



APPROVED: February 6, 2017

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

January 9, 2017

1. **CALL TO ORDER**

Chair Arnold called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chair Arnold led everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Wayne M. Morrell, Director of Planning
Jimmy Wong, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

None

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the December 12, 2016 Planning Commission

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

It was moved by Commissioner Aranda, seconded by Vice Chair Jimenez to approve the minutes as submitted, by the following vote:

Ayes: Arnold, Aranda, Mora, Jimenez and Ybarra

Nays: None

Absent: None

PUBLIC HEARINGS

6. Tentative Parcel Map No. 74163 and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 74163 and, after receiving all public comments, thereafter close the Public Hearing; and
- Find that Tentative Parcel Map No. 74163, together with the provision for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 74163 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 and adopt the proposed Mitigated Negative Declaration with Traffic Study 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 (TPM 74163); and
- Approve Tentative Tract Map No. 74163, subject to the conditions of approval as stated in the report.

*** PLEASE SEE ITEM NO. 8 ***

7. Development Plan Approval Case No. 915, Modification Permit Case No. 1268, and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 915, Modification Permit Case No. 1268 and related Environmental Documents 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 Section 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 Sections 155.695 and 155.696 of the City Zoning Regulations for the granting of a Modification Permit; and Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study 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 915 & MOD 1268); and

*** PLEASE SEE ITEM NO. 8 ***

8. Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, Modification Permit Case No. 1269, and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, Modification Permit Case No. 1269, and related Environmental Documents 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 Section 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 Section 155.716 of the Zoning Regulations, for the granting of Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in Sections 155.695 and 155.696 of the City Zoning Regulations for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study 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 916, CUP 777 & MOD 1269); and
- Approve Development Plan Approval Case No. 916, Conditional Use Permit Case No. 777, and Modification Permit Case No. 1269 subject to the conditions of approval as contained within the Staff Report.

Chair Arnold opened the Public Hearing at 6:03 p.m. Planning Consultant Jimmy Wong presented Items No. 6, 7, and 8 in unison. Present in the audience was the applicant Muhamet Cifligu, Architect Roy Furuto and Environmental Consultant Marc Blodgett.

Applicant Muhamet Cifligu approached the Planning Commission regarding the Conditions of Approvals. A discussion ensued in where it was decided to reword Condition of Approval No. 55 to read as follows: *"That diesel fuel nozzle shall be permitted at location(s) where it is not accessible for sub-truck/trailer. Location of said diesel fuel nozzle must be reviewed and approved by the Planning Department prior to issuance of building permits."*; and for the applicant to discuss the Conditions of Approval imposed by the Department of Public Works with the Director of Public Works Noe Negrete, as it pertains to the various entitlements.

Chair Arnold closed the Public Hearing at 6:50 p.m. Commissioner Ybarra moved to table Item Nos. 6, 7 & 8 to the next Planning Commission meeting. Due to lack of a second the motion did not pass. Commissioner Aranda moved to approve Item No's 6, 7 & 8 to include staff's recommendations to modify the wording on the Conditions of Approval as discussed, it was seconded by Vice Chair Jimenez, which

passed by the following vote:

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

ANNOUNCEMENTS

9. The following announcements were made:

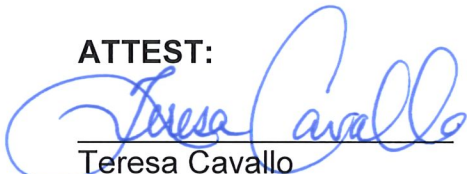
Commissioners made the following announcements:

- Chair Arnold praised Planning Consultant Jimmy Wong on his informative presentation on all the different entitlements.

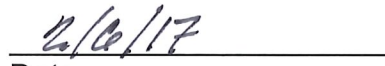
ADJOURNMENT

10. At 6:58 p.m., Chair Arnold adjourned the meeting to February 6, 2017.

ATTEST:


Teresa Cavallo
Planning Secretary


Ken Arnold
Chairperson


Date