**MINUTES**
**REGULAR MEETING**
**SANTA FE SPRINGS PLANNING COMMISSION**
**JULY 26, 2010**

1. **CALL TO ORDER**
Chairperson Oblea called the Regular Meeting of the Planning Commission 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 Oblea
Vice Chairperson Madrigal
Commissioner Moore
Commissioner Rios
Commissioner Ybarra

Staff: Paul Ashworth, Director of Planning and Development
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement
Paul Garcia, Intern
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Wayne Morrell, Principal Planning
Steve Masura, Redevelopment Manager

4. **ORAL COMMUNICATIONS**
Having no one wishing to speak, Oral Communications were declared closed by Chairperson Oblea.

5. **APPROVAL OF MINUTES**
The minutes of July 12, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

**NEW BUSINESS**

6. **<u>Development Plan Approval Case No. 865</u>**
Request for approval by Clear Wireless LLC, to mount (co-locate) three (3) Argus Model LLPX31OR directional panel BRS antennas with DAP heads, and three (3) microwave assembly with one (1) modem each on an existing 77-foot Sprint/Nextel monopalm on the City owned property located at *11925 Telegraph Road in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Dan Vozenilek for Clear Wireless, LLC.)

Mr. Cuong Nguyen presented the subject case. Mr. Dan Vozenilek was present to represent the applicant.

Vice Chairperson Madrigal expressed his dislike for the "dead" palm frond look and asked if the City could require applicants to use other materials.

Mr. Ashworth indicated that other materials have been used, but in this particular situation, the applicant was attempting to match the existing mono-palms on the site.

Commissioner Ybarra did not like the appearance of the hanging fronds and asked why the antenna could not be concealed in the palm of the tree.

Mr. Ashworth clarified that the initial antenna is installed in the crown of the mono-palm tree; however, the applicant will be co-locating three panel antennas onto the truck of the mono-palm beneath the crown. As a result, the new antennae panels will be covered with the faux palm fronds. He further noted that the palm fronds will be green as opposed to yellow in appearance.

Commissioner Moore inquired about the lease fees paid to the City. He wanted to make sure the City's revenues were comparable to other cities. Mr. Ashworth answered that Wayne Morrell would be able to provide the information to the Planning Commission at its next meeting.

Commissioner Rios noted that the faux palms at this site did not look as natural as other sites in the City.

Mr. Nguyen explained that the first generation faux palms were Mexican Palms and now the second generation is designed to look like Date Palms. He further explained that there is a minimal amount of faux fronds required to simulate the realism of a live palm tree.

Commissioner Ybarra asked about guidelines of material used for these faux palms. Mr. Vozenilek answered that they are Radio Frequency friendly (RF) certified materials.

Commissioner Moore asked if they use 3G technology. Mr. Vozenilek answered that the industry is now using 4G technology.

Commissioner Ybarra made a motion to approve Item No. 6 as presented. Commissioner Moore seconded the motion, which passed unanimously.

## 7. COMMUNICATIONS

**Commissioners:**
Commissioner Rios asked for an updated chart depicting the new Traffic Commissioner. Staff Secretary will provide an updated chart to all Planning Commissioners.

**Staff:**
Mr. Ashworth updated the Planning Commissioners on the sale and escrow closing of the property at 9257 Millergrove. He also gave an update on the building progress of the Danby/Bluejay HARP house.

Mr. Ashworth gave a compliance review of CUP No. 620 involving wastewater treatment for Lakeland Development Company (LDC). The Planning Commission approved an extension of CUP 620 at its meeting of April 26, 2010, subject to compliance issues. Mr. Ashworth outlined the following benchmarks:

1) The applicant to submit plans for approval on how high solids will be treated. *This benchmark has been satisfied.*

2) Payment of required 5% fees. *The applicant did make a $10,000 good faith payment and committed to make regular monthly payments.*

3) The applicant must comply with all applicable government and regulatory agencies. *The City was recently notified by the County Sanitation District that LDC has fallen behind in payment of their annual discharge fees resulting in a Notice of Violation (NOV) being issued. LDC also received a second NOV for exceeding allowable wastewater discharge limits. The County Sanitation District conducted a mandatory compliance meeting on July 22, 2010 and at that meeting, LDC made an appeal to the Hearing Board, which could take 2-3 months for resolution. Staff will update the Planning Commission of the outcome of this Hearing Board meeting.*

This matter will come back to the Planning Commission on October 26, 2010 for another milestone compliance review.

Commissioner Moore asked about the first benchmark involving the required submittal of plans for a high solids treatment system. Mr. Ashworth said the Plan Check Engineer was satisfied with the plans submitted to the Building Division. The Fire Department has also received the plans, but has not yet reviewed them. Mr. Ashworth noted that LDC has returned to the original high solids contractor they considered last fall.

Vice Chairperson Madrigal thanked Lakeland Development Company for satisfying their first benchmark.

**8. ADJOURNMENT**
At 5:20 p.m., Chairperson Oblea adjourned the Planning Commission meeting.

Chairperson Oblea

ATTEST:
Susan Beasley
Susan Beasley, Secretary