

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
May 12, 2014**

1. CALL TO ORDER

Vice Chairperson Johnston called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Johnston called upon Commissioner González to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
Vice Chairperson Johnston

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Gurdeep Kaur, Planning Intern
Jose Elias, Planning Intern

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:31 p.m. There being no one wishing to speak, Oral Communications were closed at 4:31 p.m.

5. APPROVAL OF MINUTES

Minutes of the May 12, 2014 Planning Commission Meeting

Commissioner Madrigal moved to approve the minutes of the May 12, 2014 meeting; Commissioner González seconded the motion. The minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 36

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

Vice Chairperson Johnston opened the Public Hearing at 4:32 p.m. for Item No. 6. Code

Enforcement Officer Luis Collazo presented Item No. 6 before the Planning Commission.

Commissioner Madrigal inquired about the background information provided in the staff report. It indicates that the applicant has been operating without an ASCUP until the applicant was going to store more product. Commissioner Madrigal asked it was the applicant's responsibility to notify anyone when applying for an alcohol license. Luis Collazo indicated that if an ASCUP is required then ABC would place a hold on the ABC license application.

City Attorney Steve Skolnik asked if the applicant has been in business prior to the ASCUP requirements. Luis Collazo indicated that they had been in business and that ABC usually has a mechanism that triggers a response form the City; however, this applicant fell through the cracks.

Commissioner Madrigal also inquired about the section entitled Zoning Ordinance Requirements and the fact that it does not address graffiti removal. Luis Collazo indicated that although graffiti removal is not indicated within the staff report, graffiti removal is addressed under the City's Property Maintenance Ordinance.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:40 p.m. for Item No. 6 and requested a motion.

Commissioner Madrigal moved to approved Item No. 6; Commissioner Zamora seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Zone Change No. 135

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Blvd. within the Washington Redevelopment Project Area from M-1-BP, Light Manufacturing– Buffer Parking to M-1, Light Manufacturing.

*** See Below ***

8. PUBLIC HEARING

Tentative Parcel Map Case No. 72616

Request for approval to consolidate four (4) existing assessor's parcels measuring approximately 3-acres into one (1) parcel in the M-1-BP (Light Manufacturing-Buffer Parking) and M-1 (Light Manufacturing) Zone, 11904 – 11920 Washington Blvd., and within the Washington Boulevard Redevelopment Project Area.

Vice Chairperson Johnston opened the Public Hearing at 4:32 p.m. for Item No. 6.

Planning Consultant Rafael Garcia presented both Item Nos. 7 and 8 before the Planning Commission. Present in the audience on behalf of Mission Linen Supply, was Consultant Andy Lazzaretto, and Engineer Samir Khoury.

Commissioner Zamora inquired as to the site contamination and if any surrounding properties were also contaminated. Rafael Garcia indicated that the property owner tested the soils on that site only, and contaminants were found; however, Rafael was unaware which contaminants were found on the site.

Andy Lazzaretto also indicated that the contaminants were localized and mostly cleaning solvents which were part of the Omega contamination plume which is part of Whittier.

Commissioner Madrigal inquired if all four (4) parcels were contaminated or just a small area. Andy Lazzaretto responded that only the southeast parcel is contaminated, primarily on Parcel four (4), but that the site is being treated as one parcel.

Commissioner Madrigal asked if when selling any of the parcels will it be necessary to disclose that the property was contaminated. Andy Lazzaretto indicated that it would have to be disclosed and that is why it is important to receive a letter to present to the buyer since the owners intent is to sell the property as one use.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:51 p.m. and requested a motion.

Commissioner González moved to approve Item Nos. 7 and 8; Commissioner Zamora seconded the motion, which was approved unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case No. 752

A request for approval to allow the establishment, operation and maintenance of a new wireless telecommunications facility (stealth as a 58' high mono-palm) and related equipment on property located at 10629 Norwalk Boulevard (APN: 8009-025-070), within the M-2, Heavy Manufacturing, Zone. (AT&T Mobility)

Vice Chairperson Johnston opened the Public Hearing at 4:52 p.m. for Item No. 9.

