



APPROVED: November 13, 2017

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

September 11, 2017

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Jimenez called upon Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Arnold
Commissioner Mora

Staff:

Richard L. Adams II, City Attorney
Wayne M. Morrell, Director of Planning
Teresa Cavallo, Planning Secretary

Members absent:

Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of the minutes of the August 14, 2017 Planning Commission meetings

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes of August 14, 2017 with a correction, by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nayes: None

Absent: Ybarra

NEW BUSINESS

NEW BUSINESS

6. Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016

Recommendation: That the Planning Commission:

- Find that the proposed Modification Permits, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 of the City's Zoning Regulations for the granting of a Modification in nonresidential zones.
- Find that the proposed Modification Permits is within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the construction of two billboard signs (one static and one digital); therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
- Recommend to the City Council approval of Modification Permit Case No. 1280 and 1281, subject to the conditions of approval as contained within this staff report.
- Recommend to the City Council approval of an amendment to Development Agreement 02-2016 that would allow for modifications to the agreement to reflect the height and setback requirements approved by the Modification Permit Case No. 1280 & 1281.

*** See Item No 7. ***

NEW BUSINESS

7. Ordinance No. 1090 Modification Permit (MOD) Case No. 1282 & Amendment to Development Agreement 02-2016

Recommendation: That the Planning Commission:

- Find that the proposed Modification Permit, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan.
- Find that the applicant's Modification Permit request meets the criteria set forth in Sections 155.695 of the City's Zoning Regulations for the granting of a Modification in nonresidential zones.
- Find that the proposed Modification Permit is within the scope of the Initial Study/Mitigated Negative Declaration which was previously prepared for the construction of two billboard signs (one static and one digital); therefore, additional environmental analysis is not necessary to meet the requirements of the California Environmental Quality Act (CEQA).
- Recommend to the City Council approval of Modification Permit Case No. 1282, subject to the conditions of approval as contained within this staff report.

- Recommend to the City Council approval of an amendment to Development Agreement 02-2016 that would allow for modifications to the agreement to reflect the change to building setback requirements approved by the Modification Permit Case No. 1282.

Chairperson Jimenez called upon Director of Planning Wayne Morrell to present both the Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016 and Ordinance No. 1090 Modification Permit (MOD) Case No. 1282 and Amendment to Development Agreement 02-2016 before the Planning Commission. Present in the audience on behalf of the applicant was Mark Kudler and Andy Goodman of Bulletin Displays, as well as, George Ray, the applicant.

Vice Chairperson Aranda inquired if we received any concerns from any of the cellular companies regarding the installation of the digital billboard since the billboard is being installed close to the cell towers. Director of Planning Wayne Morrell replied that the City may have placed a Condition that there should be no interference between the digital billboard and any surrounding cell towers.

Vice Chairperson Aranda further inquired that the billboard is being installed in an existing parking lot and commented that billboards have a tendency to attract birds, which in turn leave droppings behind on cars. Vice Chairperson inquired if Staff has considered some type of modification to the billboard to consider protecting vehicles parking in that parking lot.

Lastly, Vice Chairperson Aranda inquired about the distance between the digital billboard and the Ryder Sign. Director of Planning Wayne Morrell replied that he is unaware of a distance requirement for a freestanding sign and a digital billboard; however, there is a distance requirement from a digital billboard and a reader board because both are digital.

Commissioner Arnold inquired if the Ryder sign is considered a freestanding sign. Director of Planning Wayne Morrell replied that the Ryder sign is considered a freestanding sign located on the premises. The Ryder sign unlike the Mike Thompson RV and/or Carmenita Truck signs, which are electronic reader boards, that are located on the premises, but are for advertising only vs a digital billboard which is off premise for advertising only.

Mark Kudler, President of Bulletin approached the Planning Commission. Mr. Kudler thanked staff, especially, Cuong Nguyen for a well-written report. Mr. Kudler replied to Vice Chairperson Aranda's question regarding cell tower interference, Mr. Kudler indicated that his company does an analysis and uses watchtower digitals with a G4 modem. If Bulletin Display encounters a problem, it would be with the modem then with the landline but would not affect the frequency and would not affect the digital. Mr. Kudler further indicated that Bulletin Display would be meeting with the cell companies to see if they would be interested in integrating their towers with the billboards, as they have experience integrating cell towers with billboards along the 605 freeway. About the bird problem, Mr. Kudler indicated that it is not a migration problem but a feeding problem. Mr. Kudler through his experts have learned that Caltrans employees feed the birds during the lunch hour and catwalks attract the birds, the digital billboards being installed

are not near a Caltrans on and/or off-ramp nor do they have a catwalk which should resolve the concerns regarding the birds.

Having no one wishing to speak on this matter any further, Chairperson Jimenez closed requested a motion on this matter. It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to Modification Permit (MOD) Case No. 1280, Modification Permit Case No. 1281 & Amendment to Development Agreement 02-2016 and Ordinance No. 1090 Modification Permit (MOD) Case No. 1282 and Amendment to Development Agreement 02-2016, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora
Nays: None
Absent: Ybarra

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

CONSENT ITEMS

8. CONSENT ITEM

A. Conditional Use Permit Case No. 629-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a public training school, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 629, be subject to a compliance review in five (5) years, on or before, September 11, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve Consent Item No. 8A and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora
Nays: None
Absent: Ybarra

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- None.

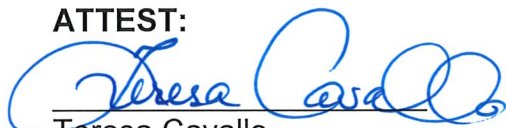
Staff made the following announcements:

- Director of Planning Wayne Morrell announced that the ribbon cutting for PIH is scheduled for Tuesday, October 10, 2017 at 9:00 a.m.

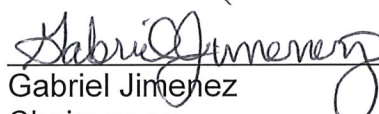
10. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 6:28 p.m.

ATTEST:



Teresa Cavallo
Planning Secretary


Gabriel Jimenez
Chairperson

11-20-17

Date