



APPROVED: June 10, 2024

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

December 18, 2023

1. **CALL TO ORDER**

Chair Carbajal called the meeting to order at 6:09 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:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Senior Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. **EX PARTE COMMUNICATIONS**

None

5. **PRESENTATION**

Citywide Photo Contest – Planning Commission Selections

Recommendation:

- Review all photo entries; and
- Select the top photo entry from each of the three categories based on originality and how well each image, within their respective category, captures the vibrancy, vitality, and livability of the City.

Chair Carbajal called upon Associate Planner Jimmy Wong to provide a presentation regarding Item No. 5.

After the Planning Commissioners votes were tallied, Associate Planner Jimmy Wong announced the top three winners.

6. PUBLIC COMMENT
None

7. PUBLIC HEARING
Public Hearing for Alcohol Sales Conditional Use Permit Case No. 87 and adoption for Resolution No. 253-2023: A request to allow the operation and maintenance for the storage, whole sales, and distribution of alcohol beverages.

Recommendation:

Chair Carbajal called upon Assistant Director of Police Services Michelle Norwood to present Item No. 7.

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

Commissioner Mora asked to confirm that alcohol sales would be to retailers and not open to the public. Assistant Director of Police Services Michelle Norwood confirmed it would not be open to the public.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:20 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 6:21 p.m.

It was moved by Commissioner Mora, seconded by Vice Chair Ayala to approve Resolution 253-2023 for Alcohol Sales Conditional Use Permit Case No. 87, which passed by the following roll call vote:

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

7. PUBLIC HEARING
Lot Line Adjustment ("LLA") NO. 2023-02, DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO. 1004, AND CONDITIONAL USE PERMIT ("CUP") CASE NO. 841 – TO ALLOW THE CONSOLIDATION OF THE TWO (2) EXISTING PARCELS THAT MAKE UP THE SUBJECT PROPERTY, MEASURING ±1.43 ACRES AND ±0.74 ACRES, INTO A SINGLE PARCEL, MEASURING ±2.17 ACRES, TO ALLOW THE CONSTRUCTION OF A NEW ±2,899 SQ. FT. DRIVE-THROUGH RESTAURANT

AND ASSOCIATED IMPROVEMENTS, AND TO ALLOW FOR THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A NEW ±2,899 SQ. FT. DRIVE-THROUGH RESTAURANT USE AT 12607 AND 12623 IMPERIAL HIGHWAY, WITHIN THE MU-TOD, MIXED-USE – TRANSIT-ORIENTED DEVELOPMENT, ZONE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA SECTION 15302 (REPLACEMENT OR RECONSTRUCTION) (JAY HIGGINS ON BEHALF OF RAISING CANE'S)

Recommendation:

Chair Carbajal called upon Senior Planner Vince Velasco to present Item No. 7.

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

A discussion ensued regarding the No Left Turn signals that would be proposed.

Commissioner Flores asked to see an illustration of how the drive thru lanes would look.

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.

Jay Higgins, on Behalf of Raising Canes, introduced himself to the Planning Commissioners and thanked them for their time. He addressed parking lot concerns.

The following people spoke in favor of the project.

- John Ramirez
- Lisa Salas
- Jeanie Corrato
- Tony Corrato
- Katrina Weston
- Oscar Weston
- Lava Bavermen, spoke in favor of the project.
- Whittier resident, Jeff
- Joe Leyva
- Commissioner Mora

Vice Chair Ayala asked how they would affect and work with the community. Jay Higgins, on Behalf of Raising Canes let him know that each Cane's has their own budget to spend on a whatever community projects come their way; that being youth sports and pet welfare.

Having no other questions or comments, Chair Carbajal closed the Public Hearing at 7:04 p.m.

It was moved by Vice Chair Ayala, seconded by Commissioner Jimenez to approve Resolution No. 254-2023 for Lot Line Adjustment No. 2023-02, Development Plan

Approval Case No. 1004, and Conditional Use Permit Case No.841, and the proposed conditions, 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. 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

MINUTES OF THE APRIL 10, 2023 REGULAR PLANNING COMMISSION MEETING

B. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 194-11 - A COMPLIANCE REVIEW OF A CONTRACTOR'S STORAGE YARD OF VACUUM TRUCKS FOR A SEPTIC TANK CLEANING BUSINESS AT 14018 CARMENITA ROAD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE. (ROBERTS LIQUID DISPOSAL)

C. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 497-6 - A COMPLIANCE REVIEW OF A METAL RECLAMATION AND PRODUCT MANUFACTURING USE AT 15611 RESIN PLACE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (HERAEUS PRECIOUS METALS NORTH AMERICA, LLC)

D. CONSENT ITEM

CONDITIONAL USE PERMIT ("CUP") CASE NO. 803-2 - A COMPLIANCE REVIEW OF A GYMNASTICS STUDIO AT 10829 SHOEMAKER AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (MAJESTIC GYMNASTICS)

Chair Carbajal requested a motion and a second for Consent Item Nos. 8A, 8B, 8C, and 8D.

It was moved by Commissioner Flores, seconded by Commissioner Mora to approve Consent Item Nos. 8A, 8B, 8C, and 8D. 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.

9. ANNOUNCEMENTS

- Commissioners

All of the Commissioners wished everyone a Merry Christmas and Happy New Year.

- Staff

Associate Planner Jimmy Wong wished everyone a Happy Holiday.

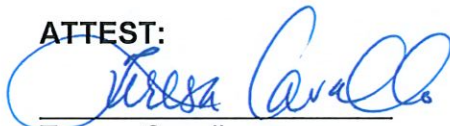
Senior Planner Vince Velasco announced that the Chick Fil A is now open and also wished everyone a Happy New Year.

Director of Planning Wayne Morrell thanked Senior Planner Vince Velasco on the amazing work he did on his presentation.

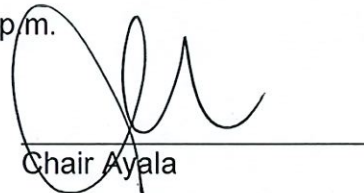
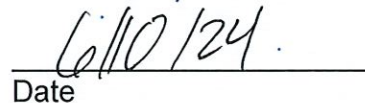
10. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:18 p.m.

ATTEST:



Teresa Cavallo
Planning Secretary


Chair Ayala
Date