

**MINUTES  
REGULAR MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
August 8, 2016**

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

Chairperson Arnold led everyone in the Pledge of Allegiance.

**3. ROLL CALL**

Present: Chairperson Arnold  
Vice Chairperson Jimenez  
Commissioner Aranda (Arrived at 6:11 p.m.)  
Commissioner Mora  
Commissioner Ybarra

Staff: Wayne M. Morrell, Director of Planning  
Steve Skolnik, City Attorney  
Cuong Nguyen, Senior Planner  
Paul Garcia, Planning Consultant  
Jimmy Wong, Planning Consultant  
Luis Collazo, Code Enforcement  
Janet Martinez, City Clerk

Absent: None

**4. ORAL COMMUNICATIONS**

Oral Communications were opened at 6:01 p.m. There being no one wishing to speak, Oral Communications were closed at 6:01 p.m.

**5. MINUTES**

A. Approval of the minutes of the July 11, 2016 Regular Planning Commission

B. Approval of the minutes of the July 25, 2016 Adjourned Planning Commission Meeting

Vice Chair Jimenez moved to approve the minutes of the July 11, and July 25, 2016; Commissioner Mora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING – Continued from the July 11, 2016 Planning Commission Meeting**  
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.

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

Commissioner Aranda arrived at 6:11 p.m.

Brian Richards, current owner of Crossroads Sports Bar and Grill spoke about the last time being here and that he has spoken with new owner. He stated that they had cleaned the property in question.

Frank Ybarra, inquired about the new owner of the said property.

Steve Skolnik, City Attorney stated Brian Richards is the lessee.

Chair Arnold inquired if new permits have been pulled since it was stated at the last meeting to do so for the work being conducted on the site.

Wayne Morrell, Director of Planning stated that permits have not been requested nor issued for the work being conducted.

Mr. Richards, speaker also stated he has not requested new permits for the work being conducted.

Mr. Morrell noted that the owner was advised already to have permits issued.

Commissioner Ybarra inquired whether the owner is working on getting new permits.

Mr. Skolnik stated that new permits can be assumable by new owner. Mr. Skolnik also noted that Conditional Use Permit is transferrable to the new owner.

Commissioner Ybarra inquired if the new owner is seeking to assume the Conditional Use Permit.

Mr. Richards noted he is the business owner and not the property owner.

Mr. Skolnik stated it is more of a joint entitlement.

Commissioner Ybarra requested the owner to seek the required permits.

Mr. Richards stated that it is in the works.

Mr. Morrell inquired whether the new owner will be present.

Mr. Skolnik noted that if the commission revokes, the applicant can appeal to city council.

Arnold inquired whether the sale would be affected by the permit being revoked.

Commissioner Jimenez announced that he has gone by the property around 4:30 p.m. today and it was clean at that time.

Mr. Skolnik inquired how the new perspective owner is receiving the meeting information

Mr. Collazo stated that he can speak with the prior applicant.

Mr. Richards, speaker stated that he can reach out to the new owner.

Chair Arnold stated that when the item was discussed at the last meeting, he noted that he was giving the owner an opportunity to clean the property and was surprised to see them clean until the last minute, in addition, the new owner was not present today to answer questions. He also stated that he would like to see the business being maintained rather than having a vacant lot.

Having no further questions or comments Chairperson Arnold closed the Public Hearing at 6:21 p.m. and requested a motion.

Commissioner Ybarra moved to revoke the Alcohol Sales Conditional Use Permit No. 35 and Entertainment Conditional Use Permit No. 13; motion dies due to lack of second.

Commissioner Aranda moved to continue Item No. 6 to the next Regular Planning Commission Meeting and have staff issue a letter with correct dates to the new perspective owner; Chair Arnold seconded the motion which was approved with a vote of 4-1, with Commissioner Ybarra voting no.

Commissioner Arnold would like to have staff find out the prospective new owners information and have it forwarded to Mr. Collazo.

Commissioner Aranda inquired when the new ownership would take over.

In response to his question, Mr. Skolnik stated it would take 2 to 3 weeks.

Commissioner Jimenez noted that he is not satisfied with not having the applicant comply with the requirements by this meeting, however, he is willing to give the applicant a chance until next month, giving them a last chance and no further.

Commissioner Mora also stated that the next meeting is the final chance given to the new perspective owner to take responsibility.

