

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JUNE 12, 2006**

1. CALL TO ORDER

Chairperson Puentes called the Planning Commission meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL was taken with the following results:

Present: Chairperson Puentes
 Vice-Chairperson Madrigal
 Commissioner McEntee
 Commissioner Rios
 Commissioner Rounds

Staff Present: Robert Orpin, Director of Planning & Development
 Paul Ashworth, Assistant to the Director
 Luis Collazo, Code Enforcement
 Cuong Nguyen, Associate Planner
 Steve Skolnik, City Attorney
 Susan Beasley, Planning Secretary

Absent: Steve Masura, Redevelopment Manager
 Wayne Morrell, Principal Planner
 Octavio Silva, Planning Intern

4. ORAL COMMUNICATIONS:

There being no one wishing to speak, oral communications were declared closed by Chairperson Puentes.

5. APPROVAL OF MINUTES

Commissioners Madrigal and Rounds abstained. The minutes of the adjourned meeting on May 22, 2006 were approved with the votes from Commissioners McEntee, Rios, and Chairperson Puentes.

NEW BUSINESS

6. PUBLIC HEARING

Tentative Parcel Map No. 066605

Request for approval of Tentative Parcel Map No. 066605 to subdivide two existing buildings to create eight (8) industrial condominium units (Building 1 will have 5 units and Building 2 will have 3 units) at 13055-13081 Rosecrans Avenue (APN #8059-002-012), in the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Ferrero Investment Partners)

Recommendation:

That the Planning Commission approves Tentative Parcel Map No. 066605, subject to the conditions of approval.

7. Development Plan Approval Case No. 821

Request for Development Plan Approval to allow the proposed remodel of the subject property at 13055-13081 Rosecrans Avenue (APN #8059-002-012), in the M-1-BP, Light Manufacturing – Buffer Parking, Zone (Ferrero Investment Partners)

Recommendation:

That the Planning Commission approves Development Plan Approval Case No. 821, subject to the conditions of approval.

Chairperson Puentes opened the public hearing and invited interested parties to come forward to speak on the matter.

The public hearing staff report for Tentative Parcel Map No. 066605 and DPA Case #821 were presented together by Cuong Nguyen.

Tony Ferrero, Ferrero Investment Partners, Newport Beach, was present in the audience.

Commissioner Rounds ask if current tenants were notified of the proposed subdivision.

Mr. Ferrero indicated that all tenants will be notified and given the option of leasing or purchasing the condo unit should the requests be approved.

Chairperson Madrigal asked what timeframe the current tenants will have to relocate and whether the current tenants can change their location within the building.

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Mr. Ferrero answered that current tenants will be given 90 days to relocate, but most cases will be handled on an individual basis. Also if there is a legitimate reason to change locations, that will also be handled on an individual basis.

Commissioner Rios inquired about the driveway that is proposed to be eliminated.

Mr. Nguyen showed the existing and proposed new driveways on the proposed site plan.

Having no other discussion, Chairperson Puentes closed the public hearing.

Commissioner Rios made a motion to approve Item #6 & 7. Commissioner Rounds seconded the motion, which carried unanimously.

8. Conditional Use Permit Case No. 655

Request for approval of Conditional Use Permit Case No. 655 to allow the establishment, operation and maintenance of a truck line on property located at 11642 Pike Street (APN#8002-013-001), in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area (Reserved Truck Line)

Recommendation:

That the Planning Commission approves Conditional Use Permit Case No. 655, subject to the conditions of approval.

Commissioner Rios asked for a staff report. The subject case was presented by Mr. Nguyen.

Commissioner Rios asked for clarification on the operation and maintenance of these trucks on the property.

Mr. Nguyen introduced Mr. Fred Clark, General Manager, who addressed the Commission to reassure them that no truck maintenance or repairs will be done on site. The applicant's trucks will only be parked on the subject property.

Mr. Ashworth further clarified that no overflow parking is allowed on the public street and that the applicant must provide adequate on-site parking for their employees and visitors.

Vice Chairperson Madrigal made a motion to approve Item #8. Commissioner McEntee seconded the motion, which carried unanimously.

9. **Modification Permit Case No. 1182**

Request for a Modification of Property Development Standards to allow a proposed master bedroom addition to encroach four(4) feet in the required 15' rear-yard setback area, and to allow the proposed room addition to exceed the 40% maximum lot coverage requirement on a property located at 9424 Arlee Avenue, within the R-1, Single-Family Residential, Zone. (Robert and Arleen Martinez)

Recommendation:

That the Planning Commission approves Modification Case No. 1182, subject to the conditions of approval.

The subject case was presented by Mr. Ashworth

The property owner, Robert Martinez, was present in the audience, along with his children.

Vice-Chairperson Madrigal inquired about the privacy concerns associated with a second story addition.

Mr. Ashworth mentioned that the property owner has located the bathroom window above normal line-of-sight.

Mr. Ashworth also did a survey that indicated 46 second story additions had been done within the city in 2005.

Vice Chairperson Madrigal made a motion to approve Item #9. Commissioner Rios seconded the motion, which carried unanimously.

10. **COMMUNICATIONS:**

Commission:

Chairperson Puentes acknowledge Mr. Orpin in the audience.

Chairperson Puentes also announced that Clement Goosh, St. Pius and St. Paul graduate, will be the \$20,000 Destiny Scholarship recipient to be honored at the Destiny Dinner June 16th.

Commissioner McEntee announced that she will be out of town for the July 10th meeting.

Commissioner McEntee noted that the Organizational Chart in the new employee handbook has Ed Perez listed as Planning Commissioner and her name is not listed. Planning Commission Secretary indicated that she would follow up on this matter.

Commissioner Rios thanked the City for their participation in the Florence Avenue Foursquare Church groundbreaking services. She reported that the church thanked the city and showed appreciation for all the work done to get the approvals for this construction project.

Commission Secretary will inquire about photos taken that day and get copies for each of the participating commissioners.

Chairperson Puentes inquired about the condition of several houses she passes on her daily walk, specifically on Telegraph and Jersey and on Orr & Day.

Mr. Nguyen notified the Commission that the Beautification Committee has a 6-page list of houses and that these issues are being addressed.

Staff:

Mr. Ashworth stressed to the Commissioners the problem of contractors talking owners into pulling owner/builder permits. He plans on putting a notice in the next community newsletter to discourage this practice.

The current community newsletter has an article about the Home Rebate Program. Mr. Ashworth announced that staff is aware of a house painter who is promoting this program for his own benefit. Residents are advised to get prior approval before signing contracts or beginning work.

Mr. Ashworth announced the League of California Cities conference to be held in San Diego in September. Interested Commissioners should advise staff so early registration can be secured.

Mr. Collazo showed the photos taken at the recent Hawaiian Festival held at Heritage Park.

11. ADJOURNMENT

Chairperson Puentes adjourned the Planning Commission meeting at 5:20 p.m.

Chairperson Puentes

ATTEST:

Susan Beasley

Executive Secretary

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