

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JANUARY 25, 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 Ybarra 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
Steve Masura, Redevelopment Manager
Luis Collazo, Code Enforcement Inspector
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney

Absent: Wayne Morrell, Principal Planner

4. ORAL COMMUNICATIONS

There being no one wishing to speak, Oral Communications were declared closed by Chairperson Oblea.

5. APPROVAL OF MINUTES

The minutes of January 11, 2010, upon unanimous consent, were declared approved by Chairperson Oblea.

NEW BUSINESS

6. Conditional Use Permit Case No. 709

Request for approval by Sprint/Nextel to co-locate three (3) panel antennas with DAP heads, two (2) microwave dish assemblies, one (1) BTS unit and one (1) GPS antenna (on the exterior) at the 51 feet and 48 feet level within an existing 70-foot-high AT&T faux clock tower structure at 10807B Orr and Day Road, in the C-4, Community Commercial, Zone. (Dan Vozenilek for Sprint)

The subject case was presented by Cuong Nguyen.

The applicant's representative, Dan Vozenilek, was present in the audience.

Commissioner Moore asked about the faux clock tower.

Mr. Nguyen stated that Cellular originally proposed and constructed the tower to house telecommunications equipment and merely resembles a clock tower.

Commissioner Rios thanked staff for adding the clause on Condition No. 4, whereby the existing graffiti would be removed within 72 hours of approval.

Chairperson Oblea asked how the proposed freeway expansion would affect the tower.

Mr. Ashworth indicated that this issue would be between the property owner and Cal Trans when the time comes.

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

7. COMMUNICATIONS

Commissioners:

Commissioner Moore asked about the Villages at Heritage Springs home sales.

Mr. Ashworth indicated that, per Bob Comstock, three homes had closed escrow and at least 3-5 additional homes are in the escrow process.

Chairperson Oblea asked about the declining sales tax revenue and what plans the city has to retain business.

Mr. Ashworth briefed the Planning Commissioners on the current economy and that sales tax revenue is not projected to recover until at least the 3rd Quarter 2010. Regarding business attraction, Mr. Ashworth noted that Steve Masura continues to pursue both commercial/retail and industrial business opportunities in this very tight market.

Commissioner Rios asked who would be attending the Chamber's State of the Address on February 24th. Attendees were noted and Planning Secretary indicated she would RSVP for Chairperson Oblea and Commissioners Moore, Rios and Ybarra.

Vice Chairperson Madrigal asked if staff knew the percentage of business closures in the city.

Mr. Masura answered that it is normal to experience a 2% turnover; however in this economy, recent statistics indicate a vacancy rate of 4.3%. The most recent data identifies the most impacted group to be small businesses (less than 10 employees).

Staff:

Mr. Ashworth announced that staff is continuing its effort to update the cellular antenna guidelines, as requested by Vice Chairperson Madrigal, and should have revised guidelines ready for Planning Commission review in the next few meetings.

Mr. Ashworth also announced that Ron Takaguchi, L.A. County Building Department, will make a presentation to the Planning Commission on proposed green building regulations at its February 9 meeting.

Mr. Ashworth gave a brief overview of SB 375, the landmark legislation mandate to reduce greenhouse gas emissions. The city, as part of the Gateway Cities COG, will be involved in the preparation of the study due to SCAG in 2012.

Mr. Masura spoke on the 2010-2014 Five-Year Redevelopment Implementation Plan.

Mr. Masura also advised Planning Commissioners that the city is working with the Post Office in a process to combine two small areas of the city that now use different zip codes into the city's 90670. A mass mailing communication and survey has been sent to approximately 800 addresses, with 300 being residential. The results of the survey are anticipated by the end of February.

8. ADJOURNMENT

Chairperson Oblea adjourned the Planning Commission meeting at 5:16 p.m.



Chairperson Oblea

ATTEST:



Susan R. Beasley, Planning Secretary