



APPROVED: December 12, 2016

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

November 14, 2016

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Vice Chairperson Jimenez
Commissioner Mora
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern

Members absent:

Chairperson Arnold
Commissioner Aranda

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the October 17, 2016 Adjourned 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:

Ayes: Mora, Ybarra, and Jimenez

Nays: None

Absent: Arnold and Aranda

PUBLIC HEARINGS

6. ZONING TEXT AMENDMENT – Firearms Sales in the M-2 Zone

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Firearms Sales in the M-2 Zone (Ordinance No. 1077), and thereafter close the Public Hearing; and
- Find that the addition of conditionally permitted firearms sales in the M-2 zone, with proposed limitations, would be consistent with the purpose as described within the Zoning Regulations for the M-2 zone and, thus, also similar to and compatible with the current uses listed as permitted and conditionally permitted uses; and
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project; and
- Adopt Resolution No. 59-2016, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1077, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

Vice Chair Jimenez opened the Public Hearing at 6:06 p.m. Business owners Paula Eagleman and Emmitt Cassady spoke on this matter. Vice Chair Jimenez closed the Public Hearing at 6:21 p.m. It was moved to approve Item Nos. 2 – 6 of the Zoning Text Amendment by Commissioner Ybarra, seconded by Commissioner Mora, which passed by the following vote:

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

7. Development Plan Approval (DPA) Case No. 920

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval (DPA) Case No. 920, and thereafter, close the Public Hearing; and
- Find that the proposed exterior façade and appurtenant improvements, 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 §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-

- exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Development Plan Approval Case No. 920, subject to the conditions of approval as contained with this staff report.

Vice Chair Jimenez opened the Public Hearing at 6:22 p.m. The following La Mirada residents: Elaine Reed, Gilbert Alvarado and, Rudy Avila, spoke against this matter citing parking issues, traffic accidents, and various concerns. Representative Yumi Kim on behalf of applicant McDonald's addressed the residents' concerns and indicated that she would be taking them to corporate management so that they are aware that these issues are affecting good neighbor relations. Vice Chair Jimenez closed the Public Hearing at 6:42 p.m. Commissioner Ybarra moved to approve Item Nos. 2 - 5 of Development Plan Approval Case No. 920 without modifications to the current CUP, it was seconded by Commissioner Mora, which passed by the following vote:

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

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

Alcohol Sales Conditional Use Permit Case No. 56

Recommendation: That the Planning Commission:

- Based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before November 14, 2021, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Conditional Use Permit Case No. 756-2

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 756, 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 Conditional Use Permit Case No. 756, until November 14, 2017, subject to the original conditions of approval as contained within this staff report.

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

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Ybarra wished everyone a Happy Thanksgiving.
- Commissioner Mora invited everyone to the City's Tree Lighting event on December 3rd.

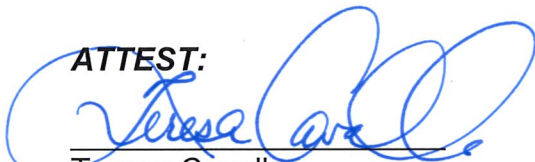
Staff made the following announcements:

- Luis Collazo provided an update on the Crossroads Bar CUP revocation.

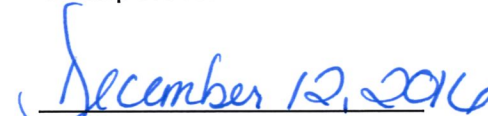
ADJOURNMENT

10. Vice Chair Jimenez adjourned the meeting at 6:58 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ken Arnold
Chairperson


December 12, 2016
Date