



APPROVED: August 14, 2017

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

June 12, 2017

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Yolanda Summerhill, City Attorney
Wayne M. Morrell, Director of Planning
Noe Negrete, Director of Public Works
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement Officer
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary
Eric Borunda, Streets and Grounds Supervisor

Members absent:

None

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the May 8, 2017 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, by the following vote:

Ayes: Arnold, Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

NEW BUSINESS

NEW BUSINESS

10. Appeal of Parkway Tree Removal Decision

Resident Requests Removal of Parkway Tree at 11025 Davenrich Street

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 11025 Davenrich Street; and
- Deny the property owner at 11025 Davenrich Street a permit to remove the parkway tree at their own expense.

Chair Arnold called upon Director of Public Works Noe Negrete who presented Item No. 10 before the Planning Commission. Mr. Negrete wanted to reflect on the minutes that the property address is 11031 Davenrich Street. Mr. Negrete proceeded to explain that, per the City Manager's request, the City's pine trees are on a two (2) year trim cycle to maintain the sap and the pinecones. A discussion ensued regarding the pine tree maintenance, etc.

Present in the audience and addressing the Planning Commission was Appellant Irma Miller who indicated that the trees roots have lifted the sidewalk, the pinecones have cracked the windshield to her daughter's vehicle (no proof was provided) and the pinecones create a mess.

Having no further questions or comments, Chair Arnold requested a motion. It was moved by Commissioner Aranda, seconded by Commissioner Ybarra to reaffirm the decision of the Director of Public Works, and the recommendations regarding this matter, by the following vote:

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

PUBLIC HEARINGS

6. **PUBLIC HEARING** – Continued from the May 8, 2017 Planning Commission Meeting
Amendment to Development Plan Approval Case No. 911 and Environmental Document

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Development Plan Approval Case No. 911 and thereafter close the Public Hearing; and
- Find that Amendment to Development Plan Approval Case No. 911 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that approval to Amendment to Development Plan Approval Case No. 911 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for DPA 911, which, based on the findings of the Initial Study and the proposed mitigation measures,

indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 911, will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental studies are needed for the approval of Amendment to Development Plan Approval Case No. 911; and

- Approve Amendment to Development Plan Approval Case No. 911, subject to the conditions of approval contained within this Staff Report.

*** SEE ITEM NO. 7 ***

7. **PUBLIC HEARING** - Continued from the May 8, 2017 Planning Commission Meeting
Development Plan Approval Case No. 924 and Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Development Plan Approval Case No. 924 and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case Nos. 924 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that approval of Development Plan Approval Case No. 924 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/ Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for DPA 911, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 911, will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental documents are required for Development Plan Approval 924; and
- Approve Development Plan Approval Case No. 924, subject to the conditions of approval contained within this Staff Report.

Chair Arnold opened the Public Hearing at 6:29 p.m. and called upon the Director of Planning Wayne Morrell to present Item Nos. 6 and 7. Present in the audience was Michael Johnson, Development Manager for Overton Moore Properties.

The Planning Commissioners had various questions with regard to the silo and screening along the eastside of the property. Mr. Johnson indicated that although the wall belongs to Wal-Mart he would work with City staff on landscaping and screening in that side of the property.

Having no further questions or comments, Chair Arnold closed the Public Hearing at 6:53 p.m. and requested a motion. It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Item Amendment to Development Plan Approval Case No. 911 and Amendment to Development Plan Approval Case No. 924, and the recommendations regarding this matter, by the following vote:

Ayes: Arnold, Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

PUBLIC HEARING

8. Amendment to Alcohol Sales Conditional Use Permit Case No. 60

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Amendment of Alcohol Sales Conditional Use Permit Case No. 60 and thereafter, close the Public Hearing; and
- Find that Amendment of Alcohol Sales Conditional Use Permit Case No. 60 meets the criteria for “Existing Facilities” pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law; and
- Approve the Amendment to Alcohol Sales Conditional Use Permit Case No. 60 subject to the conditions of approval and subject to a compliance review report within one-year, no later than June 12, 2018, to determine if the business is being conducted in compliance with the conditions of approval.

