

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
March 11, 2013**

1. CALL TO ORDER

Chairperson Ybarra called the Regular Planning Commission meeting to order at 4:32 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

3. ROLL CALL

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

Staff: Wayne Morrell, Director of Planning
Vivian De Leon, Secretary
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Officer

4. ORAL COMMUNICATIONS

Chairperson Ybarra opened Oral Communications and invited interested parties to come forward and address the Commission.

Commissioner Madrigal informed the Commission that he had received the agenda earlier in the day and not on Friday as is customary; therefore, he did not have enough time to review the items and was concerned about making any decision on these items.

Mr. Skolnik informed the Commission that all Consent Agenda items with the exception of Item 10G were compliance review items, and that Item 9 was being pulled for further review. He informed the Commission that if they preferred, Consent Items 10A to 10F may be heard at a future date, but they could act on Items 6 through 9 and Item 10G, which was for a time extension and had been approved previously by the Commission. All Commissioners agreed with Mr. Skolnik's suggestion.

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

Commissioner Zevallos moved to table Item 9 and Items 10A to 10F to a future date. Vice Chairperson Johnston seconded the motion, which carried unanimously.

5. APPROVAL OF MINUTES

The minutes of the January 14, 2013 meeting were unanimously approved and filed as submitted.

6. **PUBLIC HEARING**

Alcohol Sales Conditional Use Permit Case No. 57

Request for approval of Alcohol Sales Conditional use Permit Case No. 57 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as El Chipotle Grill in the C-4-PD, Community Commercial-Planned Development, Zone at 10120 Carmenita Road. (Chipotle Grill)

Chairperson Ybarra opened the public hearing at 4:40 p.m.

Luis Collazo, Code Enforcement Officer, presented Item 6. He noted that Chipotle is requesting a type 47 ABC license in order to sell margaritas and noted that alcohol will not be served in the patio. He informed the Commission that notices had been posted within a 500 mile radius and to date no complaints had been received. Present in the audience Maricela Gonzalez from Chipotle Grill.

Having no one come forward with questions, Chairperson Ybarra closed the public hearing at 4:47 pm.

Commissioner Velasco moved to approve Item 6; Commissioner Zevallos seconded the motion, which carried unanimously.

7. **PUBLIC HEARING**

Conditional Use Permit Case NO. 721

Request for approval to construct, operate and maintain an unmanned wireless telecommunication facility (70'-high monopalm and related telecommunication equipment) for Verizon Wireless, on the property located at 11318 Norwalk Boulevard within the C-4, M-2 and BP, Community Commercial, Heavy Manufacturing and Buffer Parking, Zones. (Justin Robinson for Verizon Wireless)

Chairperson Ybarra opened the public hearing at 4:48 p.m.

Wayne Morrell, Director of Planning presented Item 7. He indicated that residents within a 500 foot radius from this location had been notified and to date had not received any responses regarding proposal of this location. He emphasized that if approved and the palm trees are removed that they have to be replaced.

Chairperson Ybarra inquired about height requirement for a beacon.

Mr. Justin Robison, a representative from Verizon Wireless present for the hearing informed him that FAA requires that beacons be placed on anything 200 feet and above.

Having no one else come forward with questions, Chairperson Ybarra closed the public hearing at 4:58 p.m.

Vice Chairperson Johnston moved to approve Item 7; commissioner Velasco seconded the motion which, carried unanimously.

8. **PUBLIC HEARING**

Conditional Use Permit Case No. 738

Request for approval to allow the establishment, operation, and maintenance of a non-profit

trade school use on property located at 12131 Telegraph Road, in the M-2 Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area (Los Angeles Chapter National Tooling and Machining Association Center Trust ("NTMA")).

Chairperson Ybarra opened the public hearing at 4:58 p.m.

Cuong Nguyen, Associate Planner presented Item No. 8. He informed the Commission that notices had been sent out to surrounding business, which comprised a total of 15 property owners and to date no objections were received.