Associated Planner Cuong Nguyen presented Item No. 9. Present in the audience representing AT& T Mobility was Jerry Ambrose.

Having no questions, Vice Chairperson Johnston closed the Public Hearing at 4:57 p.m. for Item No. 9 and requested a motion.

Commissioner Zamora moved to approved Item No. 9; Commissioner González seconded the motion, which was approved unanimously.

10. PUBLIC HEARING

Conditional Use Permit Case No. 755

A request for approval to allow the establishment, operation and maintenance of a sandblasting facility on property located at 8807 Pioneer Boulevard (APN: 8177-031-010), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

Vice Chairperson Johnston opened the Public Hearing at 4:57 p.m. for Item No. 10.

Associate Planner Cuong Nguyen presented Item No. 10. Present in the audience was applicant Maria De La Cruz and her consultant Bill De Casas.

Commissioner Madrigal inquired about if the City had any other sandblasting facilities and is most sandblasting done outdoors. Cuong Nguyen did not know how many sandblasting facilities, if any, were located in the City off the top of his head and that this use will be conducted inside the building in a self-contained and enclosed sandblasting unit.

Consultant Bill De Casas approached the Planning Commission and addressed his concerns with regards to Conditions of Approval No. 19. Cuong Nguyen indicated that it is staff's point of view when dealing with spray booths, vents are required, and staff wanted to take the precautionary measures necessary, should the enclosed sandblasting unit be similar to a spray booth.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 5:04 p.m. for Item No. 10 and requested a motion.

Commissioner Madrigal moved to approve Item No. 10; Commissioner González seconded the motion, which passed unanimously.

11. 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

Alcohol Sales Conditional Use Permit Case No. 59-1

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59-1 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 61-1

Compliance review of Alcohol Sales Conditional Use Permit Case No. 61-2 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption within a mini-mart which coexists with a gas service station in the Heavy Manufacturing (M-2) Zone at 13352 Imperial Highway (Thrifty Oil for Sierra Foods)

C. CONSENT AGENDA

Conditional Use Permit Case No. 719-2

A compliance review for the continued operation and maintenance of a recycling buy back facility of CRV materials (glass, aluminum, plastic) within a portable structure the commercial center located at 11503 Carmenita Road in the C-4, Community Commercial Zone. (A&S Recycling)

D. CONSENT AGENDA

Conditional Use Permit Case No. 723-2

Compliance review of Conditional Use Permit Case No. 723-2 to allow the continued operation and maintenance of a pawnshop at 14156 Rosecrans Avenue located within a 1,032 sq. ft. portion of a 5,295 sq. ft. commercial building located in the C-4-PD, Community Commercial – Planned Development, Zone. (Fares Tabbello)

City Attorney Steve Skolnik asked the Planning Commissioners if they required a presentation or if the staff reports were sufficient.

With no one requesting a presentation, Vice Chairperson Johnston requested a motion.

Commissioner Zamora moved to approve Item No. 11A – D; Commissioner González seconded the motion, which unanimously passed.

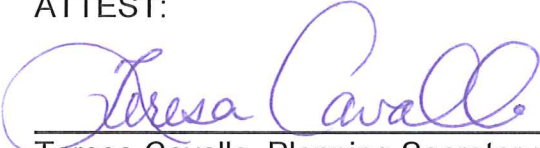
12. ANNOUNCEMENTS

- ♦ Commissioners
Commissioner Zamora announced that the boxers his brother represents will be appearing on Boxeo on Friday, May 23rd.
- ♦ Staff
Associate Planner Cuong Nguyen introduced Jose Elias, the Planning Department's new Planning Intern.

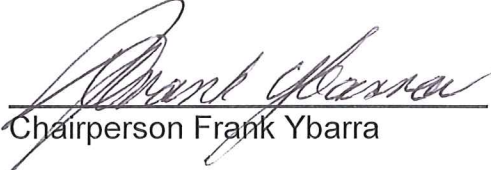
13. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:08 p.m.

ATTEST:



Teresa Cavallo, Planning Secretary



Chairperson Frank Ybarra