



APPROVED: December 11, 2017

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

November 13, 2017

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Arnold
Commissioner Mora

Staff:

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

Members absent:

Commissioner Ybarra

4. ORAL COMMUNICATIONS

No speakers.

MINUTES

- 5. a. Approval of the minutes of the September 11, 2017 Planning Commission meeting**
- b. Approval of the minutes of the October 9, 2017 Planning Commission meeting**

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve the minutes of the September 11, 2017 and October 9, 2017 Planning Commission meetings, as submitted which passed by the following vote:

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

At the request of the Director of Public Works Noe Negrete, Item 11 was heard first.

NEW BUSINESS

11. NEW BUSINESS

Parkway Tree Removal Appeal Decision

Recommendation: That the Planning Commission:

- Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 11418 Quinn Street; and
- Deny the property owner at 11418 Quinn Street a permit to remove the parkway tree at their own expense.

Chairperson Jimenez called upon Director of Public Works Noe Negrete who presented Item No. 11 before the Planning Commission. No one was present on behalf of the applicant.

Commissioner Mora inquired about signs of breakage to the resident's planter. Director of Public Works Noe Negrete replied that there were no signs of any breakage to the planter and if there would have been signs of any breakage the City would have referred the resident to file a claim with the City Clerk's office for damages.

Vice Chairperson Aranda inquired about the pipe broken under the home as mentioned in the appeal application. Director of Public Works Noe Negrete replied that further evidence was requested; however, none has been provided to date regarding the broken pipe.

Commissioner Arnold inquired about a sidewalk and/or parkway in the area and was concerned about the width available to install such. Director of Public Works Noe Negrete replied that the City always reserves the right to install a sidewalk at any time; however, at this time the City is not advocating to install one. If the City would decide to install a sidewalk, the City would have to evaluate the tree to grind the roots without damaging the tree. Mr. Negrete further stated that per ADA standards the sidewalk width is 3 ft. which would fit between the tree and residential fence.

Chairperson Jimenez inquired about the utility pool located on the corner of the public-right-away and how that would affect a sidewalk. Director of Public Works Noe Negrete replied that there should be at least three feet to install a sidewalk.

Having no further questions or comments, Chairperson Jimenez requested a motion and

second on Item No. 11.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Mora to approve the Parkway Tree Removal Appeal Decision, and the recommendations regarding this matter, which passed by the following vote:

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

PUBLIC HEARING

6. Alcohol Sales Conditional Use Permit Case No. 73

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 73, and thereafter close the Public Hearing;
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law;
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 73 subject to the conditions of approval contained within this report.

Chairperson Jimenez called upon Code Enforcement Officer Luis Collazo to present Item No. 6 before the Planning Commission.

Chair Jimenez opened the Public Hearing at 6:22 p.m. and requested if anyone wished to speak on this matter. There were no public comments received.

Chairperson Jimenez closed the Public Hearing at 6:23 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Aranda to approve Alcohol Sales Conditional Use Permit Case No. 73, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

7. CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies) Revocation of Conditional Use Permit Case No. 667

Recommendation: That the Planning Commission:

- Find that the unmanned wireless telecommunication facility, for which Conditional Use Permit Case No. 667 granted, has ceased to exist. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 667 complies with the requirements and provisions under section 155.811(D).
- Revoke and nullify Conditional Use Permit Case No. 667.

Chairperson Jimenez called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission.

Vice Chairperson Aranda inquired about property ownership and who is responsible for restoring the site to its original condition. Senior Planner Cuong Nguyen replied that via a demolition permit the site would be restored to its original condition.

Chairperson Jimenez opened the Public Hearing at 6:25 p.m. and requested if anyone wished to speak on this matter. There were no public comments received.

Chairperson Jimenez closed the Public Hearing at 6:27 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Mora, seconded by Commissioner Arnold to approve Revocation of Conditional Use Permit Case No. 667, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

8. Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 925 and Conditional Use Permit Case No. 780 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
- 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 (DPA 925 & CUP 780); and
- Approve Development Plan Approval Case No. 925 and Conditional Use Permit Case No. 780, subject to the conditions of approval as contained with the Staff Report.

