

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 11, 2016**

1. CALL TO ORDER

Vice Chairperson Arnold called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez
Commissioner Mora (Arrived at 6:06 p.m.)

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement
Paul Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Margarita Matson, Assistant to the Director of Police Services
Heriberto Valdez, Code Enforcement

Councilmember: Joe Angel Zamora

Absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:04 p.m. There being no one wishing to speak, Oral Communications were closed at 6:04 p.m.

5. MINUTES

Approval of the minutes of the June 13, 2016 Regular Planning Commission Meetings.

Chair Arnold moved to approve the minutes of the June 13, 2016; Vice Chair Jimenez seconded the motion. There being no objections the minutes were unanimously approved with a vote of 2-0, noting Commissioner Aranda abstained and the absence of Commissioner Mora and Chairperson Ybarra.

6. ELECTION OF OFFICERS FOR 2016-2017

The bylaws require the election of Commission Officers.

Vice Chairperson Arnold requested that this matter be tabled to the end of the meeting.

7. PUBLIC HEARING

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and revocation of Entertainment Conditional Use 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 sports bar and grill commonly known as Crossroads Sports Bar and Grill located at 9803 Santa Fe Springs Road, in the Heavy Manufacturing (M-2) Zone.

Vice Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:06 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 7 before the Planning Commission. Present in the audience was business owner Brian Richards.

Code Enforcement Officer Luis Collazo informed the Planning Commissioners that the business owner does not have a current ABC license and the license has not been paid for since 2015 according to the ABC website.

City Attorney Steve Skolnik also informed the Planning Commissioners that when the use was originally permitted it was permitted for a bona fide eating establishment with alcohol service; however, the business is being operated solely as a bar.

Chairperson Arnold inquired about the type of ABC license that the owner holds. Mr. Collazo replied that the business owner holds a type 47 license which means alcohol is served while dining.

Code Enforcement Officer Luis Collazo also read a letter that the business owner submitted in appeal of the revocation.

Commissioner Aranda inquired about the communication between the owner and staff. Code Enforcement Officer Luis Collazo indicated that the business owner did not communicate with Mr. Collazo until the morning of the hearing.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. Business Owner Brian Richards approached the Planning Commission and informed everyone that the business is currently closed and that the business is in the process of being transferred to a new owner. Vice Chair Arnold inquired about the status of the liquor license. Mr. Richards commented that he is in contact with ABC. Vice Chair Arnold further inquired if the license type is a 47 which requires liquor to be served with food, and if the new owner knew of the conditions that he was assuming once the business transfer is complete. Mr. Richards replied that he would make sure that the business owner was aware of the conditions, etc.

Commissioner Mora inquired if Mr. Richards was the business owner and/or the property owner. Mr. Richards clarified that he was only the business owner.

Commissioner Aranda inquired about the numerous violations that were issued for the business. Mr. Richards replied that the previous owner was responsible for those promotions and that Mr. Richards had addressed those matters with Mr. Collazo and the Planning Commission.

Vice Chair Arnold closed the public hearing at 6:21 p.m. and stated that he would like to continue

the matter to the August 8, 2016 meeting to be given a status update on the new business owner assuming the liquor license and regarding the landscaping violations, etc.

Commissioner Aranda seconded the motion to continue this matter; however, Commissioner Aranda would like to condition that the current and new business owner cannot operate at this time.

Vice Chair Arnold also favored that the new business owner could not operate or open for business until all conditions have been met. Vice Chair Arnold further requested that Mr. Richards comply with all conditions within 30 days and/or before the next Planning Commission meeting scheduled for August 8, 2016 and requested that the new business owner be present as well.

Code Enforcement Officer Collazo also requested that the new business owner apply for the necessary building permits for the construction work and equipment installation that is currently underway.

Commissioner Aranda indicated that he would like to amend his second to conform with Chair Arnold's suggestions to the business owner. The motion was unanimously approved with a vote of 4-0, noting the absence of Chairperson Ybarra.

8. PUBLIC HEARINGS

A. Alcohol Sales Conditional Use Permit Case No. 68

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale and storage of alcoholic beverages for on-site consumption at a banquet hall facility under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

B. Entertainment Conditional Use Permit Case No. 16

Request for approval to conduct and maintain an entertainment use involving an indoor banquet hall facility operating under the name of Azar Event Center located at 12215 Slauson Avenue, within the Light Manufacturing (M-1) Zone. (Ebriham Fassal for Azar Event Center)

Vice Chairperson Arnold opened the Public Hearing at 6:29 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item Nos. 8A and 8B before the Planning Commission. Present in the audience was business owner Ebriham Fassal and Project Designer Manny Montez for Azar Event Center.

Commissioner Aranda indicated if a condition could be considered to limit the serving time for alcohol. Code Enforcement Officer Collazo indicated that ABC establishes the time frames for when alcoholic beverages can be served and sold.

Commissioner Mora inquired if a time frame has been established for when the business would be opened. Designer Manny Montez indicated that hopefully the business could be up and running within 6 months.