## 7. **PUBLIC HEARING**

### Development Plan Approval Case Nos. 912, Modification Permit Case No. 1263 and related Environmental Documents

*DPA 912*: A request for approval to allow the construction of a new two-tenant, 49,750 sq. ft. concrete tilt-up industrial building; *MOD 1263*: A request for approval to allow a reduction to the side yard setback requirement on the corner side yard along Sorensen Avenue; and *Environmental Documents*: A request for approval of the proposed Mitigated Negative Declaration related to the proposed project, on property located at 9211 Sorensen Avenue (APNs: 8168-009-023) within the M-2, Heavy Manufacturing, zone. (Sorensen Industrial Investors LLC)

Chairperson Arnold opened the Public Hearing for Item No. 7 at 6:20 p.m. and called upon Cuong Nguyen, Senior Planner to present Item No. 7 before the Planning Commission.

Commissioner Aranda stated that he recalled that there should be parking for electrical vehicles

in the environmental report and there were no hookups listed.

Marc Blodgett, Environmental Consultant stated the hookups for electrical vehicles were not listed as required. However, spaces were going to be included as required.

Commissioner Aranda made an inquiry about seven (7) bicycle racks Mr. Blodgett stated that it was included.

Commissioner Ybarra commended the owners for the building.

Richard Lucas, Representative for Chalmers Equity Group thanked the Commission for considering the item.

Chair Arnold inquired about the building measurements and if it met the 36 feet requirements.

Senior Planner Cuong Nguyen confirmed the measurements.

Char Arnold inquired whether the building set back would be the same.

Mr. Nguyen noted that the building would not be set back, due to the code.

Mr. Skolnik and Mr. Morrell noted that the code states that the entire building needs to meet the 36 foot requirement.

Chairperson Arnold 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 further questions or comments Chairperson Arnold closed the Public Hearing at 6:35 p.m.

Commissioner Aranda moved to approve Item No. 7 as staff recommended; Commissioner Jimenez seconded the motion which was unanimously approved with a vote of 5-0.

## **8. PUBLIC HEARING**

### Development Plan Approval Case No. 914 and Environmental Documents

A request for approval to construct a 199,987 sq. ft. concrete tilt-up building, and related improvements, on an approximately 10.26-acre site located at 9615 Norwalk Boulevard (APN: 8002-015-018) within the M-2, Heavy Manufacturing, Zone. (Rexford Industrial)

Chair Arnold opened public hearing at 6:36 p.m.

Paul Garcia, Planning Consultant provided a brief report on Item No. 8

Commissioner Aranda inquired about police impacts.

Mr. Mark Blodgett stated that many commercial businesses develop police impacts, however, in its current state this business will not have a police impact. In addition, when the business opens, there will be security that the applicant will have at the business which will ensure that negative attraction will not be an issue. He also noted that staff circulated the documents for conditional approval, and such includes conditions from police services.

Commissioner Aranda inquired whether the large trucks will be supported in that area.

Mr. Blodgett stated that whatever will go on the property will impact the traffic. He noted the Telegraph/Norwalk intersection was the only impacted area during the PM time.

Chair Arnold noted that about around a year ago there was a discussion related to Los Nietos and Norwalk Blvd. where there was a trash hauling impact. However, he noted with the addition of the train traffic then the additional load, he would like to know if the traffic engineer considered the traffic impact.

Mr. Blodgett noted that the engineer did consider it, as the 700 trips included the foot traffic at that area. He stated that it is more of the truck trips that they are considered with. He added that most of the trucks will be going southbound, and the likelihood that the trucks would be going by would be that they would be taking Florence Avenue instead.

Chair Arnold requested to see if there can be a condition where we can restrict having the trucks traveling within a certain time through Orr and Day Road.

Mr. Blodgett stated it is mainly employees going in and out rather than truck drivers going through the intersection.

Chairperson Arnold called upon anyone in the audience wishing to speak on this matter to please come forward.

John Cataldo, Architect for the project thanked Santa Fe Springs' staff.

Andy Wilson, Representative of Rexford Industrials, spoke about Norwalk and Santa Fe Springs' reputation. Mr. Wilson noted that he is looking forward to working with Santa Fe Springs' staff and thanked everyone.

Silvia Meyer, a Santa Fe Springs resident requested that the Planning Commission consider the existing traffic in the city before making a decision.

