time frame. Cuong Nguyen responded that staff received the request on October 7 which was not enough time to present the case to the Planning Commission on October 14, 2013.

Commissioner Madrigal stated that he has known Mr. Greg Nordbak a long time and feels that he has no commitment to moving forward and can not approve another time extension.

Commissioner Velasco asked the Commissioners what they want to see happen with this property.

Commissioner Velasco moved to approve Item No. 8C for a time extension of one year; Vice Chairperson seconded the motion which carried by the following roll call vote:

Ayes: Vice Chairperson Johnston, and Commissioner Velasco

Noes: Commissioner Zevallos, Commissioner Madrigal, and Chairperson Ybarra

Abstain: None

Absent: None

City Attorney Steve Skolnik suggested that if the majority of the Planning Commissioners would consider granting an extension, but for a sufficient period of time, to allow the applicant enough time to appeal this matter before the City Council.

Discussion ensued regarding granting a shorter extension of time.

Commissioner Madrigal moved to approve Item No. 8C for a sixty (60) day extension of time; Vice Chairperson Johnston seconded the motion which passed unanimously.

D. CONSENT AGENDA

Conditional Use Permit Case No. 736

Request for a one (1) year extension of Conditional Use Permit (CUP) Case No. 736 to allow the establishment, operation, and maintenance of a food processing facility using poultry and pork products to produce broth on the property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing zoning district. (Wakou USA)

Having no questions, Commissioner Velasco moved to approve Item No. 8D; Vice Chairperson Johnston seconded the motion, which passed unanimously.

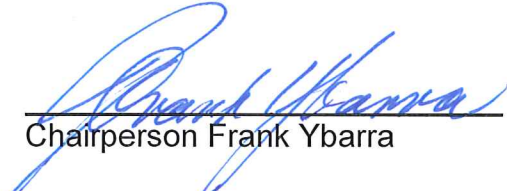
6. ANNOUNCEMENTS

Commissioners: All Planning Commissioners wished everyone a Happy Thanksgiving.

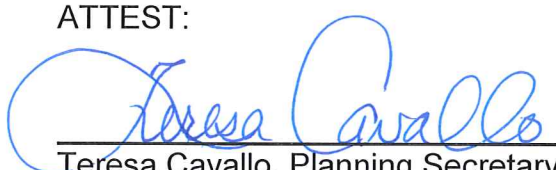
Staff: Wayne Morrell, Director of Planning reminded everyone that a second meeting was necessary on November 25th to approve the Housing Element update.

7. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:24 p.m. to November 25, 2013.


Chairperson Frank Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary