

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
March 14, 2016**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon City Attorney Steve Skolnik to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: None

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. MINUTES

Approval of the minutes of the February 17, 2016 Regular Planning Commission Meetings.

Vice Chairperson Arnold moved to approve the minutes of the February 17, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Conditional Use Permit Case No. 770 and Modification Permit Case No. 1265

A request to allow for the establishment, operation, and maintenance of an indoor banquet hall facility within a 7,202 sq. ft. single-story building and a request for a Modification of Property Development Standards Permit to not provide forty-two (42) required parking stalls related to the proposed use, at 12215 Slauson Avenue (APN: 8168-014-025), within the M-1, Light Manufacturing, and the M-2, Heavy Manufacturing, Zones. (Azar Event Center)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:03 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the Applicant was Ebrahim Ghaneian, Rita DeBenedictis, and Architect Seth Bouman.

Chairperson Ybarra inquired about the type of events being held at the facility. Planning Consultant Paul Garcia replied that the facility will be primarily used for private events that are reserved and not open to the general public.

Commissioner Mora inquired about the parking and if the addition was the factor for the need of additional parking for the facility. Planning Consultant Paul Garcia indicated that the addition did not trigger the need for additional parking since the addition was for the entry and waiting area. City Attorney Steve Skolnik also commented that the site has always had inadequate parking and all the historic uses had a parking deficiency and some of the prior uses also had modification permits because of that and there has not been a historic parking problem there. It's a function of the type of use this building is suitable for, and that the area is suitable for and the size of the building on this irregularly shaped site.

Commissioner Aranda inquired about the off-street parking noted in the report and that no parking will be allowed in the immediate off-street and the reason why this wouldn't be allowed. Planning Consultant Paul Garcia replied that one of the conditions by the Public Works Department is to post no street parking allowed around the property. Mr. Garcia further stated that it seems that the intent of the Public Works Department is that as requests come before them they will condition that no off-street parking be allowed so that eventually all parking will be off City streets and onto the properties.

Commissioner Aranda further commented that parking will be difficult for this type of use if they reach the maximum capacity. Planning Consultant Paul Garcia replied that if the on-site parking and parking with the adjacent property owners prove that it is in excess to what is available then per Condition #57 one of the mitigation measures will be implemented to address that issue. City Attorney Steve Skolnik further elaborated that the intent to post no off-street parking is not a condition that the City is imposing upon the applicant and that is something that can be conceivably modified internally. A discussion ensued regarding the off-site parking situation.

Commissioner Aranda also inquired about security for this use and the ratio of security to patrons. Planning Consultant Paul Garcia indicated that Police Services did not place a condition and will be taken care of under the Applicant's Alcohol Sales Conditional Use Permit.

Commissioner Aranda further inquired about the live entertainment condition and if that condition excluded other type of entertainment such as private speaking events, etc. Planning Consultant Paul Garcia replied that it would not exclude those types of entertainment and that the way this type of use was conditioned was to allow for the types of entertainment typically associated with a reception and/or party.

Commissioner Aranda also inquired about private events and/or organizations collecting money at the door for such things as ticket sales. Planning Consultant Paul Garcia replied that the way the condition is worded it would not allow for any entry fee.

Commissioner Aranda further elaborated that he wanted to clarify as an example if Metro Little League decides to hold a fundraiser dance would they be able to sell tickets. City Attorney

Steve Skolnik said yes that would be allowable.

Applicant Ebi Ghaneian also replied that as the operator we would not be selling the tickets but should an organization want to sell raffle tickets we would set-up a table to do so.

Chairperson Ybarra requested that Mr. Ghaneian introduce himself to the Planning Commission. Mr. Ghaneian indicated that he has been the owner and operator of Café 'N Stuff for over the 28 years and has worked with the City of Santa Fe Springs on numerous catering events.

Commissioner Aranda also commented that the facility can accommodate a higher occupancy but that we are conditioning the applicant at a lower occupancy. Mr. Garcia replied that the City is conditioning the applicant at a lower occupancy based solo on the available parking stalls. A discussion ensued regarding the posted occupancy load.

Commissioner Aranda questioned if the City saw a foreseeable problem with the parking agreements only being available on the weekends with the adjacent property owners. Planning Consultant Paul Garcia replied that in the event that the parking demand be in excess to what is available then mitigation measures would be implemented to correct the off-site parking. Director of Planning Wayne Morrell further stated that Staff is trying to do their best to anticipate any parking needs but until the use continues to operate then Staff will be able to find out what the actual parking needs are and adjust the use accordingly.

Chairperson Ybarra also questioned the number of parking stall being provided by PIH since there was a difference between number of parking stalls being provided in the letter and in the report.

Commissioner Arnold inquired about live bands being allowed at the facility. Paul Garcia replied that live bands would be allowed but that an Entertainment Permit would be required from the Police Services Department.

Commissioner Arnold also inquired about the type of ABC license being obtained. Mr. Ghaneian will be obtaining a license 47 liquor with food license.

Vice Chairperson Arnold had a concern regarding the lighting plan which was not included nor conditioned by Police Services Department. Vice Chairperson Arnold inquired if a lighting plan was even required and if it was not Vice Chairperson Arnold requested that a condition be added to require that the applicant provide a photometric plan.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one came forward.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:28 p.m. and requested a motion on Item No. 6.

Vice Chairperson Arnold moved to approve CUP 770 and Modification 1265 with the inclusion that a photometric plan for the parking be provided by the Applicant; Commissioner Aranda seconded the motion which was unanimously approved.

7. CONSENT ITEMS

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 ITEM

Conditional Use Permit No. 591-5

A compliance review to allow the continued operation and maintenance of a church use at 13808 Imperial Highway (APN: 8044-030-009), Units 100 and 120, in the M-1-PD, Light Manufacturing-Planned Development Overlay, Zone. (Jason Lozano for Freedom Christian Center)

B. CONSENT ITEM

Conditional Use Permit Case No. 736-1

A compliance review to allow the continued operation and maintenance of a food processing facility using poultry and pork products to produce broth on property located at 13930 Borate Street (APN: 8069-007-046), in the M-2, Heavy Manufacturing, Zone. (Wakou USA)

C. CONSENT ITEM

Conditional Use Permit Case No. 749-1

A compliance review to allow the continued operation and maintenance of a food processing use involving vinegar at 13117 Molette Street (APN: 7005-007-049), within the M-2, Heavy Manufacturing, Zone. (Otafuku Foods, Inc.)

Since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item Nos. 7A -7C.

Commissioner Jimenez moved to approve Item Nos. 7A-7C; Commissioner Mora seconded the motion which was unanimously approved.

8. ANNOUNCEMENTS

◆ Commissioners

Commissioner Aranda announced that he began an Interim position today with the City of Carson as the Community Services Director.

Commissioner Mora caught his first fish in eight years.

Commissioner Arnold wished everyone a Happy St. Patrick's Day.

Commissioner Jimenez announced that the City's Heritage Arts in Public Places Advisory Committee received a CPRS award.

◆ Staff

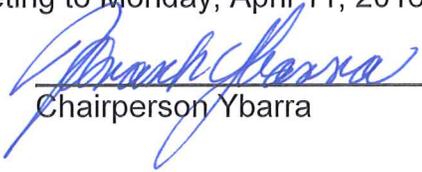
Planning Consultant Paul Garcia wished everyone a Happy St. Patrick's Day.

Senior Planner Cuong Nguyen introduced the City's newest Planning Consultant Jimmy Wong.

Planning Interns Vince Velasco and Edgar Gonzalez also wished everyone a Happy St. Patrick's Day and Happy Easter.

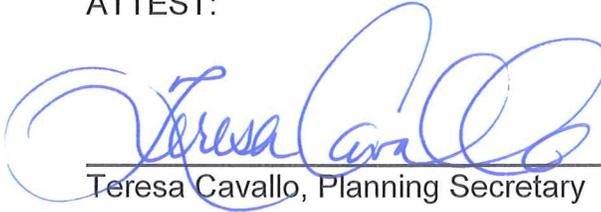
9. **ADJOURNMENT**

At 6:35 p.m. Chairperson Ybarra adjourned the meeting to Monday, April 11, 2016 at 6:00 p.m.



Chairperson Ybarra

ATTEST:



Teresa Cavallo, Planning Secretary