



APPROVED: August 12, 2024

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

July 15, 2024

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Ayala called upon Commissioner Flores 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, Deputy City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Laurel Reimer, Planning Consultant
Alejandro De Loera, Assistant Planner
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. 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.

1. MINUTES OF THE JULY 25, 2023 SPECIAL MEETING
MINUTES OF THE AUGUST 14, 2023 REGULAR MEETING
MINUTES OF THE JUNE 10, 2024 REGULAR MEETING

2. DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO. 930-4 – A TIME EXTENSION REQUEST TO CONSTRUCT A NEW ±78,417 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AT 12451 TELEGRAPH ROAD, WITHIN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES. (BRIDGELAND RESOURCES, LLC)

Chair Ayala and requested a motion and a second for Consent Item Nos 1 and 2.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Consent Item Nos. 1 and 2, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

7. PUBLIC HEARING

Conditional Use Permit Case No. 847 - A request to allow a food processing facility that includes fish and meat at 13181 Flores Street, within the M-2 Zone, and adopt a notice of exemption under CEQA Section 15301 (Existing Facilities). (Samns Group Inc.)

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to give an update on this item.

Senior Planner Vince Velasco recommended to continue this item to the August 12, 2024 Planning Commission Meeting.

Having no questions, Chair Ayala opened the Public Hearing at 6:08 p.m. Having no one wishing to address the Planning Commission, Chair Ayala inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received.

Chair Ayala requested a motion. It was moved by Commissioner Flores, seconded by Commissioner Jimenez to continue this item to the August 12, 2024 Planning Commission Meeting, which passed by the following roll call vote:

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

8. PUBLIC HEARING

To consider the proposed Zone Code Amendment to amend Part 4 (R-3, R-4, MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS) and Part 6-A (MU, MU-DT AND MU-TOD, MIXED USE ZONE DISTRICTS) within Title 15 (LAND USE), Chapter 155 (ZONING) of the Santa Fe Springs Municipal Code.

Recommendation:

Chair Ayala called upon Planning Consultant Laurel Reimer to present Item No. 8.

Planning Consultant Laurel Reimer recommended to open the public hearing but

continue this item to the August 12, 2024 Planning Commission Meeting.

Having no questions, Chair Ayala opened the Public Hearing at 6:10 p.m. Having no one from the audience wishing to address the Planning Commission, Chair Ayala inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Chair Ayala requested a motion. It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to continue this item to the August 12, 2024 Planning Commission Meeting, which passed by the following roll call vote:

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

9. PUBLIC HEARING

To consider the proposed Zoning Code Amendment to amend sections 155.062, 155.380, 155.450, 155.456, 155.460, 155.461, 155.535, and 155.637, and replace sections 155.385 through 155.404 (NONCONFORMING USES) within Title 15 (LAND USE), Chapter 155 (ZONING), of the Santa Fe Springs Municipal Code, and to amend section 157.03 within title 15 (LAND USE), Chapter 157 (WIRELESS TELECOMMUNICATIONS FACILITIES), of the Santa Fe Springs Municipal Code, and determine that the action is exempt under CEQA.

Recommendation:

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

Chair Ayala opened the Public Hearing at 6:29 p.m. Having no one from the audience wishing to address the Planning Commission, Chair Ayala inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Having no questions or comments, Chair Ayala Closed the Public Hearing at 6:30 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to adopt Resolution No. 264-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

10. PUBLIC HEARING

To consider the proposed Zone Code Amendment to amend sections 155.865 (APPEAL AND EFFECTIVE DATE) and 155.866 (CITY COUNCIL TO HEAR APPEAL) within title 15 (LAND USE), Chapter 155 (ZONING), of the Santa Fe Springs Municipal Code.

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to introduce Item No. 10.

Having no questions, Chair Ayala opened the Public Hearing at 6:32 p.m. Having no one from the audience wishing to address the Planning Commission, Chair Ayala inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Having no questions or comments, Chair Ayala Closed the Public Hearing at 6:33 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Vice Chair Mora to adopt Resolution No. 267-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

11. NEW BUSINESS

Zone Determination Case No. 2024-01 – To determine that an electronic waste recycling facility, excluding any melting, incinerating, or odorous processes, is a similar and compatible use with other similarly principally permitted uses listed within the m-1 (Light Manufacturing) Zone, and adopting a notice of exemption under CEQA section 15061(B)(3) (COMMON SENSE EXEMPTION).

Recommendation:

Chair Ayala called upon Assistant Planner Alejandro De Loera to present Item No. 11.

The Commissioners asked Assistant Planner Alejandro De Loera some clarification questions.

Chair Ayala opened the floor for public comment at 6:56 p.m.

Dennis Caserian, Whittier resident, spoke in favor of this item.

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

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to adopt Resolution No. 268-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chair Ayala read the City's appeal process.

12. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen thanked staff for their work in his absence that day.

Senior Planner Vince Velasco informed the Commissioners of the Ordinance that Community Development will be bringing to City Council July 16, 2024.

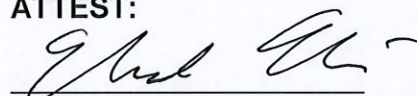
- Commissioners

The Commissioners thanked Parks and Recreation staff for hosting a great Independence Day Event and Concerts in the Park.

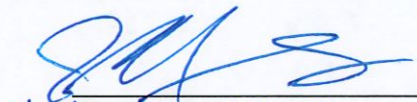
13. ADJOURNMENT

Chair Ayala adjourned the meeting at 7:05 p.m.

ATTEST:



Esmeralda Elise
Planning Commission Secretary



Vice Chair Ayala Mora

8/12/2024

Date