



APPROVED: September 09, 2024

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

August 12, 2024

1. CALL TO ORDER

Vice Chairperson Mora called the meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairperson called upon Commissioner Cervantes to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Vice Chairperson Mora
Commissioner Cervantes
Commissioner Flores
Commissioner Jimenez

Staff:

Kristi J. Smith, Deputy City Attorney
Cuong H. Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Claudia Jimenez, Associate Planner
Jimmy Wong, Associate Planner
Laurel Reimer, Planning Consultant
Esmeralda Elise, Planning Commission Secretary

Absent:

Chairperson Ayala

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 15, 2024 REGULAR MEETING

2. CONDITIONAL USE PERMIT CASE ("CUP") NO. 480-6 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811

GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE. (LEE & ASSOCIATES)

3. CONDITIONAL USE PERMIT CASE (“CUP”) NO. 828-1 – A TIME EXTENSION REQUEST RELATED TO A PREVIOUS APPROVAL FOR A NEW ±203,532 GROSS SQ. FT., 3-STORY, SELF-STORAGE FACILITY AT 13808 IMPERIAL HIGHWAY, WITHIN THE M-1-PD (LIGHT MANUFACTURING – PLANNED DEVELOPMENT) ZONE. (PUBLIC STORAGE)
4. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 838-1 INVOLVING AN OUTPATIENT COUNSELING AND SUBSTANCE USE DISORDER (SUD) TREATMENT CENTER AT 9300 SANTA FE SPRINGS ROAD, UNIT B, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (LOS ANGELES CENTER FOR ALCOHOL AND DRUG ABUSE)
5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 5 – G&M OIL COMPANY, LLC
6. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 6 – PESCADO DORADO
7. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 58 – CHEVRON STATIONS, INC.

Vice Chairperson Mora requested a motion and a second for Consent Item Nos 1, 2, 3, 4, 5, 6 and 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Consent Item Nos 1, 2, 3, 4, 5, 6 and 7, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Mora read the City's appeal process.

7. NEW BUSINESS

DISCUSS CONDITIONAL USE PERMIT CASE NO. 453, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 11a, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 11.

Recommendation:

Vice Chairperson Mora called upon Director of Community Development Cuong Nguyen to introduce this item.

The following individuals spoke:

- Dino Torres, Director of Public Safety
- Captain Reese from the Whittier Police Department
- Rick Landis, Applicant, with the Santa Fe Springs Swap Meet

- Jack Rubens, Land Use Attorney, on behalf of the Santa Fe Springs Swap Meet

Vice Chair Mora opened the floor for public comment.

The Commissioners asked follow up questions to staff and the Applicant. A discussion ensued.

Vice Chair Mora requested a motion. It was moved by Commissioner Cervantes, seconded by Commissioner Jimenez to have the City staff work with the staff at the Swap Meet to enhance security and report back, which passed by the following roll call vote:

Ayes: Cervantes, Jimenez, and Mora

Nays: Flores

Absent: Ayala

8. PUBLIC HEARING

CONDITIONAL USE PERMIT (“CUP”) CASE NO. 847 – TO ALLOW A FOOD PROCESSING FACILITY THAT INCLUDES FISH AND MEAT AT 13181 FLORES STREET, WITHIN THE M-2 ZONE (HEAVY MANUFACTURING), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (SAMNS GROUP INC.) *(CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING)*

Recommendation:

Vice Chairperson Mora called upon Associate Planner Jimmy Wong to present this item.

Vice Chair Mora asked if any of the Planning Commissioners had any questions.

Vice Chair Mora opened the Public Hearing at 7:52 p.m. and asked if the Applicant would like to address the Planning Commission.

Applicant Sung Woon Jung and his wife addressed the Planning Commissioners and provide a brief summary of his project and thanked the Planning Commissioners for their consideration.

Cindy Duff from the Laguna Niguel Association spoke.

Katelyn from La Habra spoke in favor of the project.

