

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
August 10, 2015**

1. CALL TO ORDER

Chairperson Madrigal called the study session to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Madrigal led the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Madrigal
Vice Chairperson Zamora
Commissioner Arnold
Commissioner Johnston
Commissioner Ybarra

Staff: Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Paul M. Garcia, Planning Consultant
Luis Collazo, Code Enforcement
Eli Sandoval, Planning Intern
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:02 p.m.

5. MINUTES

Approval of the minutes of the July 13, 2015 Regular Planning Commission Meetings.

Commissioner Ybarra moved to approve the minutes of the July 13, 2015; Vice Chairperson Zamora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING – (Continued from the July 13, 2015 Planning Commission Meeting)
Conditional Use Permit Case No. 764

A request by T-Mobile for ex-post facto approval to add three new additional antennas for a total of nine (9) antennas, three new RRUs (Remote Radio Units), and an upgrade to the DC power for an existing unmanned wireless telecommunication facility located on a ±142'-0" high Southern California Edison transmission tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

Chairperson Madrigal opened the Public Hearing at 6:03 p.m. and called upon Director of Planning Wayne Morrell to present CUP Case no. 764 before the Planning Commission.

Commissioner Ybarra inquired about the proposed park that was within this area. Director of Planning Wayne Morell confirmed south of this location the City was, at one time, looking at developing a park; however, the funding was not there for the project.

Chairperson Madrigal inquired about the size of the new antennas. Director of Planning Wayne Morrell that the antennas were slightly bigger. Chairperson Madrigal also inquired if the antennas could be decorative, etc. Wayne Morrell indicated that these antennas are attached to a transmission tower and camouflaging the antennas are limited.

Having no further questions, Chairperson Madrigal closed the Public Hearing at 6:09 p.m. and requested a motion for Item No. 6.

Commissioner Ybarra moved to approve Item No. 6; Commissioner Johnston seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 64

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit at 13403 Telegraph Road, in the Community Commercial (C-4) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

Chairperson Madrigal opened the Public Hearing at 6:09 p.m. and called upon Code Enforcement Officer Luis Collazo to present Item No. 7 before the Planning Commission. Present in the audience on behalf of Dickey's Barbecue Pit was Representative Kevin Vuu.

Commissioner Arnold inquired about the conditions of approval that indicates alcoholic beverages can only be sold in conjunction with a food purchase and if there could be a possibility when a customer can just buy alcohol without a food purchase. Code Enforcement Officer Luis Collazo indicated that a condition was placed that alcoholic beverages can only be sold in conjunction with a food purchase.

City Attorney Steve Skolnik indicated that there truly isn't a way to police that condition and their ABC license wouldn't absolutely permit that from happening. One must assume that Dickey's has the type of license that a certain percentage of sales must be food to make sure that it is a bona fide eating establishment rather than a bar.

Having no further questions, Chairperson Madrigal closed the Public Hearing at 6:17 p.m. and requested a motion for Item No. 7.

Commissioner Zamora moved to approve Item No. 7; Commissioner Ybarra seconded the motion, which was unanimously approved.

8. PUBLIC HEARING

Conditional Use Permit Case No. 766

A request for approval to allow the establishment, operation, and maintenance of a small-group (10-15 clients) personal fitness training use on property located at 11540 Washington Boulevard, in the C-4, Community Commercial, Zone and within the Washington Boulevard Redevelopment Project Area. (Fit Camp LA)

Chairperson Madrigal opened the Public Hearing at 6:17 p.m. and called upon Planning Consultant Paul Garcia. Present in the audience on behalf of the applicant, Fit Camp LA, was Representative Jonathan Coppel.

Commissioner Arnold inquired about the number of classes within each session and if any other activities would be held at this location. Jonathan Coppel replied that each session is 50 minutes and only one session is held at the top of each hour. Mr. Coppel also indicated that no other activities will be held.

Commissioner Arnold also inquired about handicap accessibility. Mr. Coppel replied that a person with a disability would have to go through an assessment to see if the person is a good fit for their program; however, he has not had any person with a disability show an interest in his program.