Chairperson Jimenez called upon Planning Consultant Laurel Reimer to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the applicant was Ryan Off and Doug Off, members of the Ojai Oil Company – Golden State Storage Management Team

Vice Chairperson Aranda inquired if the City has a condition that prevents someone from storing or working on their vehicle within such a use. Planning Consultant Laurel Reimer replied that the City updated the Zoning Code that prohibits the storage and maintenance of vehicles.

Chairperson Jimenez opened the Public Hearing at 6:40 p.m. and requested if anyone wished to speak on this matter.

Ryan Off from Ojai Oil Company - Golden State Storage came forward before the Planning Commission indicated that they are hoping to demolish the facility by May or June 2018 to begin construction with a completion date of January through June 2019.

Having no further comments or questions, Chairperson Jimenez closed the Public Hearing at 6:42 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Mora, seconded by Commissioner Arnold to approve Development Plan Approval Case No. 925 & Conditional Use Permit Case No. 780, and the recommendations regarding this matter, which passed by the following vote:

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

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

PUBLIC HEARING

9. Adoption of Mitigated Negative Declaration
Development Plan Approval Case No. 927 & Conditional Use Permit Case No. 782

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 927 and Conditional Use Permit Case No. 782, 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;
- Find and determine that the proposed project, together with the provision for its design and improvement is consistent with the Zoning Regulations and the City's

- General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the City's 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
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (DPA 927 & CUP 782); and
- Approve Development Plan Approval Case No. 927 and Conditional Use Permit Case No. 782, subject to the conditions of approval as contained within the staff report.

*** SEE ITEM NO. 10 ***

PUBLIC HEARING

10. Categorically Exempt – CEQA Guideline Section 15315 - Class 15 Tentative Parcel Map No. 78229

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78229 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find that Tentative Parcel Map No. 78229, together with the provision for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 78229 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 78229, subject to the conditions of approval as stated in the report.

Chairperson Jimenez called upon Planning Consultant Jimmy Wong to present Item Nos. 9 and 10 before the Planning Commission. Present in the audience on behalf of the applicant was Vice President of Development Brandon Dickens of Simply Self Storage.

Vice Chairperson Aranda inquired about the truck route once construction commences via Rosecrans onto the I-5 freeway. Director of Planning Wayne Morrell replied that per Caltrans plans access onto Rosecrans should be available.

Commissioner Arnold inquired about the traffic flow along Rosecrans and Carmenita. Commissioner Arnold further inquired if the Environmental Impact Report took into consideration the projects that were recently approved along the corner of Rosecrans and Carmenita. Commissioner Arnold commented that the City has a responsibility to consider what the City is adding to the traffic onto those streets we have located within our City.

Director of Planning Wayne Morrell wanted to clarify that an Environmental Impact Report

was not completed for this project, that only an Initial Study and a Mitigated Negative Declaration were completed for this project. Mr. Morrell further stated that in preparation of the traffic study, typically what is required the applicant would contact the City's Traffic Engineer Tom Lopez and the Planning Department would provide the applicant with a list of all the projects that have been approved within the surrounding area so that it is incorporated into the environmental document and traffic study.

Chairperson Jimenez opened the Public Hearing at 6:57 p.m. and requested if anyone wished to speak on this matter.

Mr. Josh Patterson of A-American Storage came forward before the Planning Commission and requested that a full environmental impact report be conducted since traffic is very bad, especially during rush hour, which makes it difficult for his tenants to enter and exit his facility. Mr. Patterson indicated that in the surrounding area there are thirteen (13) self-storage facilities and none of those have RV storage. This project should consider RV storage for this project since there is a need.

Mr. Pat Nyland of Santa Fe Self Storage came forward before the Planning Commission and reiterated that the flow of traffic in that area is extremely bad especially during rush hour and the need for RV Storage. Mr. Nyland indicated that with the upcoming Stage Road Bridge project traffic is going to be further impacted.

The applicant, Brandon Dickens approached the Planning Commission to speak on behalf of his project. Mr. Dickens indicated that he understands the traffic concerns and that he and staff did not take this traffic issue lightly. Mr. Dickens further commented that there is a demand for self-storage and this project will have all interior, climate controlled units, as well as video cameras, etc. and will be good neighbors.