Chair Arnold opened the Public Hearing at 6:56 p.m. and called upon the Code Enforcement Officer Luis Collazo to present Item No. 8.

Chair Arnold inquired as to the type of ABC License that Koya Sushi was requesting. Mr. Collazo indicated the ABC License was for beer and wine only.

Having no one wishing to speak, Chair Arnold closed the Public Hearing at 7:01 p.m. and requested a motion. It was moved by Vice Chair Jimenez, seconded by Commissioner Ybarra to approve Amendment of Alcohol Sales Conditional Use Permit Case No. 60, and the recommendations regarding this matter, by the following vote:

Ayes: Arnold, Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

PUBLIC HEARING

9. Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277, 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 §155.716 of the City’s Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant’s request meets the criteria set forth in §155.697 of the City’s Zoning Regulation, for the granting of a Temporary Modification Permit; and

- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is required by law; and
- Approve Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277, subject to the conditions of approval as contained with the staff report.

Chair Arnold opened the Public Hearing meeting at 7:01 a.m. and called upon Planning Consultant Jimmy Wong to present Item No. 9 before the Planning Commission. Present in the audience was Tammy Asam, Owner of Spirit Gymnastics, LLC.

Commissioner Aranda inquired about the parking within the facility and the type of business between the gymnastic locations. Staff replied parking was suffice and that the business between the gymnastic locations was primarily an administrative use.

Having no one wishing to speak, Chair Arnold closed the Public Hearing at 7:15 p.m. and requested a motion. It was moved by Commissioner Mora, seconded by Chair Arnold to approve Conditional Use Permit Case No. 687 and Modification Permit Case No. 1277, and the recommendations regarding this matter, by the following vote:

Ayes: Arnold, Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

NEW BUSINESS

NEW BUSINESS

11. Modification Permit Case No. 1278

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 Categorical Exempt.
- Approve Modification Permit Case No. 1278, subject to the conditions of approval as contained within this staff report.

Chair Arnold called upon Planning Intern Camilla Martinez to present Item No. 11 before the Planning Commission.

Having no questions or comments, Chair Arnold requested a motion on this matter. It was moved by Commissioner Aranda, seconded by Commissioner Ybarra to approve Modification Permit Case No. 1278, and the recommendations regarding this matter, by the following vote:

Ayes: Arnold, Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

CONSENT ITEMS

12. CONSENT ITEM

A. Development Plan Approval Case No. 917 & Modification Permit Case No. 1270

Recommendation: That the Planning Commission:

- Approve a one (1) year extension of time for DPA Case No. 917 and MOD Case No. 1270 until July 11, 2018, subject to the conditions of approvals as contained within this staff report.

Having no requests from the Planning Commissioners for a presentation, Chair Arnold requested a motion on this matter.

It was moved by Commissioner Ybarra, seconded by Vice Chair Jimenez to approve Consent Item Nos. 12A and the recommendations regarding these items, which passed by the following vote:

Ayes: Arnold, Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

ANNOUNCEMENTS

13. The following announcements were made:

Commissioners made the following announcements:

- All the Planning Commissioners wished everyone a Happy 4th of July.
- Commissioner Ybarra welcomed the new City Attorney Yolanda Summerhill.
- Chair Ken Arnold announced that he had three grandchildren graduating from three different grades.
- Planning Commissioner Aranda announced that he will be on vacation for the next Planning Commission meeting.

Staff made the following announcements:

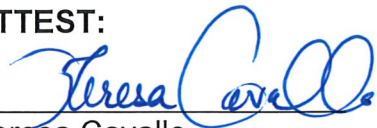
- Planning Intern Vince Velasco wished all the fathers a Happy Father's Day.

ADJOURNMENT

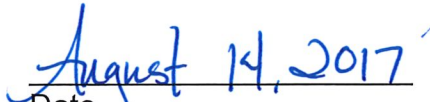
Chair Arnold adjourned the meeting at 7:24 p.m.



Ken Arnold
Commissioner

ATTEST:


Teresa Cavallo
Planning Secretary



Date