

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MARCH 26, 2012**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Rios asked Commissioner Johnston to lead the Pledge of Allegiance.

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

Present: Chairperson Rios
Vice Chairperson Ybarra
Commissioner Johnston
Commissioner Madrigal
Commissioner Zevallos

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principle Planner
Cuong Nguyen, Associate Planner
Paul Garcia, Planning Intern
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Luis Collazo, Code Enforcement Inspector

4. ORAL COMMUNICATIONS

There being no one wishing to speak, Oral Communications were closed.

5. APPROVAL OF MINUTES

The minutes of the March 12, 2012 meeting were approved and filed as submitted.

PUBLIC HEARING

6. Conditional Use Permit Case No. 308-9

Request for approval to apply an exterior façade to an existing ±8,609 sq ft building (Bank of America) at 13415 Carmenita Road, within the Santa Fe Springs Plaza, located at the northeast corner of Carmenita Road and Telegraph Road, with additional street frontage on Gunn Avenue, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone within the Consolidated Redevelopment Project Area. (Stephan Schmidt for Carmenita Plaza, LLC.)

Chairperson Rios opened the public hearing.

Mr. Wayne Morrell presented the subject case. Mr. Schmidt, Construction Director, was present in the audience.

Commissioner Madrigal asked if the north side of the building would house automatic teller machines (ATM). Mr. Morrell answered that the five ATM's would remain at the front of the bank.

Commissioner Johnston pointed out an error on Page 3, changing the word "plans" to "plants". Recording Secretary so noted.

Vice Chairperson Ybarra thanked Mr. Schmidt for his work in beautifying the shopping center.

Having no further questions, Chairperson Rios closed the Public Hearing.

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

PUBLIC HEARING

7. Conditional Use Permit Case No. 728 and Environmental Document

A request for approval by MetroPCS to operate and maintain an unmanned wireless telecommunication facility and appurtenant equipment on, and at the base of, an existing 126'5" high Southern California Edison transmission tower at 11047 Davenrich Street*, within the Santa Fe Springs Park, in the A-1, Light Agricultural, Zone. (Jackie Le for Metro PCS)

** The Building Official has assigned an address of 11047 Davenrich Street to the Edison Tower; however, the address of the Park is 10068 Cedardale Drive.*

Chairperson Rios opened the public hearing.

Mr. Wayne Morrell presented the subject case. The applicant, Ms. Jackie Lee of Metro PCS, was present in the audience.

Chairperson Ybarra asked who is responsible for park maintenance. Mr. Morrell answered that Southern California Edison owns the property, therefore, is responsible for all maintenance issues.

Chairperson Rios asked if the tiger cage enclosure would be installed near the chain link fence. Ms. Lee clarified that the tiger cage enclosure is already installed within the base of the tower.

Commissioner Zevallos questioned the zoning, since there are houses to the east of the park. Mr. Skolnik clarified that the property is not zoned residential.

Having no further questions, Chairperson Rios closed the Public Hearing.

Vice Chairperson Ybarra made a motion to approved Item No. 7. Commissioner Johnston seconded the motion, which passed unanimously.

NEW BUSINESS

8. Tentative Parcel Map No. 71346

A request to remove Condition No. 13 of the conditions of approval associated with the subdivision of 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), and BP, Buffer Parking 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.)

Mr. Wayne Morrell presented the subject case. Mr. Samir Khoury, Corry Engineering, and the property owner were present in the audience. Mr. Khoury is the authorized representative of the owner.

Commissioner Madrigal asked if this allowance conflicts with other sign requirements in the city. Mr. Skolnik answered that according to the Municipal Code, all nonconforming signs must be removed by February 27, 2018, which is 15 years from the date the code was passed.

Vice Chairperson Ybarra made a motion to approved Item No. 8. Commissioner Madrigal seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Commissioners:

Commissioner Johnston announced the Sister City Pancake Breakfast April 7. She also mentioned that April 21 is Children's Day and April 22 is Quartermania at Town Center Hall.

Vice Chairperson Ybarra asked staff about the trashcans at Santa Fe High School. Staff will report the action to Mr. Collazo.

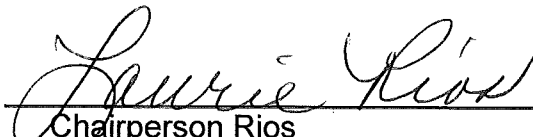
Staff:

Mr. Nguyen pointed out that other cities approve telecommunication antennas 4-wide, whereby, Santa Fe Springs only allows 2-wide.

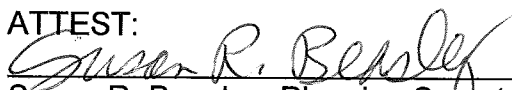
Mr. Morrell gave a brief overview of an upcoming case involving new exterior facade to the former Acapulco Restaurant building at Carmenita Plaza Shopping Center.

10. ADJOURNMENT

Chairperson Rios adjourned the regular Planning Commission meeting at 4:55p.m.


Chairperson Rios

ATTEST:


Susan R. Beasley, Planning Secretary