

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 13, 2016**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Vice Chairperson Arnold to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Jimenez (Arrived at 6:07 p.m.)
Commissioner Mora

Staff: Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Edgar Gonzalez, Planning Intern

Absent: Commissioner Aranda
Steve Skolnik, City Attorney

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 May 9, 2016 Regular Planning Commission Meetings.

Vice Chairperson Arnold moved to approve the minutes of the May 9, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 66

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for on-site consumption at Salt and Pepper Restaurant located at 13225 Telegraph Road, in the Community Commercial (C-4) Zone and in the Telegraph Road Corridor Zone, within the Consolidated Redevelopment Project Area. (Salt and Pepper Restaurant)

Chairperson Ybarra opened the Public Hearing for Item No. 6 at 6:02 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 6 before the Planning Commission.

Chairperson Ybarra inquired about the location of the Salt and Pepper Restaurant.

Vice Chairperson Arnold inquired about the type of liquor license that the property owner was applying for, a type 41 liquor license. Vice Chairperson Arnold if a patron could purchase an alcoholic beverage without a meal. Code Enforcement Officer Collazo replied that the Salt and Pepper Restaurant was modeled after BJ's or Chili's Restaurants which has a dining area and a bar separate from the dining area.

Vice Chairperson Arnold also inquired if the applicant had any intentions of having live entertainment. Mr. Collazo replied that should the applicant wish to have live entertainment then the applicant will need to apply for an Entertainment Conditional Use Permit prior to establishing live entertainment at this location.

Vice Chairperson Arnold stated that the restaurant is located near a school and mostly many of the school children would likely be using the parking lot to cut through to get to school, Mr. Arnold inquired would a security guard be required to be on site to prevent an intoxicated driver from driving away. Code Enforcement Officer Collazo replied that a security guard would not be required and also indicated that the restaurant owner and staff are legally responsible to stop serving alcohol to someone who is beyond serving and to make sure that transportation is provided.

Vice Chairperson Arnold inquired if the South Whittier School District inquired about this use. Mr. Collazo replied that the same notice was sent to the school district via US Postal Service and no inquiries were received. The School District also has the opportunity to contact ABC should anything arise regarding this license.

Commissioner Jimenez inquired about the serving times for alcohol and if someone wished to have an alcoholic beverage with their breakfast that was a possibility. Mr. Collazo replied that was correct.

Commissioner Mora indicated that the restaurant was a chain and the other location was in Fullerton and inquired if the Fullerton location had any problems reported. Mr. Collazo replied that he was not aware since the City did not inquire about such.

Chairperson Ybarra commented that he did not have any questions but wanted to state that he was glad to see the property being developed.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on item no. 6.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:12 p.m.

Commissioner Mora moved to approve Item No. 6; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 3-0, noting the absence of Commissioner Aranda and Vice Chairperson Arnold abstaining from the vote.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 67

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the wholesale distribution of beer and wine, at OB USA, Inc. located in the M-2, Heavy Manufacturing, Zone at 13152 Imperial Highway within the Consolidated Redevelopment Project Area. (OB USA, Inc.)

Chairperson Ybarra opened the Public Hearing for Item No. 7 at 6:13 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 7 before the Planning Commission.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 7.

Having no questions or comments Chairperson Ybarra closed the Public Hearing at 6:16 p.m.

Vice Chairperson Arnold moved to approve Item No. 7; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

8. PUBLIC HEARING

Development Plan Approval Case No. 901

A request for approval to construct a 8,926 sq. ft. concrete-block building, and related improvements, on an approximately .46-acre site, located at 8312 Allport Avenue (APN: 8169-007-037), within the M-1, Light Manufacturing, Zone. (Manisha Badlani)

Chairperson Ybarra opened the Public Hearing for Item No. 8 at 6:16 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 8 before the Planning Commission. Present in the audience was Architect Roy Furuto on behalf of the applicant.

Chairperson Ybarra inquired about the wall and the plant material that would be planted. Planning Consultant Paul Garcia replied that the wall would be 14-feet high and would be planted with ivy plants.

Vice Chairperson Arnold inquired about the number of trips necessary to transport product from the manufacturing location to the storage facility down the street. Planning Consultant Paul Garcia replied that only one trip would be necessary per day.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 8.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:25 p.m.

Vice Chairperson Arnold moved to approve Item No. 8; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

9. PUBLIC HEARING

Development Plan Approval Case No. 909

A request for approval to construct a 21,563 sq. ft. concrete tilt-up building, and related improvements, on an approximately 1.33-acre site, located at 9911 Romandel Avenue (APN:

8011-007-043), within the M-2, Heavy Manufacturing, Zone. (Romandel, LLC.)

Chairperson Ybarra opened the Public Hearing for Item No. 9 at 6:25 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 9 before the Planning Commission. Present in the audience was Architect Roy Furuto on behalf of the applicant.

Commissioner Jimenez inquired if user information was available for this site. Planning Consultant Paul Garcia replied that a user has not been established to date.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 9.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:31 p.m.

Vice Chairperson Arnold moved to approve Item No. 9; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

10. PUBLIC HEARING

Development Plan Approval Case Nos. 913, Modification Permit Case No. 1262, and related Environmental Documents

DPA 913: A request for approval allow the construction of a new 163' x 330' (approx. 59,790 sq. ft.) industrial building; *MOD 1262*: A request to allow a temporary reduction to the standard parking requirement, or otherwise, to reserve and not provide 155 of the 228 required parking stalls associated with the property; and *Environmental Documents*: A request for approval of the proposed Initial Study/Mitigated Negative Declaration related to the proposed project, on property located at 11651 Greenstone Avenue (APN: 8026-018-029) within the M-2, Heavy Manufacturing, zone. (Maruichi American Corporation)

Chairperson Ybarra opened the Public Hearing for Item No. 10 at 6:31 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 10 before the Planning Commission. Present in the audience was Environmental Consultant Marc Blodgett, and Don Stout of G & W Builders, Inc. on behalf of the applicant.

Commissioner Jimenez inquired if this building was going to be utilized for production of the steel tubes. Senior Planner Cuong Nguyen replied that the manufacturing of the steel tubes currently occurs in the northerly building and the building being constructed was going to be utilized for finished products.

Vice Chairperson Arnold inquired about the area currently being reserved for additional parking if needed. Senior Planner Cuong Nguyen replied that the area is currently being used to improve on-site parking circulation.

Chairperson Ybarra called upon anyone in the audience wishing to speak on this matter to please come forward. No one approached the lectern to speak on Item No. 10.

Having no further questions or comments Chairperson Ybarra closed the Public Hearing at 6:41 p.m.

Commissioner Mora moved to approve Item No. 10; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

11. 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

Alcohol Sales Conditional Use Permit Case No. 63

Compliance review of Alcohol Sales Conditional Use Permit Case No. 63 to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

B. CONSENT ITEM

Conditional Use Permit Case No. 700-2

Request for approval to allow the continued operation and maintenance of a recycling center, for all types of California Refund Value (CRV) approved aluminum, glass, plastic, and bimetal consumer beverage containers, on property located at 13003 La Dana Court (APN: 8011-015-057) in the M-2, Heavy Manufacturing, Zone.
(Adis Starukyan and Jose Herrera for PIVCO Recycling Center)

C. CONSENT ITEM

Conditional Use Permit Case No. 762-1

A request for a compliance review for the continued operation and maintenance of a sandblasting facility on property located at 10630-B Painter Avenue (APN: 8011-013-019), within the M-2, Heavy Manufacturing, Zone. (Premium Sandblasting Company)

D. CONSENT ITEM

Development Plan Approval Case No. 850-2

Request for an amendment of Development Plan Approval Case No. 850 to allow the removal of condition #36 relating to the screening of all roof-mounted mechanical equipment and/or duct work on properties located at 13700, 13750 and 13770 Firestone Boulevard, in the M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking, Zone. (Roy Furuto for LeFiell Manufacturing Company)

Presentations were not necessary since staff reports were sufficient, Chairperson Ybarra requested a motion regarding Item Nos. 11A -11D.

Vice Chairperson Arnold moved to approve Items No. 11A – 11D; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Commissioner Aranda.

12. ANNOUNCEMENTS

- ◆ Commissioner Jimenez announced that his ten year old's baseball team would be playing the Little League World Series.
- ◆ Vice Chairperson Arnold thanked everyone for their prayers for his wife.
- ◆ Chair Ybarra inquired about Jersey Mike's opening in Santa Fe Springs. Director of Planning Wayne Morrell confirmed same.

- ◆ Staff wished all father's a Happy Father's Day.

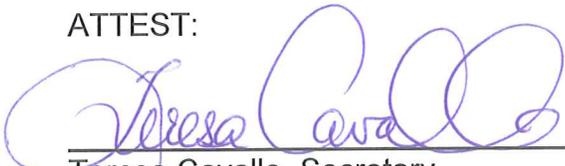
13. ADJOURNMENT

At 6:48 p.m. Chairperson Ybarra adjourned the meeting.



Vice Chairperson Arnold

ATTEST:



Teresa Cavallo, Secretary