



APPROVED: October 14, 2024

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

September 09, 2024

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Ayala called upon Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ayala
Vice Chairperson Mora
Commissioner Cervantes
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
Esmeralda Elise, Planning Commission Secretary

Absent: Commissioner Flores

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 AUGUST 12, 2024 REGULAR MEETING
2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 41 – ANHEUSER-BUSCH, LLC
3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 749-3 INVOLVING THE OPERATION AND MAINTENANCE FOR A FOOD PROCESSING

USE, INVOLVING VINEGAR AT 13117 MOLETTE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (OTUFUKU FOODS, INC.)

Chairperson Ayala requested a motion and a second for Consent Item Nos 1, 2, and 3.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Consent Item Nos 1, 2, and 3, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

7. 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. *(CONTINUED FROM AUGUST 12, 2024 PLANNING COMMISSION MEETING)*

Recommendation:

Chair Ayala called upon Senior Planner Vince Velasco to present this item.

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

Chair Ayala conducted the Public Hearing at 6:13 p.m.

Chair Ayala closed the Public Hearing at 6:13 p.m. and requested a motion. It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to adopt Resolution No. 271-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

8. PUBLIC HEARING

CONDITIONAL USE PERMIT (“CUP”) CASE NO. 438-1 – 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 195’ LATTICE TOWER LOCATED AT 13650 BORA DRIVE WITHIN THE M-2, HEAVY – MANUFACTURING, ZONE. (TECTONIC ENGINEERING CONSULTANTS ON BEHALF OF VERIZON WIRELESS)

Recommendation:

Chair Ayala called upon Associate Planner Claudia Jimenez to present this item.

Chair Ayala opened the Public Hearing at 6:19 p.m. and asked if the Applicant would like to address the Planning Commission.

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

Having no questions or comments, Chair Ayala closed the Public Hearing at 8:19 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Vice Chair Mora to adopt Resolution No. 272-2024, which incorporates the Planning Commission’s findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

9. PUBLIC HEARING

ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 89 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT ESTABLISHMENT, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (ELEVATED RESTAURANT GROUP, LLC, DBA: DAVE’S HOT CHICKEN)

Recommendation:

Chair Ayala called upon Director of Community Development Cuong Nguyen to present this item.

The Commissioners asked Director of Community Development Cuong Nguyen some clarifying questions regarding where the alcohol would be consumed.

Chair Ayala opened the Public Hearing and asked if the Applicant would like to address the Planning Commission.

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

It was moved by Commissioner Cervantes, seconded by Commissioner Jimenez to adopt Resolution No. 273-2024, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Ayala read the City's appeal process.

10. ANNOUNCEMENTS

- Staff

Director of Community Development Cuong Nguyen informed the Commissioners of the Town Hall meeting happening Thursday at 6 p.m. at the Gus Velasco Neighborhood Center regarding Measure SFS and provided them on update on the Santa Fe Springs Swap Meet.

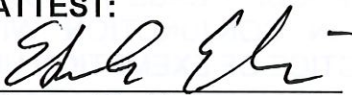
- Commissioners

Chair Ayala welcomed new Commissioner, Isabel Cervantes.

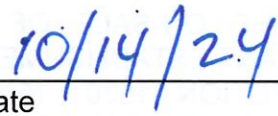
11. ADJOURNMENT

Chair Ayala adjourned the meeting at 6:31 p.m.

ATTEST:


Esmeralda Elise
Planning Commission Secretary


Chair Ayala


Date