Vice Chairperson Mora inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Vice Chairperson Mora closed the Public Hearing at 7:56 p.m. and requested a motion. It was moved by Commissioner Jimenez, seconded by Commissioner Flores to adopt Resolution No. 265-2024, which incorporates the Planning Commission’s findings and actions regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Mora read the City's appeal process.

9. PUBLIC HEARING

TO CONSIDER THE PROPOSED ZONING 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, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA. *(CONTINUED FROM JULY 15, 2024 PLANNING COMMISSION MEETING MEETING)*

Recommendation:

Vice Chair Mora called upon Planning Consultant Laurel Reimer to present this item.

Vice Chair Mora opened the Public Hearing at 8:04 p.m.

Having no one from the audience wishing to address the Planning Commission, Vice Chair Mora inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Having no questions or comments, Vice Chair Mora closed the Public Hearing at 8:04 p.m. and requested a motion.

It was moved by Commissioner Flores, seconded by Commissioner Jimenez to adopt Resolution No. 270-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Vice Chair Mora read the City's appeal process.

10. PUBLIC HEARING

TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

Recommendation:

Staff recommended to continue this item to the September 9, 2024 Planning Commission Meeting.

Chair Ayala opened the Public Hearing at 8:05 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

Vice Chair Mora requested a motion. It was moved by Commissioner Jimenez, seconded by Commissioner Flores to continue this item to the September 9, 2024 Planning Commission Meeting, which passed by the following roll call vote:

Ayes: Cervantes, Flores, Jimenez, and Mora

Nays: None

Absent: Ayala

11. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1005 AND MODIFICATION PERMIT (“MOD”) CASE NO 1361 - TO CONSTRUCT A NEW ±19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 2’-0” ALONG FREEMAN AVENUE AND TELEGRAPH ROAD. (EPD SOLUTIONS ON BEHALF OF BRIDGELAND RESOURCES, LLC.)

Recommendation:

Vice Chair Mora called upon Associate Planner Claudia Jimenez to present Item No. 11.

The Commissioners asked Associate Planner Claudia Jimenez some clarification questions.

Vice Chair Mora opened the Public Hearing at 8:19 p.m. and asked if the Applicant would like to address the Planning Commission.

Dan Plangen on behalf of Bridgeland Resources addressed the Planning Commissioners and provided a brief summary of his project and thanked the Planning Commissioners for their consideration.

Vice Chairperson Mora inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received

Commissioner Jimenez thanked Bridgeland Resources for developing a nice property on a once vacant property.

Having no further questions or comments, Vice Chairperson Mora closed the Public Hearing at 8:19 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Cervantes to adopt Resolution No. 269-2024, which incorporates the Planning Commission’s

findings and actions regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Mora read the City's appeal process.

12. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen welcomed new Commissioner, Isabel Cervantes, gave an update on Dollar Tree opening on August 1st, and the City just opened its first temporary hydrogen facility at Tom's Truck Center.

Planning Commission Secretary Esmeralda Elise welcomed new Commissioner, Isabel Cervantes.

- Commissioners

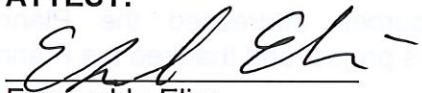
The Commissioners welcomed new Commissioner, Isabel Cervantes.

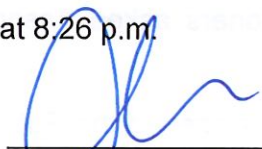
Vice Chair Mora asked for an update on downtown Santa Fe Springs.

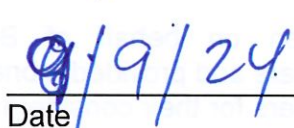
13. ADJOURNMENT

Vice Chairperson Mora adjourned the meeting at 8:26 p.m.

ATTEST:


Esmeralda Elise
Planning Commission Secretary


Chair Ayala


Date