

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
FEBRUARY 15, 2011**

1. CALL TO ORDER

Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Rios led the Pledge of Allegiance.

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

Present: Chairperson Madrigal
Vice Chairperson Rios
Commissioner Oblea
Commissioner Rodgers

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

Absent: Frank Ybarra (excused)

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

The minutes of the January 24, 2011 meeting, upon unanimous consent, were approved and filed as submitted.

6. PUBLIC HEARING

Chairperson Madrigal opened the public hearing and called on Mr. Wayne Morrell for the staff presentation.

Tentative Parcel Map No. 71346

A request to subdivide one lot of 3.158 acres into three (3) parcels: (Parcel 1 of 47,899 sq ft, Parcel 2 of 43,611 sq ft, and Parcel 3 of 44,727 sq ft.) on the property located south of Interstate 5 (I-5) Freeway, at the southeast corner of Shoemaker Avenue and Firestone Boulevard, in the M-2-FOZ (Heavy Manufacturing-Freeway Overlay), Zone. The County Assessor has assigned an address of 13030 Firestone Boulevard (APN: 7005-001-018) to the property; however, the three buildings that occupy the 3.158-acre site have addresses of

13000, 13030 and 13048 Firestone Boulevard, respectively. (Samir Khoury for Norwalk Village Corp.)

The applicant, Debbie Fleshman and Engineer, Samir Khoury, were present in the audience.

Mr. Skolnik clarified the square footage of parcel 3 and explained that dividing the one lot into three parcels will allow the owners the capability of selling the separate parcels, if and when they so choose.

Vice Chairperson Rios thanked staff for providing a radius map. She also commented that on her site visit, she observed pallets and asked if they would be removed.

Mr. Morrell answered that they had been removed as of today. He also displayed a site plan showing designated parking, access and outdoor storage area for each parcel.

Commissioner Oblea questioned Conditions of Approval No. 15, 16 and 19, where staff stated that work would be completed by February 15.

Mr. Morrell confirmed that said conditions have already been complied with.

Commissioner Oblea questioned Condition of Approval No. 17, whereby roof-mounted equipment was requested to be screened, and asked how Planning Commissioners will be assured this is done.

Mr. Morrell informed Planning Commissioners that all Conditions of Approval were sent to the applicant who has agreed to comply with and complete the required improvements prior to the final map being submitted for approval to the City Council.

Condition of Approval No. 30, pertaining to tenants obtaining their business license, was also questioned.

Mr. Morrell confirmed that all tenants are now in compliance.

The public hearing was closed by Chairperson Madrigal.

Vice Chairperson Rios made a motion to approve Item No. 6. Commissioner Oblea seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Chairperson Madrigal opened the public hearing and called on Mr. Cuong Nguyen for the staff presentation.

Conditional Use Permit Case No. 717

Request for approval to allow the co-location and operation of an unmanned wireless telecommunication facility on an existing 60-foot high mono-pole on property located at 12139 Los Nietos Road (APN: 8168-006-040), in the M-2, Heavy Manufacturing, Zone. (T-Mobile West Corporation).

The T-Mobile Representative, Ed Galla, was present in the audience.

Vice Chairperson Rios questioned Condition of Approval No. 5, which details graffiti and litter, and asked who would be responsible. Mr. Nguyen answered that each cell tower owner will be responsible. Vice Chairperson Rios also commented on the detailed RF Analysis on pages 37-41.

Mr. Galla explained that FCC requires every cell site to provide this information.

Commission Rodgers observed during his site visit that the monopole was not conspicuously visible from the street.

Mr. Skolnik clarified cell site criteria for the City of Santa Fe Springs.

Commissioner Oblea asked if there was a height cap. Mr. Nguyen said the maximum allowable height in the M-2 zone is 75 feet.

Chairperson Madrigal asked at what height FAA regulations are involved. Mr. Ashworth answered that FAA requirements are triggered at 195 feet.

Mr. Morrell also advised Planning Commissioners that he is still working on a cell tower ordinance that covers the subject of being stealth, i.e. inconspicuous.

There being no further discussion, the public hearing was closed by Chairperson Madrigal.

Commissioner Oblea made a motion to approve Item No. 7. Commissioner Rodgers seconded the motion, which passed unanimously.

8. COMMUNICATIONS

Commissioners:

Vice Chairperson Rios asked if any Commissioners were attending the Planning Institute in March. Planning Secretary confirmed that Commissioner Rodgers will be attending.

Vice Chairperson Rios asked about the status of the zip code survey. Mr. Ashworth said the project is being handled by the City Manager's office.

Chairperson Madrigal asked for updates on the Bluejay house and on the medical marijuana issue.

Mr. Ashworth stated that the house on Bluejay is expected to close by Friday, February 18. The medical marijuana ordinance is on hold pending the outcome of litigation involving similar medical marijuana ordinances adopted by other cities.

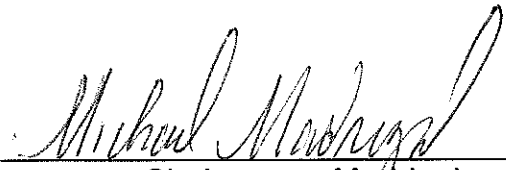
Staff:

Mr. Ashworth gave a brief verbal update on Case 477 Marco Crane, noting that the illegally nonconforming metal structure has been removed and, as a result, the use is now in compliance with all conditions of approval. He further noted that this case is scheduled to be reconsidered by the Planning Commission in June 2011.

Planning Secretary reminded Planning Commissioners of Form 700, which is due to the City Clerk by March 10.

12. ADJOURNMENT

At 5:15 p.m., Chairperson Madrigal adjourned the Planning Commission meeting.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary