



APPROVED: November 13, 2017

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

October 9, 2017

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:20 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

Staff:

Richard L. Adams II, City Attorney
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Luis Collazo, Code Enforcement Officer
Jesus Torres-Campos, Planning Intern
Teresa Cavallo, Planning Secretary

Members absent:

Commissioner Mora
Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

No speakers.

PUBLIC HEARING

5. Categorical Exemption - CEQA Guidelines §15301 and 15303 (Class 1 and 3)
Development Plan Approval (DPA) Case No. 919-1 & Conditional Use Permit (CUP) Case
No. 776-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding

Development Plan Approval Case No. 919-1 and Conditional Use Permit Case No. 776-1 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
- Find that the applicant's proposed project meets the criteria for "Existing Facilities" and "New Construction or Conversion of Small Structures" 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 and Section 15303-Class 3 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Development Plan Approval Case No. 919-1 and Conditional Use Permit Case No. 776-1, subject to the conditions of approval as contained with the Staff Report.

Chairperson Jimenez opened the Public Hearing at 6:22 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the applicant was Bill Curry of Van De Pol Enterprises, LLC.

Having no one wishing to speak on this matter and having no further comments or questions, Chairperson Jimenez closed the Public Hearing at 6:31 p.m. and requested a motion on Item No. 5.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 919-1 & Conditional Use Permit (CUP) Case No. 776-1 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez

Nayes: None

Absent: Mora and Ybarra

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

PUBLIC HEARING

6. Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 922 and Modification Permit Case No. 1279

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 922, Modification Permit Case No. 1279, 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 922 & MOD 1279); and
- Approve Development Plan Approval Case No. 922 and Modification Permit Case No. 1279, subject to the conditions of approval as contained within the Staff Report.

*** SEE ITEM NO. 8 ***

PUBLIC HEARING

7. CEQA Categorical Exemption - Class 5 (Minor Alterations in Land Use Limitations)
Lot Line Adjustment No. 2017-02

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment No. 2017-02, and thereafter close the Public Hearing; and
- Find that the Lot Line Adjustment No. 2017-02 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305-Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that the subject Lot Line Adjustment No. 2017-02 is consistent with the City's General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2017-02.

*** SEE ITEM NO. 8 ***

PUBLIC HEARING

8. CEQA Categorical Exemption - Class 21 (Enforcement Actions by Regulatory Agencies)
Revocation of Conditional Use Permit Case No. 507

Recommendation: That the Planning Commission:

- Find that the paper recycling activities, for which Conditional Use Permit Case No. 507 granted, has ceased operations for a period of 12 consecutive months. Consequently, the action to revoke and nullify Conditional Use Permit Case No.

507 complies with the requirements and provisions under section 155.811(D).

- Revoke and nullify Conditional Use Permit Case No. 507.

Chairperson Jimenez opened the Public Hearing at 6:32 p.m. and called upon Planning Consultant Vince Velasco to present Item Nos. 6, 7, and 8 before the Planning Commission. Present in the audience on behalf of the applicant was James N. Devling of OC Engineering and Environmental Consultant Alex Rocha of Blodgett Baylosis Environmental Planning.

Having no one wishing to speak on this matter and having no comments or questions, