



APPROVED: June 10, 2024

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

June 12, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Alejandro De Leora, Planning Consultant
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 707-1

A request for a ten-year permit extension, network co-location, and the ongoing

operation and maintenance of an existing 72'-0" ft. high (mono-pine) wireless telecommunications facility and related unmanned equipment room located at 10853 Painter Avenue, within the M-2, Heavy Manufacturing, Zone.
(Virtual Site Walk on behalf of SBA Steel, LLC)

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 6.

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

Commissioner Mora asked what businesses are located near the area. Assistant Planner Claudia Jimenez answered that it is all industrial and there is no residential in that area.

Having no questions, Chair Carbajal opened the Public Hearing at 6:10 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:11 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution 234-2023 for Conditional Use Permit Case No. 707-1, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15332, Class 32
Conditional Use Permit (CUP) Case No. 835

A request for approval to establish, operate, and maintain a truck trailer storage parking lot, measuring approximately 64,534 sq. ft. (1.48 acres), located at 11720 Burke Street, within the M-2, Heavy Manufacturing, Zone. (Burke St., LLC)

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 7.

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

Commissioner Mora asked if the company was going to have regular trailers or just

container storage. Associate Planner Vince Velasco answered that it would very and subject to what their agreement would entail.

Commissioner Jimenez asked how long they would be staying in the facility and if there was a limit of how many trailers would be there. Associate Planner Vince Velasco answered that according to the applicant, no leases have been obtained, as for the amount of trailers, it subject to the number of parking stalls that are approved on the site plan.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:20 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:21 p.m. and requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Flores to approve Resolution 235-2023 for Conditional Use Permit Case No. 835, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 839

A request for the ongoing operation and maintenance and network colocation of an existing 49'-6" ft. high (monopole) wireless telecommunications facility and related unmanned equipment room located at 12717 Ann Street, within the M-2, Heavy Manufacturing, Zone. (DISH Wireless LLC)

Chair Carbajal called upon Planning Consultant Alejandro De Leora to present Item No. 8.

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

Commissioner Mora asked if it was for a 10-year extension. Planning Consultant Alejandro De Leora answered that it's considered a new conditional use permit they didn't have that requirement at the time of their approval.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:27 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:28 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Resolution 236-2023 for Conditional Use Permit Case No. 839, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32
Lot Line Adjustment (LLA) No. 2023-01
Development Plan Approval (DPA) Case No. 1003

LLA No. 2023-01: A request for approval to consolidate the two (2) existing parcels that make up the subject property, measuring ± 2.11 acres and ± 1 -acre, into a single parcel, measuring ± 3.11 acres; and

DPA Case No. 1003: A request for approval to allow the construction of a new $\pm 57,489$ sq. ft. concrete tilt-up industrial building.

The subject site is located at 13007 Telegraph Road (APN: 8011-005-013) & 10330 Greenleaf Avenue (APN: 8011-005-034), within the M-2 (Heavy Manufacturing), Zone. (Greenleaf XC, LLC)

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 9.

Deputy City Attorney Russell I. Miyahira asked Commissioner Mora to step out of the meeting for this item because his business being in this area would provide a conflict of interest.

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

Chair Carbajal asked if they would be putting in artwork in the landscaping. Associate Planner Vince Velasco let her know that the Applicant can better answer that question but currently there is no artwork being proposed.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:42 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Scott DeCaeser representing Xebec Realty, spoke for the project and thanked the Planning Commissioner for their consideration.

Having no one wishing to address the Planning Commission, Chair Carbajal inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Chair Carbajal closed the Public Hearing at 6:44 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Flores to approve Resolution 237-2023 for Lot Line Adjustment (LLA) No. 2023-1 and Development Plan Approval (DPA) Case No. 1003, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes:	Ayala, Carbajal, Flores, Jimenez
Nays:	None
Recused:	Mora

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

10. NEW BUSINESS

Park Tree Removal Appeal Decision – Resident Request for Removal of Parkway Tree at 10408 Gridley Road (Continued from the May 8th, 2023 Planning Commission Meeting)

Deputy City Attorney Russell I. Miyahira asked Commissioner Flores recuse himself from this item because of a conflict of interest.

Chair Carbajal called upon Interim Director of Public Works Yvette Kirrin to present Item No. 10.

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

Commissioner Jimenez asked if the tree was protected. Interim Director of Public Works Yvette Kirrin stated that it was not.

Commissioner Mora asked if the 1-time root destroyer is administered, is there a possibility for the roots to grow back and continue causing issues. Interim Director of Public Works Yvette Kirrin stated that absolutely that is a possibility.

Having no further questions, Chair Carbajal asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Eddie Perry, the resident, gave more information about his reasoning for the appeal and thanked the Planning Commissioner for their consideration.

Having no questions or comments, Chair Carbajal requested a motion for Item No. 10.

It was moved by Commissioner Jimenez, seconded by Commissioner Ayala, to have the tree removed at the Resident's expense which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez
Nays: Mora
Recused: Flores

11. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15305, Class 5
Lot Line Adjustment (LLA) No. 2023-02

A request for approval to consolidate the three (3) existing parcels into a single parcel, measuring approximately 8.72 acres, for the property located at 12300 Lakeland Road within the M-2-BP (Heavy Manufacturing-Buffer Parking, Zone) (Walden & Associates)

Chair Carbajal called upon Associate Planner Jimmy Wong to present Item No. 11.

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

Having no questions or comments, Chair Carbajal requested a motion to take action on Item No. 11.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala, which passed by the following roll call vote:

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

12. CONSENT ITEM

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. 782-2

A compliance review to allow the continued maintenance and operation of a mini-warehouse facility use at 13461 Rosecrans Avenue within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Simply Storage Management LLC)

Chair Carbajal requested a motion and a second for Consent Item Nos. 12A.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Consent Item Nos. 12A, which passed by the following roll call vote:

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

13. ANNOUNCEMENTS

- Commissioners

Commissioner Mora invited everyone to the Parks and Rec celebration at Los Nietos Park, July 22, and wished them all a happy Fourth of July.

Vice Chair Ayala wished everyone a happy Early Fourth of July as well. She asked for an update on the Chick-Fil-A project.

Chair Carbajal thanked the Planning Commission for having KFC open. She also asked for badges for Commissioners.

- Staff

Assistant Planner Jimmy Wong introduced the two new Planning Interns.

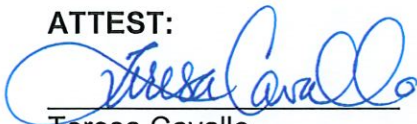
Senior Planner Cuong Nguyen gave a quick summary of the special meeting on June 22nd.

Assistant Planner Claudia Jimenez wanted to wish all of the fathers a Happy Father's day.

14. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:27 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chair Ayala

Date