

MINUTES OF THE REGULAR MEETING OF THE STAFF REVIEW COMMITTEE  
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL  
THURSDAY, 10:00 A.M., DECEMBER 18, 2008

CALL TO ORDER

Acting Chairman St. Paul called the meeting to order at 10:05 a.m.

COMMITTEE MEMBERS PRESENT

St. Paul, Bastreri, Voronel, and Yang

COMMITTEE MEMBERS ABSENT

Zelinka, Lopez

STAFF MEMBERS PRESENT

Hernandez and Flores

APPROVAL OF MINUTES

MOTION by Committee Member Voronel, SECONDED by Committee Member Bastreri, with Committee Member Yang abstaining, that the minutes of November 6, 2008 be APPROVED AS WRITTEN.

ACTION ITEMS

Item No. 1

PRJ08-00483 – ZON08-00158. APPLICANT: CLIFF MRKVICKA; PROPERTY OWNER: NEW ALBERTSON'S INC. A request for approval of a minor site plan to allow a motorcycle rider tutoring facility within the parking lot on property located at 1421 S. Manhattan Avenue (west side of Manhattan Avenue, approximately 715 feet south of Orangethorpe Avenue) (M-P zone) (Categorically exempt under Section 15301 of CEQA Guidelines). (CHE)

Associate Planner Hernandez explained that the property was zoned Manufacturing Park (M-P) and the business on that site was an Albertson's regional office and warehouse. The applicant was proposing to conduct a basic motorcycle rider course, which is sponsored through the California Motorcycle Safety Program and the California Highway Patrol. The course will take place as follows:

Saturday and Sunday

Class 1

7:00 A.M. to 12:00 P.M.

Class 2

1:00 p.m. to 6:00 P.M.

Associate Planner Hernandez noted that the class tutoring was at a location off site and the student/instructor State requirement ratio was 6:1. Associate Planner Hernandez explained that the training motorcycles would be 250 CC or less and are maintained by A & M Motorcycle Safety. Associate Planner Hernandez noted that the applicant proposed to use the parking area at the back of the property for the training course. She further noted that the applicant indicated that during the week, when the motorcycles are not in use, they will be stored in a storage container located at the north western portion of the parking lot. Associate Planner Hernandez stated that the parking lot has adequate parking, and explained the parking calculation requirements for the site.

Acting Chairman St. Paul asked if the applicant was proposing to stripe the parking lot, and Associate Planner Hernandez deferred the question to the applicant.

Acting Chairman St. Paul asked if the training course will operate when the Albertson's Regional Office is closed. Associate Planner Hernandez responded affirmatively, and noted that the offices are open Monday through Friday.

Committee Member Yang asked if the site was a distribution center. Associate Planner Hernandez responded that the business license indicates that the business is a regional office.

Committee Member Voronel asked if there would be an office inside the building, and Associate Planner Hernandez responded that the 10 hours of tutorial training would be conducted off-site. Committee Member Voronel asked if the storage container would be permanent, and Associate Planner Hernandez responded affirmatively.

Acting Chairman St. Paul asked if there was adequate lighting available. Associate Planner Hernandez responded affirmatively, and noted there were five light standards.

Public hearing opened.

Cliff Mrkvicka, A & M Motorcycle Safety President, explained that the safety course hours will be slightly modified as a result of day light savings time. He explained that ten hours of motorcycle training was required (five hours on Saturday and five hours on Sunday), and the classroom hours were a total of 20 hours (5 hours a day). Mr. Mrkvicka clarified that the Yorba Linda School District is the location for the tutorial training. He noted that striping chalk and small cones will be used to illustrate the path of travel of the course. Mr. Mrkvicka further noted that the proposed storage container would occupy four parking stalls, and there will be a portable restroom on-site.

Committee member Yang noted that the portable restroom would need to be ADA compliant, and Mr. Mrkvicka responded that he will verify if it is ADA compliant.

Acting Chairman St. Paul noted that the parking lot striping would need to delineate from the course striping.

Public hearing closed.

Acting Chairman St. Paul believed there was adequate lighting, but would like the project to come back if the Albertson's Regional Office hours of operation change. He recommended the following conditions:

- Verify that the training course striping delineates from the parking stall striping
- Staff Review Committee shall review the request, if the hours of operation for the distribution center change
- There must be sufficient lighting at all times during course instruction
- Hours of course tutoring must be adjusted for winter time and lighting constraints
- Verify that the portable restroom is ADA compliant
- Verify that there is adequate lighting available for the training course

- The container used to store the motorcycles must be properly secured at all times

MOTION made by Committee Member Voronel, SECONDED by Committee Member Bastreri, to APPROVE the request subject to staff's recommended conditions. Motion passed unanimously.

Acting Chairman St. Paul explained the 10-day appeal process.

The Committee and the applicant discussed the lighting of the parking lot in general.

Item No. 2

PRJ08-00429 – ZON08-00157. APPLICANT: TIM MILLER: PROPERTY OWNER: CITY OF FULLERTON. An amendment to a recently approved minor site plan which had allowed a 55-foot wireless communication antenna with 12 panel antennas; six equipment cabinets and one GPS antenna. The proposed amendment changes the antenna design from a 55-foot tall "monopalm" to a 60-foot tall "slim line" on property located at 4011 West Commonwealth Avenue (approximately 91 feet north of Commonwealth Avenue, and 900 feet west of Magnolia Avenue, at the Fullerton Municipal Airport (P-L zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (CHE)

Associate Planner Hernandez noted that the item was previously approved by the Committee with conditions. The applicant at that time proposed a 55-foot monopalm antenna in the southern portion of the planter area east of the restaurant, at the airport. The applicant was now proposing a 60-foot tall slim line. Associate Planner Hernandez noted that staff was fine with the slim line at the original monopalm location, and the increase in height would not affect any of the height restrictions at the airport. Staff recommended approval of the 60-foot slim line at the southern portion of the planter, located on the eastern side of the parking lot.

Acting Chairman St. Paul noted that one of the original recommended conditions of approval were the palm trees in the front landscaped area that runs parallel to Commonwealth.

Public hearing opened.

Kristin Galardo, Applicant, requested clarity on the location of the slim line. Associate Planner Hernandez noted that staff was okay with leaving the slim line at the original location so it is further away from the runway.

Public hearing closed.

Acting chairman St. Paul noted that as a condition the Committee recommended four live palm trees, but the Airport Manager was concerned about the maintenance of the palm trees and was not in support of that recommendation.

Committee Member Voronel explained the encroachment permit process, and noted that the agreement shall reflect all the changes.

The Committee recommended the following conditions:

- A 60-foot slim line shall be installed, instead of a 55-foot monopalm

- The slim line shall be installed in the southern portion of the planter, located on the eastern side of the parking lot.
- Live palm trees were not required
- The encroachment agreement shall reflect final design and location of the antenna

MOTION made by Acting Chairman St. Paul, SECONDED by Committee Member Voronel, to APPROVE the request subject to staff's recommended conditions. Motion passed unanimously.

Acting Chairman St. Paul explained the 10-day appeal process.

#### OTHER MATTERS

The Committee discussed the Zoning Ordinance amendment for the Staff Review Committee.

#### PUBLIC COMMENTS

There were no public comments.

Adjourned at 10:38 a.m. as Staff Review Committee.

BY: \_\_\_\_\_  
Susana Flores, Secretary