Commissioner Aranda also requested if employees can be conditioned to wear uniforms identifying themselves as employees of Azar Event Center.

City Attorney Steve Skolnik requested that Business Owner Ebriham Fassal approach the Planning Commission and repeated the requests by the Planning Commissioners. Business Owner Ebriham Fassal replied that Azar employees would be identifiable with uniforms and name tags and that he would comply with Planning Commission's request to cease selling alcohol fifteen (15) minutes prior to closing.

Vice Chair Arnold inquired about the Entertainment Permit and what type of entertainment would be allowed. Business Owner Ebriham Fassal replied that a mobile stage would be available for the customers and customers would be allowed to hire either a DJ, mariachi or live band. Vice Chair Arnold inquired if the venue would be allowed for a concert type venue with a cover charge. Senior Planner Cuong Nguyen replied that a condition was imposed upon the applicant that such a use would not be allowed under the original Conditional Use Permit for the banquet facility use.

Vice Chair Arnold 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, Vice Chair Arnold closed the Public Hearing at 6:38 p.m. and requested a motion.

Commissioner Aranda moved to approve Item Nos. 8A and 8B with the condition that alcohol cannot be sold within the fifteen (15) minutes prior to an event ending and no later than 12:45 a.m.; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chairperson Ybarra.

9. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 523

A request for approval to add two (2) new backhaul dish antennas and associated radio and cabling on an existing 82'-high wireless telecommunications tower on an approximately 1.25-acre site located at 8925 Pioneer Boulevard (APN: 8177-029-908) within the M-2, Heavy Manufacturing, Zone. (Sprint Nextel)

Vice Chairperson Arnold opened the Public Hearing at 6:39 p.m. and called upon Planning Consultant Paul Garcia to present Item No. 9 before the Planning Commission.

City Attorney Steve Skolnik gave a brief history and explained the Federal Preemption regarding this use.

Commissioner Aranda inquired about the structural integrity of the pole. Mr. Garcia replied that an engineer's report would have to be submitted for consideration by the Building Department and prior to installation.

Commissioner Mora inquired about the distance from the pole to the nearest residence. Mr. Garcia provided the Planning Commissioners with a radius map to review.

Vice Chairperson Arnold 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, Vice Chair Arnold closed the Public Hearing at 6:44 p.m. and requested a motion.

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

10. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 542 and Modification Permit Case No. 1272

A request for approval to allow an existing church facility to expand into the neighboring unit and occupy the entire ±19,000 sq. ft. building located at 12227 Florence Avenue (APN: 8009-020-023), within the M-2-PD, Heavy Manufacturing – Planned Development Overlay, Zone. (Calvary Chapel Santa Fe Springs)

Vice Chairperson Arnold opened the Public Hearing at 6:46 p.m. and called upon Planning Intern Vince Velasco to present Item No. 10 before the Planning Commission. Present in the audience was Pastor Ray Loo on behalf of Calvary Chapel.

Commissioner Aranda inquired about the difference between reserved and not provided parking stalls. Planning Intern Vince Velasco explained the difference to the Planning Commissioners.

Commissioner Aranda further inquired about wedding and funeral uses at this location. Pastor Ray Loo approached the Planning Commissioners to reply that these types of uses would be limited to Saturdays only so as to not interfere with the surrounding businesses.

Commissioner Aranda inquired about the occupancy for the additional areas. Mr. Velasco replied that according to the plans provided the area has seating for 495.

Vice Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward. Complex tenant Melanie Barton of ESPEN Technology approached the Planning Commissioners to inquire about the reserved parking and if it was only being reserved for Church use. Staff explained that the reserved parking being discussed was a different matter and not for the sole use of the church.

Having no further questions or comments, Chair Arnold closed the Public Hearing at 6:57 p.m. and requested a motion.

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

11. PUBLIC HEARING

Development Plan Approval Case No. 917 and Modification Permit Case No. 1270

DPA Case No. 917: A request for approval to allow the construction of a 19,126 sq. ft. concrete tilt-up industrial building; *MOD Case No. 1270*: A request for approval to allow a reduction of the rear yard and side yard setback requirement; a reduction of overall landscaping area requirement; and a 10' high block wall, 10' high wrought iron gate, and 6' high wrought iron fence within the front yard setback area for property located at 12636 Los Nietos Road (APN: 8011-007-046 & 8011-007-047), within the M-2, heavy manufacturing, zone. (Roy Furuto of Furuto Rubio & Associates)

Vice Chairperson Arnold opened the Public Hearing at 6:58 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 11 before the Planning Commission. Present in the audience was the applicant's Architect Roy Furuto.

Commissioner Jimenez inquired about the landscaping for this development. Senior Planner Cuong Nguyen replied that for Development Plan Approvals staff simply require a conceptual landscape plan and once approved a formal landscaping and irrigation review is processed. Commissioner Aranda requested clarification about the fencing around the property. Planning Consultant Jimmy Wong provided fence height clarification.

Director of Planning Wayne Morrell explained the reasoning for the Modification Permit was for the fence height within the setbacks. A discussion ensued.

