MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
FEBRUARY 22, 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**
   Commissioner Moore led the Pledge of Allegiance.

3. **ROLL CALL** was taken, with the following results:

   Present: Chairperson Oblea
   Vice Chairperson Madrigal
   Commissioner Moore
   Commissioner Rios

   Staff: Paul Ashworth, Director of Planning and Development
   Wayne Morrell, Principal Planning
   Cuong Nguyen, Associate Planner
   Steve Masura, Redevelopment Manager
   Susan Beasley, Executive Secretary
   Steve Skolnik, City Attorney
   Phillip DeRousse, Police Services

   Absent: Commissioner Ybarra (excused)
   Luis Collazo, Code Enforcement Inspector

4. **ORAL COMMUNICATIONS**
   Mr. George Ray, Chairman of the Board, Le Fiell Manufacturing Co. was present to invite staff and Planning Commissioners to a site visit and briefing on the long-term project of demolition and remodeling of their facility, due to the I-5 freeway widening.

   Oral Communications were declared closed by Chairperson Oblea.

5. **APPROVAL OF MINUTES**
   The minutes of February 9, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

NEW BUSINESS

6. **Reconsideration of Alcohol Sales Conditional Use Permit Case No. 18**

Request for approval to allow the continued operation and maintenance of an alcohol beverage sales use involving the serving of alcoholic beverages for onsite customer consumption at Mariscos Mazatlan Restaurant, located 13345 Telegraph Road, Suite D, within the C-1, Neighborhood Commercial Zone.
(Roberto Chavez, Owner/Applicant)

Mr. DeRousse presented the subject case. The applicant was not present.

Vice Chairperson Madrigal asked if there had been any license violations.

Mr. DeRousse indicated there had not been any violations according to ABC.

Commissioner Rios pointed out a correction on Page 2, Item F, removing Gigante Store with new store named El Super.

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

7. **Reconsideration of Conditional Use Permit Case No. 453**

Request for approval to allow for expanded hours of operation related to the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay Zone, within the Consolidated Redevelopment Project Area.
(Rick Landis for Santa Fe Springs Swap Meet)

Mr. Morrell presented the subject case. Mr. Rick Landis, Division Manager, was present in the audience.

Mr. Skolnik clarified State Law regarding variances and existing CUP not required to directly address the hours of operation before the Planning Commission.

Mr. Ashworth indicated it was his decision as a precaution to review the case before the Planning Commission.

Vice Chairperson Madrigal asked about the current hours of operation.

Mr. Landis said currently on Saturdays, the swap meet closes at 4:00 p.m. and in an effort to offset the potential loss of business due to widening of the I-5, they are proposing to remain open until 10:00 p.m. starting June 5. They will plan to close for a short period in the afternoon for cleaning and reopen at approximately 5:00p.m.

Vice Chairperson Madrigal asked what the busiest day is.

Mr. Landis answered Sunday with summer peaks of 9,000 in attendance.

Commissioner Moore asked about admission fees.

Mr. Landis answered $1.00 admission fee for Sunday and $1.50 for Friday and Sunday.

Commissioner Rios stated that she was confident that the security system has been sufficient in the past and is comfortable with the extended hours.

Commissioner Rios made a motion to approve Item No 7 as presented. Vice Chairperson Madrigal seconded the motion, which passed unanimously.

8. **<u>Conditional Use Permit Case No. 702</u>**

Requests for approval by Clearwire Corporation to co-locate three panel antennas, three microwave dish assemblies, two WiMax cabinets and one GPS antenna to an existing 58'-6" high, Sprint/Nextel faux monopalm located approximately 983 feet south of Washington Boulevard and 298 feet west of Allport Avenue, within a planter area at the rear of *11606 #I Washington Boulevard, within the Washington Boulevard Redevelopment Project Area, in the M-1-BP, Light Manufacturing-Buffer Parking and C-4, Community Commercial Zone. (Dan Vozenilek for Clearwire)

Mr. Morrell presented the subject case. The applicant was not present.

Commissioner Moore asked for clarification of the term "growth pod" as stated on page 2.

Mr. Morrell showed a slide of the proposed monopalm for clarification.

Commissioner Moore pointed out the missing word "applicant" on Conditions of Approval #1 on page 6. Staff so noted.

Commissioner Rios asked about the potential of graffiti on the equipment cabinets and that she had not noticed a condition of approval, similar to that on a previous case, that required the removal of graffiti.

Mr. Morrell indicated that graffiti had not been a problem in the past, but there is a condition of approval requiring graffiti removal. That condition is listed within the conditions of approval for Police Services.

Vice Chairperson Madrigal asked if there were any sounds that emit from the monopalm.

Mr. Morrell answered no.

Vice Chairperson Madrigal also asked about materials used to make the fronds and if they are fire retardant.

Mr. Morrell stated that he believed they were fire retardant, but he will contact the applicant and provide an answer at a later meeting.

Chairperson Oblea didn't mind the look of the dead fronds but would like to see them no longer than the equipment.

Mr. Morrell agreed and indicated he will give that feedback to the applicant.

Commissioner Moore made a motion to approve Item No. 8 as presented. Commissioner Rios seconded the motion, which passed unanimously.

9. COMMUNICATIONS
Commissioners:

Commissioner Moore voiced his concerns over the various signs and banners appearing at the Promenade Shopping Center.

Mr. Ashworth indicated that staff will contact the property manager and set up a site inspection.

Commissioner Rios asked about Case #673, Nikko Enterprises, which was to be on this agenda.

Mr. Morrell responded that staff is still working on a condition concerning the billboard. This condition may be removed and the case would be put on an upcoming agenda.

Commissioner Rios asked about a restaurant closure on Washington and Sorenson.

Mr. Ashworth answered that it may have been a victim of the economy but they will verify and report back at the next meeting.

Vice Chairperson Madrigal asked for an update on the medical marijuana situation.

Mr. Ashworth indicated that an ordinance is being prepared for City Council approval. Staff will keep the Planning Commission updated.

Vice Chairperson Madrigal asked for an update on the recycling bins behind the Target store.

Mr. Nguyen responded that the applicant has notified the city of a completion date of April.

Vice Chairperson Madrigal asked about the progress of the telecommunication antenna guidelines.

Mr. Morrell advised the Planning Commissioners that staff is still working on specifics. Once they have been reviewed and approved by the City Attorney, staff will make them available.

Staff:
The Planning Secretary reminded the Planning Commissioners of the "State of the City Address" on February 24 which will begin at 8:00 a.m. She also reminded Commissioners of the March 3 deadline for submitting Form 700.

Mr. Al Fuentes gave a brief overview on the Neighborhood Center project. The bids opened on January 14 but there was a bid protest and review. Approval will be sought at the February 25 City Council meeting for a rejection of all bids and authorization for re-bid process. This has delayed the project by approximately two months.

10. ADJOURNMENT
Chairperson Oblea adjourned the Planning Commission meeting at 5:35 p.m.

Chairperson Oblea

ATTEST:
Susan R. Beasley

Susan R. Beasley, Planning Secretary