



APPROVED: July 15, 2024

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

August 14, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:03 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:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate Planner
Rudy Lopez, Planning Intern
Claudia Jimenez, Assistant Planner

Teresa Cavallo, Planning Secretary

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. 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. 453-8

A compliance review to allow the continued operation and maintenance of a drive-in theater and swap meet operation at 13963 Alondra Boulevard, in the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone. (Newport Diversified, Inc. for Santa Fe

Springs Swap Meet)

B. CONSENT ITEM

Conditional Use Permit Case No. 787-4

A request for a time extension of Conditional Use Permit (CUP) Case No. 787 to allow the establishment, operation, and maintenance of a mini-warehouse facility on property located at 11212 Norwalk Boulevard (8025-001-014), in the M-2, Heavy Manufacturing, Zone. (InSite Property Group)

C. CONSENT ITEM

Development Plan Approval Case No. 930-3

A request for a time extension of Development Plan Approval (DPA) Case No. 930 to allow the construction of a new $\pm$ 78,800 sq. ft. concrete tilt-up industrial building located at 12451 Telegraph (APN: 8005-015-047), within the M-2, Heavy Manufacturing, Zone. (Bridgeland Resources, LLC)

Chair Carbajal requested a motion and a second for Consent Item Nos. 5A, 5B, and 5C.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Consent Item Nos. 5A, 5B, and 5C, which passed by the following roll call vote:

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

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

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1

Alcohol Sales Conditional Use Permit Case No. 85

Request for approval of Alcohol Sales Conditional Use Permit Case No. 85 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Bay Cities Packaging, located at 9206 Santa Fe Springs Road, within the Heavy Manufacturing (M-2) Zone. (Bay Cities Packaging & Design)

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 for more clarification.

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.

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 6:14 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Resolution 244-2023 for Alcohol Sales Conditional Use Permit Case No. 85, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 552-5

A request for a ten-year permit extension to allow the ongoing operation and maintenance of an existing 60'-0" ft. high wireless telecommunications facility (mono-pole) and related unmanned equipment room at 8923 Pioneer Boulevard, within the M-2, Heavy Manufacturing, Zone. (Network Conex on behalf of Crown Castle)

Chair Carbajal called upon Assistant Planner Claudia Jimenez 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 6:16 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Linda McClung on behalf of Crown Castle introduced herself and made herself available to answer any questions.

Having no one else 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 6:18 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution 245-2023 for Conditional Use Permit Case No. 552-5, 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 Russell I. Miyahira read the City's appeal process.

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 728-1

A request for a ten-year extension to allow the ongoing operation and maintenance of an unmanned wireless telecommunications facility and related equipment on, and at the base of, an existing 126'-5" – high Southern California Edison transmission tower located at 11047 Davenrich Street, within the A-1, Light Agricultural, Zone.
(T-Mobile West, LLC)

Chair Carbajal called upon Planning Intern Rudy Lopez to present Item No. 8.

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

Having no questions, Chair Carbajal opened the Public Hearing at 6:24 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Linda McClung representing T-Mobile introduced herself and made herself available to answer any questions.

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 6:25 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Flores to approve Resolution 246-2023 for Conditional Use Permit Case No. 721-1, 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 Russell I. Miyahira read the City's appeal process.

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1

Amendment to Conditional Use Permit Case No. 749

A request for approval to modify the hours of operation for a food processing use, involving vinegar at 13117 Molette Street, within the M-2, Heavy Manufacturing, Zone (Otafuku Foods, Inc.)

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 9.

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

Commissioner Flores asked how far this business is to residential. Assistant Planner Claudia Jimenez let him know that it was more than 1,000 feet and is no residential nearby.

Having no other questions, Chair Carbajal opened the Public Hearing at 6:31 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Cristiano Rios representing Otabuku Foods, Inc introduced himself and made himself available to answer any questions.

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 6:35 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Resolution No. 247-2023 for Amendment to Conditional Use Permit Case No. 749, which passed by the following roll call vote:

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

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

10. PUBLIC HEARING

CEQA - Addendum to the City's Certified Environmental Impact Report (EIR) for the General Plan and Targeted Zoning Ordinance Update (SCH# 2021050193)

Tentative Parcel Map (TPM) No. 84116

Development Plan Approval (DPA) Case No. 1000

Development Plan Approval (DPA) Case No. 1001

TPM No. 84116: A request for approval to subdivide an existing parcel (APN: 8009-023-027) into two parcels: Parcel 1 of ±3.33 acres and Parcel 2 of ±3.99 acres.

DPA Case No. 1000: A request for approval to allow the construction of a new ±69,650 sq. ft. concrete tilt-up industrial building and related improvements on the subject site (Parcel 1).

DPA Case No. 1001: A request for approval to allow the construction of a new ±75,050 sq. ft. concrete tilt-up industrial building and related improvements on the subject site (Parcel 2).

The subject site is located at 10845 Norwalk Boulevard (APN: 8009-023-27), within the M-2, Heavy Manufacturing, Zone. (Orbis Real Estate Partners)

Chair Carbajal called upon Associate Planner Vince Velasco to present Item No. 10.

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

Commissioner Flores and Commissioner Jimenez had questions for the applicant.

Chair Carbajal opened the Public Hearing at 6:54 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Grant Ross, a representative for Orbis Real Estate Partners, The Applicant, introduced himself and answered all questions.

Commissioner Flores asked how this would affect the traffic on Florence Ave. Grant Ross let him know that under the conditions of approval, they would not create more traffic.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 7:00 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Mora to approve Resolution 248-2023 for CEQA – Addendum to the City's Certified Environmental Impact Report (EIR) for the General Plan and Targeted Zoning Ordinance Update (SCH #2021050193), Tentative Parcel Map (TPM) No. 84116, Development Plan Approval (DPA) Case No. 1000 and Development Plan Approval (DPA) Case No. 1001, which passed by the following roll call vote:

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

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

11. PUBLIC COMMENT
None

12. ANNOUNCEMENTS
• Commissioners

Commissioner Mora gave an update of the Santa Fe Springs Santa Float planning.

The Commissioners congratulated Rudy Lopez on his first presentation.

Chair Carbajal gave an update about the Santa Fe Spring's Women's Club 19th annual Fashion Show.

- Staff

Assistant Director of Planning Cuong Nguyen provided an update on Lakeland and Laurel Housing, and the building on 9920 Pioneer.

13. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:08 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chair Ayala


7.15.24
Date