

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MARCH 28, 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

Chairperson Madrigal led the Pledge of Allegiance.

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

Present: Chairperson Madrigal
Vice Chairperson Rios
Commissioner Rodgers
Commissioner Ybarra

Staff: Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney
Paul Garcia, Summer Intern
Phillip DeRousse, Police Services

Absent: Commissioner Oblea (Excused)
Paul Ashworth, Director of Planning and Development
Luis Collazo, Code Enforcement Inspector

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 March 14, 2011 meeting, upon unanimous consent, were approved and filed as submitted.

PUBLIC HEARING

6. NEW BUSINESS

Conditional Use Permit Case No. 720

Request for approval to allow a drive-thru ATM, with canopy, within the parking lot area of the Santa Fe Springs Plaza. The ATM is proposed for Chase Bank, which is located within the Plaza at 13417 Telegraph Road, at the northeast corner of Carmenita Road and Telegraph Road, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone and within the Consolidated Redevelopment Project Area. (Lucas Kellner for Chase Bank)

Chairperson Madrigal opened the public hearing.

Mr. Wayne Morrell presented the subject case. The applicant, Lucas Kellner for Chase Bank, and Stephen Schmidt for the property owner were present in the audience.

Vice Chairperson Rios asked about the trash bin shown on the Power Point presentation. Mr. Morrell explained that the photo was shown for design element purposes only.

Commissioner Rodgers asked if there is an expiration date. Mr. Morrell answered no, however if the applicant removes the ATM, they will be responsible to restore the area back to its pre-ATM condition.

Commissioner Ybarra questioned the four-car driveway capacity and asked about traffic should there be a longer line. Mr. Morrell showed the site plan and stated that the existing aisle is 26' wide, allowing adequate room for a car to pass.

Mr. Skolnik added that if the ATM driveway backed up, it would not impede onto a public street.

Chairperson Madrigal questioned the location of the ATM drive-thru. Mr. Morrell advised that Police, Fire and Planning staff studied the entire lot and chose this location.

Chairperson Madrigal asked about the Bank of America and what would happen if they requested an ATM. Mr. Morrell answered that Bank of America currently has six ATM machines on the outside of their building, whereby Chase Bank had none.

Mr. Skolnik also advised the Planning Commissioners that requests for conditional use permits are not processed without the consent of the shopping center owner. Mr. Morrell stated that the property owner did sign off on the application.

Chairperson Madrigal asked whether this ATM drive-thru would have a trash receptacle. Mr. Kellner affirmed that the ATM would have a built-in trash receptacle.

Commissioner Ybarra asked if this would be a stand-alone ATM. Mr. Morrell affirmed that it is simply an ATM machine vs. a manned teller.

Chairperson Madrigal asked if the drive-thru would have a security camera. Mr. Morrell answered yes.

There being no further questions, the Public Hearing was closed.

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

7. **COMMUNICATIONS**

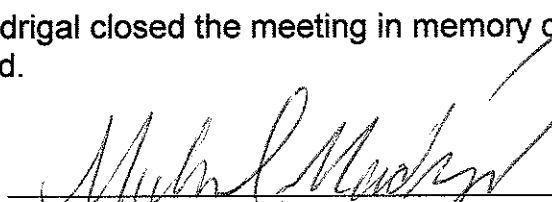
Staff:

Mrs. Teresa Cavallo made a presentation on the Housing Acquisition Rehabilitation Program (HARP), providing low to moderate income-eligible housing to current renters in the city. The application process will begin May 2 through 5:00 p.m. May 26.

Mr. Stephen Schmidt, on behalf of Carmenita Plaza Shopping Center, gave a brief overview of their upcoming projects, including Bank of America and former Acapulco restaurant upgrades. A theater operator is interested in coming back into the far end, which is the only portion of the center that has not been brought up to the same design. Discussion ensued.

8. **ADJOURNMENT**

At 5:10 p.m., Chairperson Madrigal closed the meeting in memory of Mrs. Glory, long-time resident who passed.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary