

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
September 9, 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 Director of Planning Wayne Morrell 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
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Steve Skolnik, City Attorney
Calvin Chan, Volunteer Planning Intern
Jose Gomez, Director of Finance/Asst. City Manager

Council: Councilmember Laurie Rios

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the August 12, 2013 meeting were unanimously approved and filed as submitted.

6. PUBLIC HEARING

**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)

Chairperson Ybarra called the Public Hearing open on Item No. 6 at 4:32 p.m.

Code Enforcement Officer Luis Collazo presented Item No. 6. Present in the audience was the owner Brian Richards.

Mr. Richards addressed the Planning Commission and explained that he took over the restaurant and bar in May of this year and encountered financial difficulties and is ready to comply with the notices of violations that he has received and pay for the necessary business license, etc.

Commissioner Velasco indicated to Mr. Richards that he needs to communicate with City Staff so that both Mr. Richards and staff could come up with a "game plan" and accomplish resolving these issues in a reasonable amount of time.

Commissioner Madrigal recommended that this matter be continued to allow the owner time to comply with all the necessary conditions.

City Attorney Steve Skolnik also recommended that should the violations be resolved prior to the next meeting, that Luis Collazo only give the Planning Commission an update on Item No. 6.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:48 p.m. and requested a motion on Item No. 6.

Commissioner Madrigal moved to continued Item No. 6 to next month's Planning Commission meeting; Commissioner Zevallos seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Conditional Use Permit Case No. 731

A request for approval to allow the establishment, operation and maintenance of an existing meat processing facility, within an ±11,000 sq. ft. building, located at 13044 Park Street (APN:8011-014-031), approximately ±469 lineal feet east of the centerline of Shoemaker Avenue in the M-2, Heavy Manufacturing Zone. (Quentin Meats, Inc.)

Chairperson Ybarra called the Public Hearing open on Item No. 7 at 4:49 p.m.

Director of Planning Wayne Morrell presented Item No. 7. Present in the audience was Dustin Lim, owner of Quentin Meats, Inc.

Wayne Morrell notified the Planning Commissioners that he received a complaint regarding "foul smells in the air" from the property owner located next door to Quentin Meats, Inc. Mr. Morrell added two new conditions of approval, after receiving this complaint, pertaining to the daily waste disposal, and maintaining the doors closed at all times during hours of operation. The applicant was in agreement with the additional conditions but also indicated that the smell may have been from the refinery incident.

Commissioner Zevallos inquired as to the location of the waste bins. Mr. Lim responded that the bone waste bins are located in the cooler

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:02 p.m. and requested a motion on Item No. 7.

Commissioner Velasco moved to approve Item No. 7; Vice Chairperson Johnston seconded the motion, which was unanimously approved.

8. PUBLIC HEARING
Ordinance No. 1046

An Ordinance of the City of Santa Fe Springs relating to the amendment to the Santa Fe Springs Zoning Code as it pertains to the time periods permitted to display banners.

Chairperson Ybarra called the Public Hearing open on Item No. 8 at 5:02 p.m.

Code Enforcement Luis Collazo presented Item No. 8.

Commissioner Zevallos inquired as to the number of banner permit applications that Maggie's Pub has requested. Luis Collazo indicated that the reasoning for Ordinance No. 1046 was to avoid a situation like Maggie's Pub.

Commissioner Madrigal also inquired about the maximum number of banners allowed per year, allowable location display and if it was per calendar year. Luis Collazo responded that it was four (4) banners per calendar year and the banners were only allowed on the façade that pertains to the business.

City Attorney Steve Skolnik informed the Planning Commissioners that this matter will go before the City Council for final approval but first needs to be presented to the Planning Commission for consideration.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:11 p.m. and requested a motion on Item No. 8.

Vice Chairperson Johnston moved to approve Item No. 8; Commissioner Zevallos seconded the motion, which was unanimously approved.

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

A. Withdrawal of Application Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)

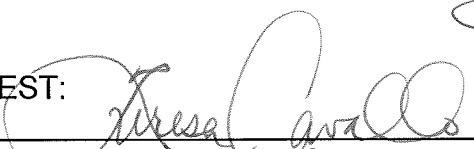
City Attorney Steve Skolnik explained Item No. 9A. Steve Skolnik informed the Planning Commissioners that the applicant Universal Waste Disposal requested that this matter be postponed at this time.

City Attorney Steve Skolnik also notified the Planning Commissioners that due to time constrictions staff is requesting a special Planning Commission meeting on September 23, 2013. The Planning Commissioners were in agreement of the special meeting.

10. ADJOURNMENT

Chairperson Ybarra adjourned the Planning Commission meeting at 5:15 p.m. to September 23, 2013.

ATTEST:


Teresa Cavallo, Planning Secretary


Vice Chairperson Johnston