



APPROVED: May 8, 2017

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

April 10, 2017

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Commissioner Ybarra led everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

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

Members absent:

Chairperson Arnold

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the March 13, 2017 Planning Commission

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

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

Ayes: Aranda, Mora, Jimenez and Ybarra

Nays: None

Absent: Arnold

PUBLIC HEARINGS

NEW BUSINESS

6. Modification Permit Case No. 1276

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 15301, Class 1 (Existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt.
- Approve Modification Permit Case No. 1276, subject to the conditions of approval as contained within this staff report.

Commissioner Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 6. Present in the audience was the applicant's Architect Roy Furuto.

Architect Roy Furuto inquired about the vacated street and if and/how, Caltrans acquired the vacated street. A discussion ensued. Having no further questions or comments, Commissioner Ybarra requested a motion. It was moved by Commissioner Aranda, seconded by Vice Chair Jimenez to approve Modification Permit Case No. 1276, and the recommendations regarding this matter, which passed by the following vote:

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

CONSENT ITEM

7. CONSENT ITEM

A. Conditional Use Permit Case No. 495-6

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of the existing dance studio and theatrical arts school, 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
- Approve extension of Conditional Use Permit Case No. 495-5, subject to a compliance review in five (5) years, on or before, April 10, 2022, to ensure the use is still operating in strict compliance with the conditions of approval.

B. Conditional Use Permit Case No. 642-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a 50' high monopalm and related equipment, 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. 642, be subject to a compliance review in ten (10) years, on or before, April 10, 2027, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. Conditional Use Permit Case No. 718-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of auto parts recycling facility, 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.
- Approve extension of Conditional Use Permit Case No. 718-1, subject to a compliance review in five (5) years, on or before, April 10, 2022, to ensure that the auto parts recycling facility is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Mora, seconded by Commissioner Aranda to approve Consent Item Nos. 7A, 7B and 7C and the recommendations regarding these items, which passed by the following vote:

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

8. **PLANNING UPDATES**

Planning Intern Vince Velasco provided an update regarding the following planning cases:

- 1) McDonald's located on Valley View and the employee parking agreement.
- 2) Goodman Logistics Center and the development progress at that location.

ANNOUNCEMENTS

9. The following announcements were made:

Staff made the following announcements:

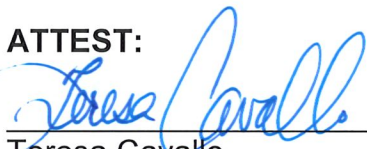
- City Attorney Steve Skolnik announced that he will be stepping down as the City Attorney in June 2017 and that the new City Attorney will be introduced at the next Planning Commission Meeting.

- Planning Intern Vince Velasco wished everyone a Happy Easter.

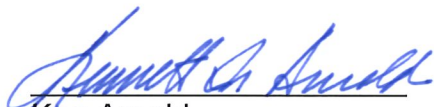
ADJOURNMENT

10. Commissioner Ybarra adjourned the meeting at 6:23 p.m.

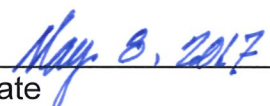
ATTEST:



Teresa Cavallo
Planning Secretary



Ken Arnold
Chairperson



Date