

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
AUGUST 23, 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

Chairperson Oblea 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
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary
Paul Garcia, Intern

Absent: Commissioner Ybarra (Excused)
Luis Collazo, Code Enforcement

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of August 9, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

PUBLIC HEARING

6. Conditional Use Permit Case No. 688

Request for approval by T-Mobile, to lease from the City of Santa Fe Springs, an approximately 375 sq ft area within Little Lake Park, located at 10900 Pioneer Boulevard, to construct, operate and maintain an unmanned wireless telecommunication facility (designed to resemble a ball field light standard) and related equipment. The City-owned property is located in the PF-Public Use Facilities, Zone, within the Consolidated Redevelopment Project Area.
(Aaron Anderson for T-Mobile)

Chairperson Oblea opened the public hearing. Having no one wishing to speak, the public hearing was closed.

Staff requested that CUP Case No. 688 be continued to the September 27th Planning Commission meeting.

Vice Chairperson Madrigal made a motion to continue Item No. 6 to the second meeting in September. Commissioner Rios seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Conditional Use Permit Case No. 707

Request to lease a 340 sq ft (17'x20') area for the construction, operation, and maintenance of unmanned 75-foot high wireless telecommunication facility stealth as a monopine, and appurtenant equipment at 10853 Painter Avenue, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Dan Vozenilek for Clear Wireless, LLC)

Mr. Wayne Morrell presented the subject case. Mr. Dan Vozenilek was present in the audience. Mr. Vozenilek also provided a prototype of the materials used.

Chairperson Oblea opened the public hearing.

Vice Chairperson Madrigal asked about the radio frequency emissions. Mr. Morrell indicated that frequency is below the threshold of prevailing standards allowed.

Commissioner Rios thanked staff for including conditions of approval No. 4 pertaining to graffiti.

Commissioner Moore inquired about fees, as previously requested.

Mr. Morrell noted he has prepared a list of fees that the City receives for cell sites on city-owned property that will be distributed at the conclusion of the meeting.

Vice Chairperson Madrigal asked if the city is able to request cell tower upgrades with current features as technology advances. Mr. Morrell answered that unless the applicant applies for a modification, the city cannot impose upgrades.

There being no further discussions, Chairperson Oblea closed the public hearing.

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

8. PUBLIC HEARING

Tentative Parcel Map. No. 71304

Request for approval to subdivide three (3) parcels of approximately 9.548 acres, and located at 13700 Firestone Boulevard (APN: 7005-014-052), 13750 Firestone Boulevard (APN: 7005-014-045), and 13770 Firestone Boulevard (APN: 7005-014-009), into two (2) parcels: Parcel 1 of 6.997 acres and Parcel 2 of 2.551 acres. The properties are located in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay, Zone. (Samir Khoury for LeFiell Manufacturing)

Mr. Wayne Morrell presented the subject case. The applicant and Engineering Consultants were present in the audience.

Mr. Morrell made a correction on the total acres listed in the staff report, adjusting Parcel 1 from 6.997 acres to 6.004 acres and Parcel 2 from 2.551 acres to 2.323 acres. These adjustments show the net acres after a portion of the parcels will be acquired by the State. Planning Secretary noted this correction, as listed in the staff report heading and again on page 2 and page 3.

Chairperson Oblea opened the Public Hearing.

Commissioners Madrigal and Rios thanked the applicant for the recent site tour, which proved to be very informative and useful in reviewing this case.

Commissioner Moore inquired if the Planning Commissioners were included in the public hearing mailing and reminded staff that it was requested in a previous meeting. Staff will make note for future mailings.

Commissioner Moore inquired about Subdivision Map Act and Subdivision Map Committee as stated under Staff Recommendations. Mr. Skolnik answered that the Subdivision Map Act is the state law that governs subdivision of property. Mr. Morrell added that the committee is comprised of all applicable City Department Heads.

Commissioner Moore also questioned summaries referenced on page 3 under Findings in Support of Approval. Mr. Morrell answered that all recommendations and summaries are contained in the subject staff report and reflected in the conditions of approval. Mr. Skolnik also pointed out that all oral and written evidence is part of the subject staff report.

Commissioner Moore announced that he would abstain because he felt the map was too small to read and make an educated decision. He requested that staff provide adequate attachments in future packages.

Chairperson Oblea closed the public hearing.

Commissioner Madrigal asked if holding off the motion would jeopardize the project.

Mr. Gil Lee, on behalf of the applicant, answered that full size maps could be provided and would not delay the project.

After further discussion ensued, Mr. Skolnik suggested making a motion to continue to the next Planning Commission to allow all Planning Commissioners the opportunity to review a full size map.

Vice Chairperson Madrigal made a motion to continue Item No. 8 to the September 13 Planning Commission meeting. Commissioner Rios seconded the motion, which passed unanimously.

9. COMMUNICATIONS

Commissioners:

Chairperson Oblea announced his son's artwork was chosen to be displayed at the Second Annual Rio Hondo Student Art Collection at Rose Hills Memorial Park.

Staff:

Mr. Morrell informed the Planning Commissioners that Cell Tower lease payments on city-owned property has ranged from the lowest fee received of \$1,098 per month and the highest fee of \$1,998 per month. Regarding the site that the City owns on Telegraph Road, the City does not receive any rental revenue because the original lease agreement did not provide for additional revenue for subsequent co-locations. The new lease agreement with T-Mobile at Little Lake Park is \$2,500 per month with a 3% annual increase. The Conditional Use Permit for this T-Mobile site will be presented at the Planning Commission meeting of September 27, 2010.

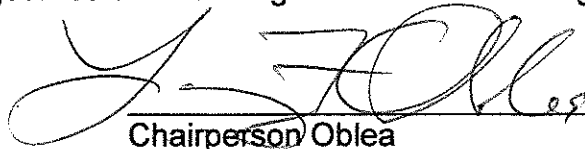
Vice Chairperson Madrigal asked how often staff reviews the fees and whether we are receiving appropriate amount. Mr. Skolnik answered that there is a standard system in place to monitor the industry. Mr. Ashworth said in the last few years, there is more consistency between cities and the cell tower industry.

Commissioner Moore asked whether it is the city or the applicant's option to renew permits. Mr. Morrell answered that the applicant drives the request.

Mr. Frank Beach, Water Tech Supervisor, Public Works Division, showed a PowerPoint presentation on the City's Well Water Systems. He stated that the city meets all Title 22 and EPA requirements, specifically Well #1, as it pertains to Phibro-Tech.

8. ADJOURNMENT

At 5:40 p.m., Chairperson Oblea adjourned the Planning Commission meeting.


Chairperson Oblea

ATTEST:


Susan Beasley, Secretary