Commissioner Madrigal welcomed NTMA to Santa Fe Springs and inquired about their tuition programs and if grants were available.

Mr. Mike Kerwin, the President of NTMA, informed the Commission that they function as any other school and have Federal and State Grants, and also assist with job placement. Mr. Kerwin noted that their Ontario facility is involved in the Robotics League and would like to bring that to the Norwalk location.

Commissioner Velasco asked if they would offer discounts to Santa Fe Springs residents. Mr. Kerwin indicated that since they provide Federal and State grants, everyone must be treated equally.

Commissioner Velasco also asked if they are currently working with Santa Fe Springs High School for recruitments. Mr. Kerwin stated that although they are not working directly with Santa Fe Springs High School, they have done presentations to the school.

Vice Chairperson Johnston questioned the 155 parking spaces for the anticipated 300 students. Mr. Kerwin indicated that there is a one (1) hour break between classes and it is anticipated that there will be approximately 75 students at one time as there are several class sessions throughout each day. Mr. Nguyen added that the 300 students include both students from the Monday through Friday curriculum as well as the Saturday curriculum.

Having no one else come forward with questions, Chairperson Ybarra closed the public hearing at 5:14 p.m.

Commissioner Madrigal moved to approve Item 8; Vice Chairperson Johnston seconded the motion, which carried unanimously.

10. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

G. **Development Plan Approval Case No. 862 and Zone Variance Case 71 (Amendment No. 1)**

Request for a time extension, site plan and building modifications, and modifications to the conditions of approval for previously approved Development Plan Approval (DAP) Case No. 862 and Zone Variance (ZV) Case No. 71, for property located at 13630 Firestone Boulevard, and Zoned M-2-FOZ and BP, Heavy Manufacturing-Freeway Overlay Zone and Buffer Parking.
(Robert Stewart for Ryder Truck Rentals, Inc.)

Mr. Skolnik recommended that Mr. Morrell briefly explain Item 10G to the Commission as a result of the agenda's being delivered late to the Planning Commissioners.

Mr. Morrell gave a brief description noting that the extension on this item is for one year with minor revisions which include 90 parking spaces and reconfiguration of a more efficient flow plan.

Mr. Skolnik indicated that in the next few weeks time they will tweak time extensions to coordinate with what City Council needs to approve, including businesses handling flammable items.

Commissioner Velasco moved to approve Item 10G; Commissioner Madrigal seconded the motion, which carried unanimously.

11. **ANNOUNCEMENTS**

Commissioners:

Commissioner Velasco indicated that he attended the two-day Planning Commissioners Seminar and found that it was extremely informative.

Vice Chairperson Johnston inquired about a rumor of a Fresh and Easy facility locating to the vacant Jax Market facility.

Mr. Morrell indicated that 90% of the location is scheduled to be occupied by a 99¢ Store; and 10% slated for an unnamed facility. Auto Zone will be moving to that location and that entire area will be reconfigured accordingly. Also, the space formerly occupied by the Santa Fe Springs Florist had been previously set for a Starbucks; but that did not work. He noted that currently, the area is considered as one (1) parcel; however, it will be changed to six (6) parcels which will make it easier for the owner to sell individually.

Commissioner Madrigal wanted to confirm that it was in fact the actual corporate 99¢ Store chain. Mr. Morrell responded with a yes.

Staff:

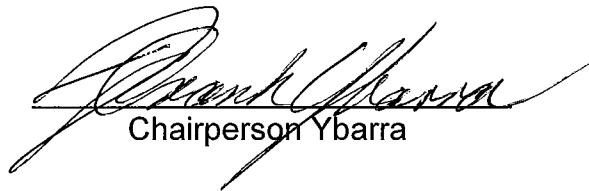
Mr. Nguyen announced that Capriotti's Sandwich Shop would be moving to the location by Chipotles on Carmenita Road and Telegraph Road.

12. **ADJOURNMENT**

Chairperson Ybarra adjourned the Planning Commission meeting at 4:53 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Chairperson Ybarra