MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
April 8, 2013

1. **CALL TO ORDER**
   Chairperson Ybarra called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. **PLEDGE OF ALLEGIANCE**
   Chairperson Ybarra called upon Commissioner Madrigal 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
   Luis Collazo, Code Enforcement Officer
   Phillip DeRousse, Management Assistant
   Richard Kallman, Environmental Protection Specialist

   Council: Laurie Rios, Councilmember

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

5. **APPROVAL OF MINUTES**
   The minutes of the March 11, 2013 meeting were unanimously approved and filed as submitted.

6. **NEW BUSINESS**
   Lot Line Adjustment Map No. 2013-01: A request for approval of a lot line adjustment involving Parcels 1 (3.104 acres) and Parcel 2 (4.220 acres) of Lot Line Adjustment Map No. 2009-01, and Lot 69 (1.971 acres), and all of the private streets (0.424 acres) as shown as "Brisbane Terrace" and all originally created by Tract Map No. 63136, in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map filed in Book 1350, pages 16 through 44 of maps, in the office of the County Recorder of said county, and recorded on August 04, 2008.

   Director of Planning Wayne Morrell presented Item No. 6. Jeff Malone, Nicholas Long, and David Lauletta, representatives for Comstock Homes were present in the audience.

The Planning Commission having no questions, Chairperson Ybarra requested a motion to approve Item No. 6.

Commissioner Velasco moved to approve Item No. 6. Commissioner Johnston seconded the motion, which passed unanimously.

7. 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. CONSENT AGENDA – UNFINISHED BUSINESS

Entertainment Conditional Use Permit Case No. 11-2

Compliance review of Entertainment Conditional Use Permit Case No. 11-2 to allow the continued operation and maintenance of an entertainment use involving live performances and dancing activities at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

B. CONSENT AGENDA – UNFINISHED BUSINESS

Alcohol Sales Conditional Use Permit Case No. 11A-2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11A-2 to allow the continued on-site sale and consumption of alcoholic beverages at the Santa Fe Springs Drive-In and Swap Meet located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone, at 13963 Alondra Boulevard. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

C. CONSENT AGENDA – UNFINISHED BUSINESS

Conditional Use Permit Case No. 194-9

Compliance review to allow the continued operation and maintenance of a contractor's storage yard use for the storage of vacuum trucks associated with a septic tank cleaning business on the .37-acre property located 14018 Carmenita Road, in the M-1, Light Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Peggy Lee Hendricks for Roberts Liquid Disposal)

D. CONSENT AGENDA – UNFINISHED BUSINESS

Conditional Use Permit Case No. 453-6

Compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

E. CONSENT AGENDA – UNFINISHED BUSINESS

Conditional Use Permit Case No. 488-6

Compliance review to allow the continued operation and maintenance of a freestanding sign on property located at 15718 Marquardt Avenue (APN: 7003-001-904), in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone. (Newport Diversified, Inc. for Santa Fe Springs Swap Meet)

F. CONSENT AGENDA – UNFINISHED BUSINESS

Conditional Use Permit Case No. 497-2

Compliance review to allow the continued operation and maintenance of a precious metal reclamation facility at the northeast corner of Alondra Boulevard and Carmenita Road (13409, 13429, 13443, and 13501 Alondra Boulevard; 15600, 15601, 15610 and 15611 Resin Place; and 15524 and 15536 Carmenita Road), in the M-2, Heavy Manufacturing, Zone. (Peter Eckert for Heraeus Precious Metal North America LLC)

G. CONSENT AGENDA

Conditional Use Permit Case No. 642-2

A request to modify a condition of approval requiring two (2) live palm trees for an existing Sprint PCS wireless telecommunication facility, stealth as a monopalm, and located at 13808 ½ Imperial Highway, in the M-1-PD, Light Manufacturing-Planned Development Overlay, Zone. (Bryan Roy for Sprint PCS)

Commissioner Madrigal requested Consent Agenda Item No. 8B be removed from routine approval and be heard separately.

Commissioner Velasco did note that Item 8G had a date correction on page 2 of 8. It was indicated that Arrow Communications obtained a permit on October 4, 2013 but should be October 4, 2012.

Having no questions regarding the other Consent Agenda Items, Commissioner Johnston made a motion to approve Item Nos. 8A, C, D, E, F and G. Commissioner Zevallos seconded the motion, which passed unanimously.

Commissioner Madrigal inquired about Item 8B and the two incidents that were indicated within the report and about Swap Meet security.

Rick Landis, representative for Newport Diversified, Inc. for Santa Fe Springs Swap Meet, was present in the audience and addressed Commissioner Madrigal's concerns. Mr. Landis indicated those two incidents occurred in the parking lot area which is not under the Swap Meet's control. Mr. Landis also indicated that Swap Meet security performs random searches and wands the customers.

Having no further questions, Commissioner Madrigal made a motion to approve Item No. 8B. Commissioner Johnston seconded the motion which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Zevallos inquired about commencing the Planning Commission meetings at a later time. After much discussion, everyone agreed to maintain Planning Commissions at the regular scheduled time of 4:30 p.m.

Chairperson Ybarra inquired about the 99¢ Store moving into the old Jax Market building. Director of Planning Wayne Morrell indicated that the 99¢ Store will only be occupying 80-90% of the building with the rest to be rented to a business not yet determined and that the Auto Zone plans are still in Plan Check waiting to be finalized.

Chairperson Ybarra thanked Councilmember Laurie Rios, who was in the audience, for attending the Planning Commission meeting.

Staff:
Code Enforcement Officer Luis Collazo notified everyone that Santa Fe High School will be holding the "Every 15 Minutes" program.

Luis Collazo also explained to everyone that any permit that is approved by the Planning Commission must also be revoked by the Planning Commission and that he will be presenting a request for revocation at the next Planning Commission meeting.

Director of Planning Wayne Morrell notified the Planning Commissioners that the environmental document for the Material Recovery Facility and Transfer Station that will be presented before the Planning Commission at the June meeting will be enclosed in their agenda binders for their review.

10. ADJOURNMENT
Chairperson Ybarra adjourned the Planning Commission meeting.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary