



APPROVED: May 13, 2024

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

February 28, 2024

1. CALL TO ORDER

Chair Ayala called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ayala called upon Vice Chairperson Mora to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Ayala
Vice Chairperson Mora
Commissioner Flores
Commissioner Jimenez

Staff:

Kristi J. Smith, City Attorney
Cuong Nguyen, Acting Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Members absent:

Commissioner Carbajal

4. EX PARTE COMMUNICATIONS

None

5. PRESENTATIONS

None

6. PUBLIC COMMENT

None

7. PUBLIC HEARING

Amendment to Conditional Use Permit ("CUP") Case No. 641 and Amendment to Zone Variance ("ZV") Case No. 68

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to CUP Case No. 641, and

- Amendment to ZV Case No. 68, and thereafter, close the Public Hearing; and
- Adopt an Addendum to the existing Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impact on the environment; and
 - Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
 - Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
 - Find that the applicant's ZV request meet the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
 - Approve Amendment to CUP 641 and Amendment to ZV 68, subject to the conditions of approval as contained within Resolution No. 256-2024; and
 - Adopt Resolution No. 256-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and

Chair Ayala called upon Acting Director of Planning Cuong Nguyen to present Item No. 7.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Vice Chair Mora asked if the site would be open 24 hours and if it would have portable lighting.

Chair Ayala opened the Public Hearing at 6:32 p.m. and asked if the Applicant would like to address the Planning Commission.

Applicant Raffi Minasian addressed the Planning Commissioners and provide a brief summary of his project and thanked the Planning Commissioners for their consideration.

Jack Thompson with Stadium Properties who manages the property on the North of the Site spoke for it.

Having no further questions or comments, Chair Ayala closed the Public Hearing at 6:45 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Resolution 256-2024 for Amendment to Conditional Use Permit ("CUP") Case No. 641, and Amendment to Zone Variance ("ZV") Case No.68, which passed by the following roll call vote:

Ayes:	Ayala, Flores, Jimenez, and Mora
Nays:	None
Absent:	Carbajal

Chair Ayala read the City's appeal process.

8. PUBLIC HEARING

Zone Text Amendment ("ZTA") to Amend Chapter 154 (Subdivisions) for an Urban Lot Split and Chapter 155 (Zoning) for the Creation of Two (2) Residential Units per lot, of the Santa Fe Springs Municipal Code, all pursuant to Senate Bill 9 and Determination that the action is exempt under CEQA.

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter, close the Public Hearing; and
- Find and determine that the proposed zone text amendments are consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that the proposed zone text amendments are consistent with the State's Senate Bill 9; and
- Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- Adopt Resolution No. 258-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and

Chair Ayala called upon Associate Planner Jimmy Wong to present Item No. 8.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 6:55 p.m. and asked if anyone in the audience wished to speak.

Having no questions or comments, Chair Ayala closed the Public Hearing at 6:56 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Vice Chair Mora to approve Resolution No. 258-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and Recommend that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code., which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

Chair Ayala read the City's appeal process.

9. PUBLIC HEARING

Proposed Zone Text Amendment to add sections 155.005 and 155.006, and amend sections 155.620, 155.628, 155.640, 155.715, 155.865, and 155.866 within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code.

Recommendation:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendment; and
- Find and determine that the proposed zone text amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- Adopt Resolution No. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and

Chair Ayala called upon Planning Consultant Laurel Reimer to present Item No. 9.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Chair Ayala opened the Public Hearing at 7:03 p.m. and asked if the Applicant would like to address the Planning Commission.

Having no questions or comments, Chair Ayala closed the Public Hearing at 7:03 p.m. and requested a motion.

It was moved by Vice Chair Mora, seconded by Commissioner Flores to approve Resolution No. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and Recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Zoning Ordinance, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

10. NEW BUSINESS

General Plan Conformity ("GPC") Case Nos. 2024-1 and 2024-2

A resolution determining that the disposition of the eight parcels, commonly referred to as MC&C III, within the MU, Mixed-Use, Zone, located at the Southeast Corner of Bloomfield avenue and Telegraph road; and the disposition of the twenty-eight parcels, commonly referred to as MC&C IV, within the M-2, HEAVY MANUFACTURING, ZONE, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, in the City of Santa Fe Springs, conforms to the City of Santa Fe Springs General Plan, Pursuant to government code section 65402 and that the action is exempt from CEQA Pursuant to

CEQA Guidelines §15061(B) (3) (GENERAL RULE COMMON SENSE EXEMPTION).

Chair Ayala called upon Associate Planner Jimmy Wong to present Item No. 10.

Chair Ayala asked if any of the Planning Commissioners had any questions.

Commissioner Flores asked what is the standard depth of extraction for oil mitigation.

Having no further questions, Chair Ayala asked if anyone in the audience wished to speak.

Ernest Guadiana, the attorney for Bridgeland Resources spoke for it.

Having no further questions or comments, Chair Ayala requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Resolution No. 257-2024, which incorporates the Planning Commission's findings and actions regarding this matter and recommend that the City Council concur with the findings of the Planning Commission, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

Chair Ayala read the City's appeal process.

11. CONSENT CALENDAR

Consent Calendar items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Calendar and considered separately by the Planning Commission.

A. Street Vacation – Portion of Charlesworth Road West of Alburdis Avenue

B. Street Vacation – Koontz Avenue South of Florence Avenue

Chair Ayala requested a motion and a second for Consent Item Nos. 9A, 9B.

It was moved by Vice Chair Mora, seconded by Commissioner Flores to approve Consent Item Nos. 9A, 9B, which passed by the following roll call vote:

Ayes: Ayala, Flores, Jimenez, and Mora

Nays: None

Absent: Carbajal

Chair Ayala read the City's appeal process.

12. ANNOUNCEMENTS

- Commissioners

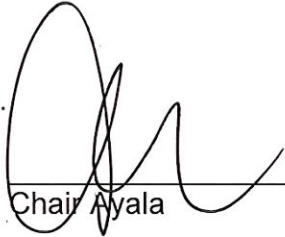
None

- Staff

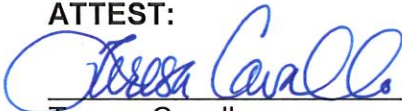
Planning Secretary Teresa Cavallo mentioned the upcoming Monday holiday that would impact the February meeting.

13. ADJOURNMENT

Chair Ayala adjourned the meeting at 7:16 p.m.


Chair Ayala

ATTEST:


Teresa Cavallo
Planning Secretary

5/13/24
Date