



APPROVED: June 10, 2024

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

July 10, 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 Mora 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:

Kristi J. Smith, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
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
Alcohol Sales Conditional Use Permit Case No. 82

Request for approval of Alcohol Sales Conditional Use Permit Case No. 82 to allow an

alcohol beverage sales use for on-site consumption in association with an existing Japanese restaurant operating under the name of Crazy Tokyo located at 11532 Telegraph Road, within the Community Commercial-Planned Development (C-4-PD), Zone and within the Consolidated Redevelopment Project Area, and the Telegraph Corridor. (Alina Chung Rhie for Crazy Tokyo)

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 6.

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

Commissioner Mora asked if customers were allowed to purchase alcohol without purchasing food. Code Enforcement Officer Luis Collazo answered that the ABC license does not restrict that.

Having no other questions, Chair Carbajal opened the Public Hearing at 6:12 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Steve Kim representing the Owner thanked Luis Collazo and expressed how happy they are to be a new business in the City.

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 6:12 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Mora to approve Resolution 239-2023 for Alcohol Sales Conditional Use Permit Case No. 82, which passed by the following roll call vote:

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

Deputy City Attorney Kristi J. Smith read the City's appeal process.

7. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Alcohol Sales Conditional Use Permit Case No. 83

A request for approval of Alcohol Sales Conditional Use Permit Case No. 83 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at BWS Group, Inc. located at 9526 Ann Street, within the Heavy Manufacturing (M-2). (BWS Group)

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 7.

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

Having no 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 Jimenez, seconded by Vice Chair Ayala to approve Resolution 240-2023 for Alcohol Sales Conditional Use Permit Case No. 83, 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 Kristi J. Smith read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Alcohol Sales Conditional Use Permit Case No. 84

A request for approval of Alcohol Sales Conditional Use Permit Case No. 84 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing of alcoholic beverages at 21st Century Spirits, LLC, located at 12145 Mora Drive, within the Heavy Manufacturing (M-2). (21st Century Spirits, LLC)

Chair Carbajal called upon Code Enforcement Officer Luis Collazo to present Item No. 8.

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

Commissioner Jimenez asked if we would be receiving the sales tax from sales. Code Enforcement Officer Luis Collazo informed him that the business will not be selling alcohol only storing it.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:25 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 6:26 p.m. and requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Resolution 241-2023 for Alcohol Sales Conditional Use Permit Case No. 84, 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 Kristi J. Smith read the City's appeal process.

9. PUBLIC HEARING

CEQA - Analyzed in the adopted Program EIR of the 2040 General Plan
Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

Chair Carbajal called upon Assistant Director of Planning Cuong Nguyen to present Item No. 9.

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

Having no questions, Chair Carbajal opened the Public Hearing at 6:28 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Owner of Angelus Direct spoke against the project.

Stephen Wendell representing Golden Springs Development spoke in favor of the project.

Assistant Director of Planning Cuong Nguyen addressed questions and comments that were received through mail.

Having no other questions or comments, Chair Carbajal requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Ayala to continue the Targeted Zoning Ordinance to the next Special Planning Commission Meeting scheduled for Tuesday, July 25, 2023, which passed by the following roll call vote:

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

10. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 1002

A request for approval to allow the construction of a new ±104,900 sq. ft. concrete tilt-up industrial building and related improvements on property located at 13711 Freeway Drive, within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (EPD Solutions, Inc.)

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

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

Having no questions, Chair Carbajal opened the Public Hearing at 6:53 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Steve Massura, Director of Entitlements for Rexford Industrial Realty gave a quick introduction to Rexford.

Jason Baez spoke in favor of the project.

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

It was moved by Commissioner Mora, seconded by Vice Chair to approve Resolution 243-2023 for Adoption of Mitigated Negative Declaration and Development Plan Approval (DPA) Case No. 1002, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Kristi J. Smith read the City's appeal process.

11. PRESENTATION

2023 Planning and Development Department Mid-Year Update

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 11.

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

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. MINUTES

Approval of the minutes of the March 13, 2023 Planning Commission Meeting

B. CONSENT ITEM

Conditional Use Permit Case No. 629-5

A compliance review to allow the continued operation and maintenance of a public training school involving platform diving instructions for U.S. Olympic athletes at 15064 Shoemaker Avenue, in the M-2, Heavy Manufacturing, Zone.

(Amy and Andy Kwan for Pacific Diving Academy)

C. CONSENT ITEM

Conditional Use Permit Case No. 629-5

A compliance review to allow the continued, operation and maintenance of an indoor gymnastic school and indoor recreational use within an existing 6,408 square feet unit (unit 2); at 11947 Florence Avenue (APN: 8009-025-057), within the M-2-BP, Heavy Manufacturing, Buffer Parking, Zone. (Spirit Gymnastics)

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 60

A compliance review and report of Alcohol Sales Conditional Use Permit Case No. 60 to allow an alcohol beverage sales use for on-site consumption in association with a family restaurant establishment called Koya Sushi in the C-4, Community Commercial, Zone at 11227 Washington Boulevard. (Chris Bin Xu for Koya Sushi)

Chair Carbajal requested a motion and a second for Consent Item Nos. 12A, 12B, 12C, and 12D.

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

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora

Nays: None

Absent: None

13. ANNOUNCEMENTS

- Commissioners

Vice Chair Ayala requested an update on the Dave's Hot Chicken location for a future agenda item.

Chair Carbajal spoke about the Santa Fe Spring's Women's Club having their annual 19th Scholarship Foundation Fashion Show.

- Staff

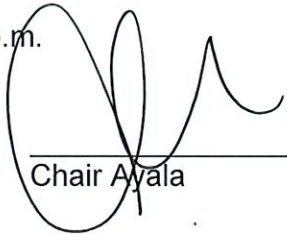
None.

14. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:15 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chair Ayala

6/10/24
Date