

MINUTES OF THE REGULAR MEETING OF THE
STAFF SITE PLAN REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 9:00 A.M., SEPTEMBER 21, 2006

CALL TO ORDER: Acting Chairman Rosen called the meeting to order at 9:00 a.m.

COMMITTEE MEMBERS PRESENT: Fares FOR Petropulos, Lopez, Rosen, St. Paul, Tabatabaee, Voronel and Thompson

COMMITTEE MEMBERS ABSENT: Eastman and Petropulos

STAFF MEMBERS PRESENT: Leopold

OTHERS PRESENT: Sam Bernardo and Mike O'Connor

APPROVAL OF MINUTES:

MOTION by Committee Member St. Paul, SECONDED by Committee Member Tabatabaee and CARRIED unanimously by all voting members present (Acting Chairman Rosen abstained) to APPROVE the September 7, 2006 minutes as submitted.

INTRODUCTIONS - COMMITTEE AND STAFF MEMBERS:

ACTION ITEMS:

Item No. 1

PRJ06-00344 – ZON06-00053. APPLICANT AND PROPERTY OWNER: MEL SMITH.

Senior Planner Bob St. Paul presented a staff report for a request for approval of a minor site plan to operate a business/computer school on property located at 715 North Placentia Avenue (west side of Placentia Avenue, approximately 600 feet south of Nutwood Avenue) (C-2 zone) (Categorically exempt under Section 15301 of CEQA Guidelines)

Senior Planner St. Paul said the proposed use is in a 2420 sq. ft. tenant space. The site is developed with 154 parking spaces, with 19 compact parking spaces and 5 handicapped spaces. The total uses presently account for about 90 spaces of the 154. The proposed trade school would require approximately 10 spaces. He explained that in 2001, there was a trade school permitted within this center.

Senior Planner St. Paul stated he had received a couple of voice mails regarding parking. According to these calls, the existing language school created a lack of parking during the day.

Senior Planner St. Paul said at this time there are no floor plans for the proposed school.

Senior Planner St. Paul explained that floor plans have not been developed because the applicant needs approval from the City prior to developing and submitting plans for State and Federal approval.

Committee Member Thompson stated the “L” shaped portion is fully sprinkled and the fire access has been approved.

Sam Bernardo, applicant, stated the school that is proposed is the Business College of Southern California. He explained the school is presently authorized to operate from one facility in Los Angeles, California. What the applicant would like to do is to operate a branch office in Fullerton. In order to do that, they have to go back to the State of California and asked for and receive permission to operate the school. Before it can be done, a lease, floor plan and in this case, proof of City approval would be required to show that the school is up and running. The applicant explained the school would teach international students business and computer training. He said every International student who wishes to go to a US college or university, must first pass a Test of English as a Foreign Language (TOEFL). He explained the process included notifying Student Exchange Information System (SEVIS) to allow international students into the country. He stated SEVIS has not been notified for approval of this school because there is no school to propose. A school operation, which includes a lease, floor plan, structure must be proposed along with a curriculum for approval.

Acting Chairman Rosen asked the applicant to elaborate on the school’s hours of operation and number of students and faculty.

The applicant stated:

- Number of students: 20-25
- Number of faculty: 3, will have to be certified by the state of California.
- Number of office staff: 2
- Program: Curriculum one year long, ultimately 3 sessions a day, 5 days a week, 3 hours per session, 9:00 a.m. to 12:00 p.m., 1:00 p.m. – 4:00 p.m. and 6:00 p.m. – 9:00 p.m.

Acting Chairman Rosen asked if there would be a turnover of students and faculty throughout the day. The applicant said the faculty would stay at the school all day, but that students only stay for 3 hours per day.

Acting Chairman Rosen asked if the students would be of driving age and for the applicant to discuss transportation. The applicant said approximately one half are not going to have a vehicle and most will live close to campus or stay with a local family, or will use public transportation.

Committee Member Tabatabaee said the use is okay, but a floor plan is needed and will show exit issues.

Public hearing opened.

Mike O’Connor, local bookstore owner, discussed the parking issues in the center. He asked what would happen if the applicant is allotted 10 spaces and ends up occupying 40 spaces? Acting Chairman Rosen said sometimes there are successful businesses where this happens

and sometimes it is conditioned that the applicant would come back to the SRC and have their application reviewed to see how they are operating and make sure that it is operating per the conditions of approval. Acting Chairman Rosen stated should the Committee approve the project the conditions of approval would state they will have to operate per the statements and representations that have been made to the SRC and if they fail to operate per those statements and representations to the SRC, they can be brought back to the Committee for a public hearing.

Acting Chairman Rosen explained to the applicant that the City classifies them as a trade school under the Code and explained the process for a proposed school.

Senior Planner St. Paul asked if there is a cap for the 20 – 25 students that the State will approve. The applicant stated that neither, the State nor Federal, will place a cap and the number is primarily based on space limitations. Acting Chairman Rosen said staff would normally add a condition that would cap the enrollment at a reasonable number that seems to be consistent with what the applicant is describing in terms of operation.

Public hearing closed.

Staff discussed parking including 12 spaces for 2,420 sq. ft.

Committee Member Tabatabaee asked for clarification as to what was being approved. Acting Chairman Rosen said the Committee is approving a conditional that they provide and obtain all the appropriate building permits and approvals. He stated there may be additional conditions that apply during the plan check process.

Committee Member St. Paul asked for a motion to recommend approval with the following conditions of approval:

- Cap of student enrollment at 20 – 25.
- Parking based on the business plan would be 50 percent of the students about 10 - 12 spaces
- Business operational items that were mentioned were to be followed
- Submit floor plans for review and approval by the Director of Community Development

Staff also discussed if there was sufficient lighting at that location.

MOTION made by Committee Member St. Paul, SECONDED by Committee Member Tabatabaee and CARRIED unanimously by all voting members present to APPROVE Minor Site Plan PRJ06-00344 with conditions.

Acting Chairman Rosen explained the appeal process.

ADJOURNED AT 9:30 AM AS STAFF SITE PLAN REVIEW COMMITTEE:

BY: _____
Ruth Leopold, Clerical Support