



APPROVED: 11-14-2016

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

October 17, 2016

1. **CALL TO ORDER**

Chair Arnold called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chair Arnold called upon Commissioner Mora to lead the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda – arrived at 6:40 p.m.
Commissioner Mora
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern
Jessica Jimenez, Planning Intern

Members absent:

None

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the September 12, 2016 Regular Planning Commission

Recommendation: That the Planning Commission approve the minutes as submitted.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes as submitted, by the following vote noting the absence of Commissioner Aranda:

Ayes: Mora, Ybarra, Jimenez, and Arnold

Nayes: None

PUBLIC HEARINGS

6. Conditional Use Permit Case No. 775 and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 775 and, thereafter, close the Public Hearing; and
- Find that the proposed direct transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (CUP 775); and
- Approve CUP Case No. 775, subject to a compliance review in one (1) year, until October 17, 2017, and subject to the conditions of approval as contained within this staff report.

Chair Arnold opened the Public Hearing at 6:04 p.m. Both representatives of CR&R John McNamara and Dan Stepanian spoke on this matter. Chair Arnold closed the Public Hearing at 6:28 p.m. It was moved by Commissioner Ybarra, seconded by Commissioner Mora, to approve Item No. 6, by the following vote noting the absence of Commissioner Aranda:

Ayes: Mora, Ybarra, Jimenez and Arnold

Nayes: None

7. Development Plan Approval Case No. 919 & Conditional Use Permit Case No. 776

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 919 and Conditional Use Permit Case No. 776 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's proposed project meets the criteria for "Accessory

within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Aranda to approve Item Nos. 8A and 8B by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez and Arnold

Nays: None

ANNOUNCEMENTS

9. The following announcements were made:

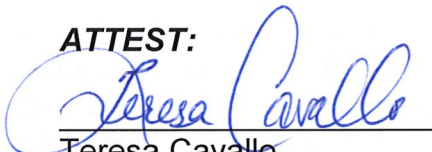
Staff made the following announcements:

- Senior Planner Cuong Nguyen introduced and congratulated Planning Intern Jessica Jimenez for her recent job offer for Assistant Planner for the City of South Gate. He also invited the Planning Commissioners to the Smart Gardening Workshop. Cuong also announced the new restaurants that are scheduled to open in the City.

ADJOURNMENT

10. Chair Arnold adjourned the meeting at 6:50 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Gabriel Jimenez
Vice Chairperson

11-14-16
Date

- Structures” pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15311-Class 11 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Development Plan Approval Case No. 919 and Conditional Use Permit Case No. 776, subject to the conditions of approval as contained with the Staff Report.

Chair Arnold opened the Public Hearing at 6:29 p.m. No public comments were received. Chair Arnold closed the Public Hearing at 6:44 p.m. It was moved by Chair Arnold to approve Item No. 7 with Condition No. 22 being modified with specific wording, seconded by Commissioner Ybarra to approve Item No. 6, by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez and Arnold
Nays: None

CONSENT ITEMS

8. 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

Development Plan Approval Case No. 866-1

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Development Plan Approval Case No. 866-1, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City’s General Plan.
- Approve a one (1) year time extension of Development Plan Approval Case No. 866, until October 17, 2017, subject to the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 767-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of recycling facility involving electronics, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City’s General Plan.
- Require that Conditional Use Permit Case No. 767, be subject to a compliance review in five (5) years, on or before, October 17, 2021, to ensure that the recycling facility involving electronics (e-waste) is still operating in strict compliance with the conditions of approval as contained