Chairperson Madrigal inquired about the location of the business and the required parking. Planning Consultant Paul Garcia indicated that the address was actually 11546 Washington and the location had ample parking for the use type.

Having no further questions, Chairperson Madrigal closed the Public Hearing at 6:27 p.m. and requested a motion for Item No. 8.

Commissioner Zamora moved to approve Item No. 8; Commissioner Arnold seconded the motion, which was unanimously approved.

9. NEW BUSINESS

Modification Permit Case No. 1250

Request for a Modification of Property Development Standards to increase the height of the wall along the northwestern corner of the building from 17 feet to 24 feet to meet a Los Angeles County Sanitation Department requirement at 14700 Spring Avenue (APN: 8069-004-077), within the M-2, Heavy Manufacturing Zone. (G & K Services)

Chairperson Madrigal called upon Eli Sandoval to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant was Representative Mr. John Matson.

Commissioner Ybarra requested clarification with regards to the purpose of extending the wall. Planning Intern Eli Sandoval replied that the applicant is increasing the height of the wall and adding a covering in that location to protect tanks that are located within that portion of the property.

Chairperson Madrigal inquired about the purpose of the wall covering. Planning Consultant Eli Sandoval indicated that the wall extension is to protect the tanks from the elements.

Having no further questions, Chairperson Madrigal requested a motion for Item No. 9.

Commissioner Johnston moved to approve Item No. 9; Commissioner Ybarra seconded the motion, which was unanimously approved.

10. CONSENT ITEMS

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.

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 2

Compliance review of Alcohol Sales Conditional Use Permit Case No. 2 to allow the continued operation and maintenance of an alcohol beverage sales use involving a drive-up convenience store doing business as Alta Dena Express, located in the C-4, Community Commercial, Zone within the Washington Redevelopment Project Area at 11302 Washington Boulevard. (Sunita R. Patel)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

Compliance review of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 51

Compliance review of Alcohol Sales Conditional Use Permit Case No. 51 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage, wholesale and distribution of alcoholic beverages at 10155 Painter Avenue, located in the M-2-PD Heavy Manufacturing-Planned Development, Zone located within the Consolidated Redevelopment Project Area. (Hong Chang Corporation, Applicant)

D. CONSENT ITEM

Conditional Use Permit Case No. 738-1

A compliance review of a non-profit trade school on property located at 12131 Telegraph Road (APN: 8005-012-031), in the M-2, Heavy Manufacturing, Zone (Los Angeles Chapter National Tooling & Machining Association Center [NTMA]).

E. CONSENT ITEM

Conditional Use Permit Case No. 756-1

Request for a time extension of Conditional Use Permit (CUP) Case No. 756 to allow the operation and maintenance of a service station and convenience market on property located at 11651 Telegraph Road (APN: 8005-002-045), within the ML-D (Limited Manufacturing Administration and Research - Design) Zone. (Telegraph 76 Station)

Since staff reports were sufficient, Chairperson Madrigal requested a motion regarding Item Nos. 10A – 10E.

Vice Chairperson Zamora moved to approve Item Nos. 10A – 10E; Commissioner Arnold seconded the motion which was unanimously approved.

10. ANNOUNCEMENTS

♦ Commissioners

Commissioner Johnston announced that she is expecting a job offer from Northrop Aerospace Company.

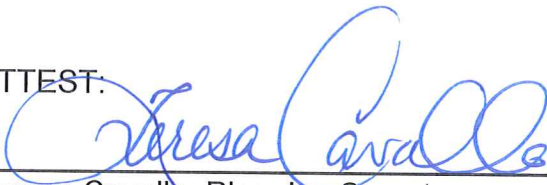
♦ Staff

Planning Consultant Paul Garcia announced that Planning Intern Eli Sandoval was leaving the City to pursue his Master's Degree at Cornell University. Everyone wished him good luck and reminded him to stock up on winter items.

11. ADJOURNMENT

At 6:35 p.m. Chairperson Madrigal adjourned the meeting to Monday, September 14, 2015 at 6:00 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Chairperson Madrigal