Having no further questions or comments Chairperson Arnold closed the Public Hearing at 6:57pm

Commissioner Mora moved to approve Item No. 8 as staff recommended; Commissioner Ybarra seconded the motion which was unanimously approved with a vote of 5-0.

## **9. PUBLIC HEARING**

### Development Plan Approval Case No. 918

A request for approval to allow the subdivision of an existing +/-2.30-acre site into two (2) parcels measuring 71,094 sq. ft. (Proposed Parcel 1) and 29,156 sq. ft. (Proposed Parcel 2) on properties located at 9046 and 9201 Dice Road (APNs: 8168-006-026, 8168-006-051, and 8168-006-050), in the M-2 (Heavy Manufacturing) Zone. (Chalmers Equity Group)

Chair Arnold announced that he is the designer for the project being considered in Item No. 9 and will be recusing himself.

Chair Arnold stepped out at 6:58 p.m.

Vice Chair Jimenez led the meeting and opened Public Hearing at 6:58 p.m. for Item No. 9. Vice Chair Jimenez called upon Senior Planner Cuong Nguyen to provide a presentation before the Planning Commission on Item No. 9.

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

Having no questions or comments, Vice Chair Jimenez closed the Public Hearing at 7:04 p.m. and requested a motion.

Commissioner Ybarra moved to approve Item No. 9; Commissioner Aranda seconded the motion which was unanimously approved with a vote of 4-0, noting Chair Arnold's recused.

## **10. NEW BUSINESS**

### Modification Permit Case No. 1273

A request for a Modification of Property Development Standard to reserve but not provide eighteen (18) required parking stalls and instead temporarily use said area for open outdoor storage on property located at 10035 Greenleaf Avenue (APN's: 8011-004-057), within the M-2, Heavy Manufacturing, Zone. (Vertical Access Inc.)

Chair Arnold joined the commission at 7:04p.m.

Planning Consultant Jimmy Wong provided a brief report on Item No. 10.

Commissioner Aranda moved to approve Item No. 10 as staff recommended; Vice Chairperson Arnold seconded the motion which was unanimously approved with a vote of 5-0.

Commissioner Jimenez inquired whether there will be any meetings where all the employees will be there at the same time.

Michael Martinez, representative for Vertical Access Inc., noted that there are usually not a lot of traffic or all employees at the site at the same. If they would be there at the same time, it would possibility once a year.

Commissioner Aranda inquired the location on the map, on the bottom south side, whether the applicant would consider that area.

Mr. Martinez noted there is a hill and was not able to safely place the material, only park a vehicle.

Commissioner Ybarra inquired where they are stored in.

Mr. Martinez stated they are stored at site and leave early morning.

Commissioner Ybarra where they are stored, parking sites?

Mr. Martinez noted they are parked towards the north side of the building.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Item No. 10 as recommended.

## 11. ANNOUNCEMENTS

- ◆ No announcement from Commissioner Mora.
- ◆ Commissioner Aranda spoke about staying busy with football schedule.
- ◆ Commissioner Jimenez wished everyone a great month.
- ◆ Commissioner Ybarra inquired whether the city has received complaints about the Starbucks. Commissioner Ybarra further stated that there is always a congestion at the two entrances and would like to know if there are any complaints. Mr. Collazo noted confirmed there are no complaints.
- ◆ Mr. Garcia noted that he just accepted a position with the City of San Juan Capistrano and announced that this was his last meeting with everyone.
- ◆ Mr. Nguyen provided updates on two projects: 1) CRW Leasing Co. Inc. 12140 Altamar Place (showed pictures of the development); 2) PIH Health – 12400 Bloomfield Avenue (showed comparison pics)
- ◆ Wayne noted that August 23, 2016 beginning at 12-2pm will be the soft opening for Jersey Mike's and August 24th will be the official grand opening. He also acknowledged Paul, and stated that Paul began with the City as an intern and thanked him for his years of service.

The Planning Commission unanimously voted to reopen Oral Communications at 7:22 p.m. to allow a speaker to make public comments.

Sylvia Meyer inquired why no one had responded to her question regarding the noise ordinance.

Wayne noted he would speak with Ms. Meyer after the meeting.

Public Comment was closed at 7:23 p.m.

## 12. ADJOURNMENT

At 7:23p.m. Chairperson Arnold adjourned the meeting.

  
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Chairperson Arnold

ATTEST:

  
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Teresa Cavallo, Planning Secretary