Vice Chairperson Arnold 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, Vice Chair Arnold closed the Public Hearing at 7:17 p.m. and requested a motion.

Commissioner Aranda moved to approve Item No. 11; Commissioner Mora seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chairperson Ybarra.

12. NEW BUSINESS

Lot Line Adjustment No. 2016-02

A request for approval to re-configure the property lines, resulting in two parcels of 75,097 sq. ft. (Parcel 1) and 65,296 sq. ft. (Parcel 2), of a 3.22-acre property located at 11756 Burke Street (APN: 8168-001-009), in the M-2, Heavy Manufacturing, Zone. (Fusco Engineering on behalf of Pilot Chemical Corporation)

Vice Chairperson Arnold called upon Planning Consultant Paul Garcia to present Item No. 12 before the Planning Commission. Present in the audience was Engineer Cal Woolsey on behalf of Pilot Chemical.

Commissioner Mora inquired if the parcels were vacant. Mr. Garcia replied that the parcels have been vacant since 2009.

Commissioner Aranda inquired what the disadvantage or advantage is to separating the parcel. Planning Consultant Paul Garcia indicated that the property has a "hot spot" meaning contamination. The property owner would like to build on the clean site and once the parcel with the hot spot is deemed clean the property owner will consolidate the properties.

Vice Chairperson Arnold 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, Commissioner Jimenez moved to approve Item No. 12; Vice Chair Arnold seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chairperson Ybarra.

13. 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 Case No. 759-1

A compliance review of an existing indoor café with a drive-thru lane on property located at 11570 E. Telegraph Rd. (APN: 8008-004-086), in the C-4-PD, Community Commercial – Planned Development Overlay, Zone. (Starbucks Coffee Company)

B. CONSENT ITEM

Conditional Use Permit Case No. 760-1

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane property located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4, Community Commercial, Zone. (Starbucks Coffee Company)

Since staff reports were sufficient, Vice Chairperson Arnold requested a motion regarding Item Nos. 13A and 13B.

Commissioner Mora moved to approve Items No. 13A and 13B; Commissioner Aranda seconded the motion which was unanimously approved with a vote of 4-0, noting the absence of Chair Ybarra.

6. ELECTION OF OFFICERS FOR 2016-2017

The bylaws require the election of Commission Officers.

City Attorney Steve Skolnik explained the process of the election of officers for the Planning Commission and instructed Vice Chairperson Arnold to open the nominations for Chairperson.

Vice Chair Arnold opened the nominations for Chairperson. Commissioner Aranda nominated Vice Chairperson Arnold for Chairperson. No other nominations were received. Vice Chairperson Arnold graciously accepted the nomination. No objections were received. Vice Chairperson Arnold was voted the new Chairperson.

City Attorney Steve Skolnik furthermore instructed Chairperson Arnold to open the nominations for Vice Chairperson.

Chairperson Arnold opened the nominations for Vice Chairperson. Commissioner Aranda nominated Commissioner Jimenez for Vice Chairperson, which Commissioner Jimenez graciously accepted; Commissioner Jimenez nominated Commissioner Aranda for Vice Chairperson. Commissioner Aranda declined the nomination. No objections were received. Commissioner Jimenez was voted the new Vice Chairperson.

14. ANNOUNCEMENTS

- ◆ Commissioner Aranda thanked staff for the informative Power Point Presentations.
- ◆ Chairperson Arnold announced that his grandson will be leaving for Germany as part of the City's Sister City/Germany exchange program. Mr. Arnold also provided an update on his wife's condition.
- ◆ Vice Chairperson Jimenez offered prayers to Chair Arnold's wife and family.

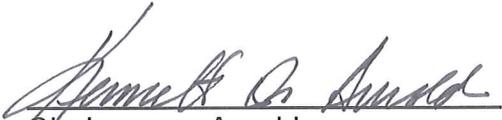
Staff

- ◆ Senior Planner Cuong Nguyen notified the Planning Commissioners that Planning Intern Edgar Gonzalez has left the City for the City of Chino.
- ◆ Director of Planning Wayne Morrell announced that the bowling alley sign has been removed and relocated to the Valley Relic Museum.

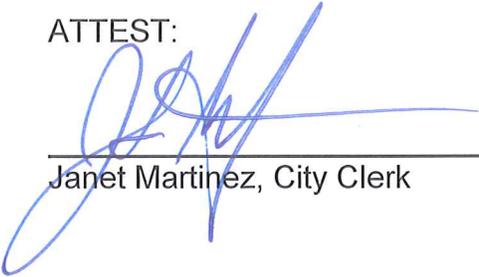
- ◆ Code Enforcement Officer Luis Collazo introduced Assistant to the Director of Police Services Margarita Matson and Code Enforcement Officer Heriberto Valdez.

15. ADJOURNMENT

At 7:33 p.m. Chairperson Arnold adjourned the meeting to Monday, July 25, 2015.


Chairperson Arnold *Aug. 8, 2016*

ATTEST:



Janet Martinez, City Clerk