



APPROVED: May 13, 2024

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

November 13, 2023

1. CALL TO ORDER

Chair Carbajal called the meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Carbajal called upon Commissioner Jimenez 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
Alejandro De Loera, Planning Consultant
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

Public Hearing (Continued from September 11, 2023)
Zone Determination ("ZD") Case No. 2023-01

To determine that a battery energy storage system with direct connection to a public

utility grid is a similar and compatible use with other similarly principally permitted uses listed in the M-L, limited manufacturing, zone, and adopting a notice of exemption under CEQA section 15061 (B)(3) (Common sense exemption). (Gridstor LLC)

Recommendation:

Chair Carbajal called upon Planning Consultant Alejandro De Leora to present Item No. 6.

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

Having no questions, Chair Carbajal opened the Public Hearing at 6:14 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Jackson McNeill, Land Use Attorney with Elkin's Call representing Bridgeland Resources spoke against it.

Justin Trujillo, Land Use Attorney with Elkin's Call representing Bridgeland Resources spoke against it.

Ernest Guadiana, Land Use Attorney with Elkin's Call representing Bridgeland Resources as well as the owner of several properties surrounding and in the vicinity of Gridstor's proposed project, spoke against it.

Philip Abish, attorney with the law firm Reed Smith representing Gridstor spoke in favor of the zone determination.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 6:35 p.m.

It was moved by Commissioner Jimenez, seconded by Chair Carbajal to approve Resolution 250-2023 for Zone Determination Case No. 2023-1, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 86 and adoption of Resolution No. 251-2023: A request to allow the operation and maintenance of the storage, wholesale sales, and distribution of alcohol beverages.

Recommendation:

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 6:46 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 questions or comments, Chair Carbajal closed the Public Hearing at 6:48 p.m.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Alcohol Conditional Use Permit Case No. 86, 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.

8. PUBLIC HEARING

Zone Text Amendment – Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)- Resolution No. 252-2023

Public hearing to consider the proposed zone test amendments to ensure that the City's Zoning Ordinance is aligned with the State's Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) statutes.

Recommendation:

Chair Carbajal called upon Associate Planner Jimmy Wong to present Item No. 8.

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

Commissioner Jimenez asked what are the current parking requirement. Associate Planner Jimmy Wong responded that if the resident is within a half a mile distance from a Transit spot, they are not required to place the parking.

Commissioner Flores asked if with the increased square footage of the ADUs would the lot coverage change or stay the same. Associate Planner Jimmy Wong responded that the lot coverage would remain the same.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:58 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Garland Woodsong, the consultant spoke about the ADU program.

Commissioner Mora asked if we would notify anyone with unpermitted ADUs that they have the ability to call and have the City come out and bring everything to code. Garland Woodsong, the consultant responded that we do not know who has unpermitted ADUs, we would just put the word out to the public.

Having no further questions or comments, Chair Carbajal closed the Public Hearing at 7:14 p.m.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to adopt Resolution No. 252-2023, and the recommendations regarding this entitlement; and Recommend that the City Council approve and adopt Ordinance No. 1134 to effectuate the proposed amendments to the text of the City's Zoning Ordinance, which passed by the following roll call vote:

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

9. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue

Item was moved to the December Planning Commission meeting.

10. 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

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 57 – Chipotle Grill

B. CONSENT ITEM

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 31 – Fantis Foods California, Inc.

C. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 542-5

A Compliance Review of a church use at 12227 Florence Avenue, within the M-2-PD, Heavy Manufacturing – Planned Development, Zone. (Calvary Chapel Santa Fe Springs)

D. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 730-3

A Compliance Review to allow the continued operation and maintenance of a

residential-treatment facility located at 11121 Bloomfield Avenue, within the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LA CADA)

E. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 775-3

A Compliance Review of a direct transfer facility at 12739 Lakeland Road, within the M-2, Heavy Manufacturing, Zone. (CR & R, INC.)

F. CONSENT ITEM

Conditional Use Permit ("CUP") Case No. 797-2

A Compliance Review of an indoor badminton facility at 11323 Shoemaker Avenue, within the M-1-PD, Light Manufacturing – Planned Development, Zone. (SFS Badminton Club)

Chair Carbajal requested a motion and a second for Consent Item Nos. 10A, 10B, 10C, 10D, 10E.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Consent Item Nos. 10A, 10B, 10C, 10D, 10E. 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. ANNOUNCEMENTS

- Commissioners

Vice Chair Ayala wanted to congratulate the Santa Fe High School football team and wish them luck in the playoffs.

Commissioner Mora wanted to wish everyone a Merry Christmas and reminded everyone that the Santa Float will be going out the first week of December.

Commissioner Jimenez would also like to congratulate the Santa Fe High School football team and wish them luck.

Chair Ayala gave a brief summary about the Porto's with the Planners event and wishes to see more social media coverage on this event in the future, and gave feedback about the grant program. She also thanked Director of Planning, Wayne M. Morrell for supporting the Woman's Club. She enjoyed the Fiestas Octubre event and wished everyone a Happy Thanksgiving.

- Staff

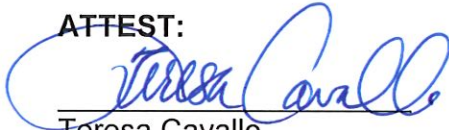
Assistant Director of Planning Cuong Nguyen gave a brief summary about the first

annual, Porto's with the Planners event that happened October 30 in honor of National Community Planning Month. He also gave an update on Lakeland and Laurel Housing Development, Koontz Site Development, Greenstone Industrial Development, and the Secure Self-Storage Development.

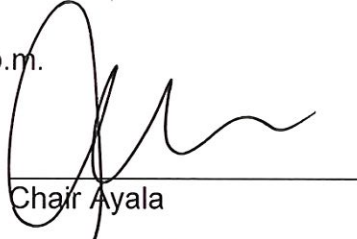
12. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:30 p.m.

ATTEST:



Teresa Cavallo
Planning Secretary


Chair Ayala

5/13/24
Date