Ms. Tracy Zinn, Environmental Consultant from T & B Planning, for the project came forward before the Planning Commission and replied to Mr. Patterson's request for a full environmental impact report by indicating that even if a full environmental impact report was required the same traffic analysis that was completed would be a part of the environmental impact report as an appendix and no new information would be provided to the City for decision making. Ms. Zinn also indicated that the two projects along Rosecrans were considered for the traffic analysis and the maximum trip generation for this project would be 20 trips during the pm peak hour. The City has placed a condition that the applicant pay for traffic signal improvements that would help with the traffic on this road. Ms. Zinn further stated that there is no connection between this project and the bridge project that was brought up by Mr. Nyland.

Director of Planning Wayne Morrell commented that although, T & B Planning prepared the environmental document, the City vets these projects through an independent environmental consultant and based upon their opinion and expertise decide if an Environmental Impact Report, Initial Study and/or Mitigated Negative Declaration is required.

Having no further questions or comments, Chairperson Jimenez closed the Public Hearing at 7:13 p.m. and requested a motion on first Item No. 10 then on No. 9.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Mora to approve Tentative Parcel Map No. 78229, and the recommendations regarding this matter, which passed by the following vote:

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

It was moved by Vice Chairperson Aranda, seconded by Commissioner Mora to approve Development Plan Approval Case No. 927 & Conditional Use Permit Case No. 782, and the recommendations regarding this matter, which passed by the following vote:

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

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

CONSENT ITEMS

12. CONSENT ITEMS

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No. 12

Recommendation: That the Planning Commission:

Find that the subject use is in compliance with all of the conditions of approval as set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 20 and Entertainment Conditional Use Permit Case No.12, and request that this matter be brought back before November 13, 2022, 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

Alcohol Sales Conditional Use Permit Case No. 23

Recommendation: That the Planning Commission:

Find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 23, and request that this matter be brought back before November 13, 2022, 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.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

Recommendation: That the Planning Commission:

Find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 40, and request that this matter be brought back before November 13, 2022, 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.

D. CONSENT ITEM

Conditional Use Permit Case No. 542-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a church use, 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. 542, be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

E. CONSENT ITEM

Conditional Use Permit Case No. 646-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a church use, 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. 646, be subject to a compliance review in five (5) years, on or before, November 13, 2022, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

F. CONSENT ITEM

Conditional Use Permit Case No. 664-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an unmanned wireless telecommunication facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area; and
- Require that extension of Conditional Use Permit Case No. 664-1 be subject to reconsideration in ten (10) years, on or before November 13, 2027, to ensure the use is consistent with the wireless ordinance and operating in strict compliance with the conditions of approval as contained within this report.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve

Consent Item Nos. 12A-12F and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

13. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Mora invited everyone to the City's Tree Lighting event on December 2, 2017.
- Commissioner Arnold announced that he will be receiving the Santa Fe Springs Residential Citizen of the Year on Thursday, November 16, 2017.

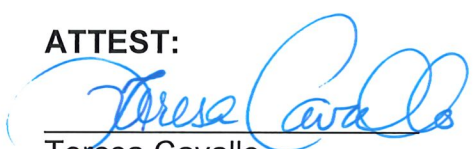
Staff made the following announcements:

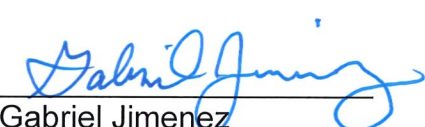
- Planning staff wished everyone a Happy Thanksgiving.
- Director of Planning Wayne Morrell welcomed the members of City of Commerce Planning Commission, Vice Chairperson Kevin Lainez and Commissioner Evelyn Serfozo to our meeting.

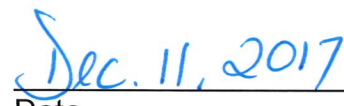
14. ADJOURNMENT

Chairperson Jimenez adjourned the meeting in memory of Estella Collazo at 7:18 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Gabriel Jimenez
Chairperson


Date