



APPROVED: March 13, 2017

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

February 6, 2017

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora

Staff:

Steve Skolnik, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern

Members absent:

Commissioner Ybarra

4. ORAL COMMUNICATIONS

No speakers.

5. MINUTES

Approval of Minutes

Approval of the minutes of the January 9, 2017 Planning Commission

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

It was moved by Commissioner Aranda, seconded by Commissioner Mora to approve the minutes with changes, by the following vote:

Ayes: Arnold, Aranda, Mora and Jimenez

Nayes: None

Absent: Ybarra

PUBLIC HEARINGS

Items Nos. 6 & 7 were pulled by the Planning Commission to be presented later on in the meeting.

PUBLIC HEARING

8. Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Find that Tentative Parcel Map No. 73161 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 73161 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
- Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulation for the granting of a Modification Permit.
- Approve Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274, subject to the conditions of approval as stated within this report.

Chair Arnold opened the Public Hearing at 6:04 p.m. There were no public comments received. Planning Intern Vince Velasco presented Item No. 8. Present in the audience was the applicant Greg Gunter and his Civil Engineer, George Castillo.

Chair Arnold closed the Public Hearing at 6:11 p.m. It was moved by Vice Chair Jimenez, seconded by Commissioner Aranda to approve Tentative Parcel Map No. 73161 and Modification Permit Case No. 1274 subject to the Conditions of Approval contained within the report, which passed by the following vote:

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

NEW BUSINESS

NEW BUSINESS

9. Modification Permit Case No. 1275

Recommendation: That the Planning Commission:

- Find that the proposed project, 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.

- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones.
- Find that pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt.
- Approve Modification Permit Case No. 1275, subject to the conditions of approval as contained within this staff report.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 9. Present in the audience on behalf of the applicant Aldi's Market was their consultant Timur Tecimer.

It was moved by Commissioner Aranda, seconded by Commissioner Mora to approve Modification Permit Case No. 1275 subject to the Conditions of Approval contained within the report, which passed by the following vote:

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

CONSENT ITEM

10. CONSENT ITEM

A. Tentative Parcel Map No. 73063

Recommendation: That the Planning Commission:

- Approve the applicant's request to make a 34-foot adjustment to the common lot line between Parcel 2 and Parcel 3 within Tentative Parcel Map No. 73063, subject to the revised conditions of approval as contained within this staff report.

It was moved by Chair Arnold, seconded by Vice Chair Jimenez to approve Tentative Parcel Map No. 73063 subject to the Conditions of Approval contained within the report, which passed by the following vote:

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

PUBLIC HEARINGS

PUBLIC HEARING

6. Zoning Text Amendment - Accessory Dwelling Units

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1084, and thereafter close the Public Hearing.
- Find that the proposed amendment to the text of the City's Zoning Regulations relating to accessory dwelling units 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 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.
- Recommend that the City Council adopt Ordinance No. 1084 which establishes standards and processing procedures to encourage accessory dwelling units.
- Adopt Resolution No. 61-2017, which incorporates the Commission's findings and recommendation regarding this matter.

*** SEE ITEM NO. 7 ***

PUBLIC HEARING

7. Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1085, and thereafter close the Public Hearing; and
- Find that the proposed amendment to the text of the City's Municipal Code relating to standards for a variety of housing types is in compliance with the City's General Plan; and
- Find that the proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
- Recommend that the City Council adopt Ordinance No. 1085, which establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households; and
- Adopt Resolution No. 62-2017, which incorporates the Commission's findings and recommendation regarding this matter.

Chair Arnold opened the Public Hearing at 6:21 p.m. There were no public comments received. Director of Planning Wayne Morrell presented Item Nos. 6 & 7. Present in the audience was the City's Housing Consultant Karen Warner.

Chair Arnold closed the Public Hearing at 6:42 p.m. It was moved by Vice Chair Jimenez, seconded by Commissioner Aranda to approve Zoning Text Amendment - Accessory Dwelling Units and Zoning Text Amendment - Zoning to Provide for a Variety of Housing Types, and adopt Resolutions Nos. 61-2017 and 62-2017, which incorporates the Commission's findings and recommendation regarding this matter, which passed by the following vote:

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

ANNOUNCEMENTS

11. The following announcements were made:

Commissioners made the following announcements:

- Chair Arnold wished everyone a Happy Valentine's Day and a Happy Presidents Day.

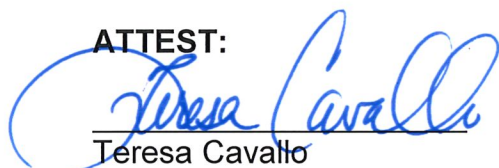
Staff made the following announcements:

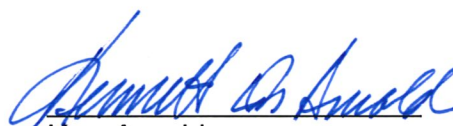
- City Attorney Steve Skolnik wished everyone a Happy Valentine's Day.

ADJOURNMENT

12. Chair Arnold adjourned the meeting at 6:46 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ken Arnold
Chairperson


Date