



APPROVED: September 11, 2017

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

August 14, 2017

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Commissioner Arnold called upon Commissioner Ybarra to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Commissioner Arnold
Commissioner Mora
Commissioner Ybarra

Staff:

Richard L. Adams II, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant

Members absent:

Chairperson Jimenez
Vice Chairperson Aranda

4. ORAL COMMUNICATIONS

No speakers.

5. MINUTES

Approval of the minutes of the June 12, 2017 and July 10, 2017 Planning Commission meetings

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes of June 12, 2017, as submitted and approved the minutes of July 10, 2017, with a correction, by the following vote:

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

PUBLIC HEARINGS

PUBLIC HEARING

6. General Rule Exemption – CEQA Guidelines § 15061 (b)(3)
Zoning Text Amendment – Mini-warehouses Ordinance No. 1089

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1089, and thereafter close the Public Hearing.
- Find that the proposed amendment to the text of the City's Zoning Regulations relating to mini-warehouses is consistent with the purpose as describe within the Zoning Regulation.
- Find that the proposed amendment to the text of the City's Zoning Regulations relating to mini-warehouses is in compliance with the City's General Plan.
- Find that the proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(3) (the activity can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the adoption of this ordinance will have no physical changes to the environment.
- Adopt Resolution No. 63-2017, which incorporates the Commission's findings and recommendation regarding this matter.
- Recommend that the City Council approve and adopt Ordinance No. 1089, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

Commissioner Arnold opened the Public Hearing at 6:05 p.m. and called upon Planning Consultant Jimmy Wong to present Zoning Text Amendment – Ordinance 1089 before the Planning Commission.

Commissioner Mora inquired about the need for the amendment to the City's Zoning Code and if a new facility was coming into the City. Planning Consultant Jimmy Wong replied that a business was coming into the City and required the change within the City's Zoning Code to allow the business to move forward with their project.

Commissioner Arnold elaborated on the definition of mini-warehouses and inquired how and where would storage containers be stored within the properties identified under this definition.

A discussion ensued regarding POD's and storage containers within the City's Zoning Code.

Having no one wishing to speak on this matter, Commissioner Arnold closed the Public Hearing at 6:19 p.m. and requested a motion on this matter. It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Zoning Text Amendment – Mini-warehouses Ordinance No. 1089, and the recommendations

regarding this matter, which passed by the following vote:

Ayes: Arnold, Mora, and Ybarra
Nayes: None
Absent: Aranda and Jimenez

At this time, Director of Planning Wayne Morrell introduced the new Assistant City Attorney Richard L. Adams, II. Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

PUBLIC HEARING

7. General Rule Exemption - CEQA Guidelines §15061(b)(3)
Zoning Text Amendment – Wireless Telecommunications Facilities
Ordinance No. 1090

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1090 and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Land Use Regulations are consistent with the City's General Plan; and
- Find that the proposed Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), per Section 15061(b)(3) of the CEQA Guidelines; and
- Recommend that the City Council adopt Ordinance No. 1090, to effectuate the proposed zoning text amendments to the FOZ, Freeway Overlay Zone of the City's Zoning Regulations and add Chapter 157 to Title 15 (Land Usage) of the City's Municipal Code, to establish a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas of the city; and
- Adopt Resolution No. 64-2017, which incorporates the Commission's findings and recommendation regarding this matter.

Commissioner Arnold opened the Public Hearing at 6:21 p.m. and called upon Planning Consultant Laurel Reimer to present Zoning Text Amendment – Ordinance 1090 before the Planning Commission.

Having no one wishing to speak on this matter, Commissioner Arnold closed the Public Hearing at 6:47 p.m. and requested a motion on this matter. It was moved by Commissioner Mora, seconded by Commissioner Ybarra to approve Zoning Text Amendment – Wireless Telecommunications Ordinance No. 1090, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Arnold, Mora, and Ybarra
Nayes: None
Absent: Aranda and Jimenez

Assistant City Attorney Richard L. Adams, II read the City's appeal process to inform the Planning Commission and public.

CONSENT ITEMS

8. CONSENT ITEM

A. Alcohol Sales Conditional Use Permit Case No. 66

Recommendation: That the Planning Commission:

- Staff recommends that the Planning Commission extend the time to present a compliance review no later than May 3, 2018.

B. Alcohol Sales Conditional Use Permit Case No. 68

Recommendation: That the Planning Commission:

- Staff recommends that the Planning Commission extend the time to present a compliance review to one-year from the date that the Applicant obtains a completed final building permit.

C. Conditional Use Permit Case No. 730-2

Recommendation: That the Planning Commission:

- Require that Conditional Use Permit Case No. 730, be subject to a compliance review in five (5) years, on or before, August 14, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Consent Item Nos. 8A,8B, and 8C and the recommendations regarding these items, which passed by the following vote:

Ayes: Arnold, Mora, and Ybarra

Nays: None

Absent: Aranda and Jimenez

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Ybarra inquired about the lights at Lake Center Park being left on until 10:00 p.m.
- Commissioner Arnold welcomed Mr. Adams and looks forward to working with him.

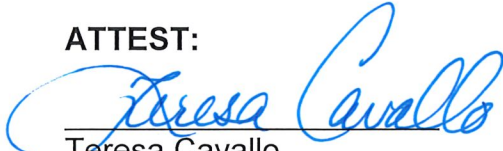
Staff made the following announcements:

- None.

10. ADJOURNMENT

Commissioner Arnold adjourned the meeting at 6:53 p.m.

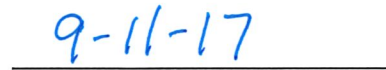
ATTEST:



Teresa Cavallo
Planning Secretary



Gabriel Jimenez
Chairperson



Date

