

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
November 9, 2015**

1. CALL TO ORDER

Chairperson Madrigal called the meeting to order at 6:02 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
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern

Absent: None

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:03 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

5. MINUTES

Approval of the minutes of the October 12, 2015 Regular Planning Commission Meetings.

Commissioner Arnold moved to approve the minutes of the October 12, 2015; Vice Chairperson Zamora seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Development Plan Approval Case No. 899

A request for approval to demolish an existing approximately 7,000 sq. ft. open shed structure, construct 3 new truck repair bays measuring approximately 4,286 sq. ft. (71' x 60'), and provide new exterior wall finishes to the existing +/- 4,000 sq. ft. metal building and +/- 800 sq. ft. office building on property located at 11831 Shoemaker Avenue (APN: 8026-020-036), The subject property is dual zoned; the first 340± ft. off Shoemaker Avenue is zoned M-1, Light Manufacturing with the remaining portion zoned M-2, Heavy Manufacturing. (West Coast Tank Repair)

City Attorney Steve Skolnik notified everyone that Item No. 6 appeared on the Agenda because

it was legally noticed; however, the applicant has since withdrew its application so the matter is dead and no action is necessary.

7. PUBLIC HEARING

Conditional Use Permit Case No. 757-1

A request for approval to allow the establishment, operation, and maintenance of a new wireless telecommunications facility (stealth as a 65-foot high tower) and related equipment on the subject property located at 10821 Orr and Day Road (APN: 8017-001-038), within the C-4, Community Commercial, Zone. (AT&T Mobility)

Chairperson Madrigal opened the Public Hearing at 6:04 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of applicant AT&T Mobility was Brittany Pell.

Senior Planner Cuong Nguyen noted that he received a phone call inquiring about the project itself and as to the location of the tower. Senior Planner Cuong Nguyen also mentioned that Condition 22 has a typo and the address should be corrected to match the address in the report.

Commissioner Ybarra commented if adding a clock was a possibility along with the City name. Senior Planner Cuong Nguyen indicated that Staff is in discussion with the City Manager's office to narrow down the design options and will make sure to relay the Planning Commission's suggestions.

Chairperson Madrigal inquired about the timeframe for the temporary tower and if we anticipate the project being completed sooner. Senior Planner Cuong Nguyen replied that the temporary CUP was approved for two (2) years in August 2014, therefore, the CUP would expire after August 2016. Cuong Nguyen also indicated that the applicant still has to submit to both the Building Department for plan check approval and to Caltrans for an encroachment permit but that the applicant was ready to begin construction once approvals are received.

Director of Planning Wayne Morrell notified everyone that should the applicant not meet the CUP deadline the applicant may request to bring the matter back before the Planning Commission for a time extension.

Chairperson Madrigal called upon anyone in the audience wishing to speak on this matter to come forward to the podium.

City Resident Sylvia Vitrone approached the Planning Commission wishing to speak on this matter. Ms. Vitrone thanked the Planning Commission and City Staff for working with AT&T for replacing the tower with something aesthetically pleasing. Ms. Vitrone commented that the installation of a clock would be nice; however, who would be responsible for the upkeep and maintenance since clocks have a tendency to breakdown. Senior Planner Cuong Nguyen replied that the City has no ownership interest but that Condition 23 states that the applicant is responsible for the maintenance and upkeep of the tower.

Having no further questions or comments, Chairperson Madrigal closed the Public Hearing at 6:15 p.m. for Item No. 7 and requested a motion.

Vice Chairperson Zamora moved to approve Item No. 7; Commissioner Johnston seconded the motion which was unanimously approved.

8. PUBLIC HEARING

Reconsideration of 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.)

Please see Item No. 9 below.

9. PUBLIC HEARING

Development Plan Approval Case No. 900, Conditional Use Permit Case No. 640 and Modification Permit Case No. 1258 and Environmental Document

A request for approval to demolish an existing ±12,055 sq. ft. building, consisting of a ±4,055 sq. ft. real estate office and a ±8,000 sq. ft. restaurant, and to construct, on the same pad, a 13,885 sq. ft. building consisting of a 2,240 sq. ft. Starbucks restaurant with a drive thru and future retail or restaurant spaces of ±11,645 sq. ft. The proposed drive-thru would intermittently encroach within the required fifteen foot (15) landscaping area. The 13,885 sq. ft. building will be served by a ±2,158 sq. ft. trellis patio (15' x 143' 11") that runs the entire length of the building. The proposed development is at 13473 Carmenita Road and 10543 Gunn Avenue, within the Santa Fe Springs Plaza, generally 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.

Chairperson Madrigal opened the Public Hearing at 6:16 p.m. for both Item Nos. 8 and 9. Chairperson Madrigal also called upon Director of Planning Wayne Morrell to present Item Nos. 8 and 9 before the Planning Commission. Present in the audience on behalf of the Applicant Carmenita Plaza, LLC. was Stephan Schmidt.

Commissioner Ybarra inquired about Condition 57 pertaining to the project landscaping and if the landscaping can possibly be enhanced. Director of Wayne Morrell replied that the applicant will be required to submit a new landscaping plan where at that point the Planning Department Staff will review the landscaping plan and incorporate the use of light fixtures that will make certain building features more prominent.

Commissioner Arnold inquired about the parking in the center. Director of Planning Wayne Morrell indicated that the new development addition would, at a minimum, require 28 additional parking spaces; however, calculating public portions (as proposed) results in a surplus of parking. Also, it should be noted that there is a Modification Permit on file that allows for the applicant not to provide all the required parking space. Mr. Morrell also indicated that there is a substantial amount of parking in the rear of the building that can be utilized by Planet Fitness customers. Mr. Morrell further stated that there is a substantial amount of parking spaces to address the needs of the tenants.

Commissioner Arnold inquired about the site plan and the building depicted on the northwest corner of the plan that is currently not built. Director of Planning Wayne Morrell replied that the applicant is unsure what the use would be at this time; however, it is possible that the US Post Office may occupy that site in the future.

Chairperson Madrigal called upon anyone in the audience wishing to speak on this matter to come forward to the podium.

Representative for the Applicant, Stephan Schmidt thanked the Planning Commission for considering this project before them and also, thanked Director of Planning Wayne Morrell and Planning Department Staff for working with Carmenita Plaza LLC and doing such a great job.

Having no further questions or comments, Chairperson Madrigal closed the Public Hearing at 6:36 p.m. and requested a motion.

Vice Chairperson Zamora moved to approve both Item Nos. 8 and 9 and all entitlements; 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**

Conditional Use Permit Case No. 673-2

A compliance review of a food processing facility at 13168 Sandoval Street (APN: 8011-014-001), in the M-2, Heavy Manufacturing, Zone.
(Nikko Enterprises Corporation)

Since staff reports were sufficient, Chairperson Madrigal requested a motion regarding Item No. 10A.

Commissioner Arnold moved to approve Item No. 10A; Vice Chairperson Zamora seconded the motion which was unanimously approved.

11. **ANNOUNCEMENTS**

City Attorney Steve Skolnik notified everyone that City Council will be meeting tomorrow night at 5:00 p.m. instead of Thursday at 6:00 p.m. and wished everyone a Happy Thanksgiving.

♦ **Commissioners**

Commission Arnold announced that he is recovering from his cataract surgery.

Commissioner Ybarra wished everyone a Happy Veterans Day and Happy Thanksgiving.

Commissioner Johnston is grateful that the weather is cooler.

Vice Chairperson Zamora wished everyone a Happy Veteran's Day, a Happy Thanksgiving and may God bless all your families.

Chairperson Madrigal wished everyone a safe Veteran's Day and Happy Thanksgiving.

◆ Staff

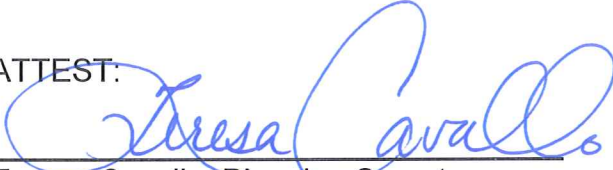
Senior Planner Cuong Nguyen formally introduced Planning Intern Vince Velasco to Chairperson Madrigal.

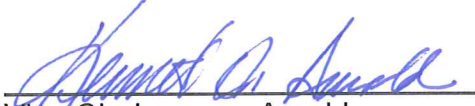
Director of Planning Wayne Morrell announced that the State passed a law that prohibits Cities from not allowing their residential residents from installing artificial grass but it does allow the Cities to limit the amount of artificial grass that a resident is allowed to install. Staff is preparing to bring this matter before the City Council for their approval.

12. ADJOURNMENT

At 6:40 p.m. Vice Chairperson Zamora adjourned the meeting to Monday, December 14, 2015 at 6:00 p.m.

ATTEST:


Teresa Cavallo, Planning Secretary


Vice Chairperson Arnold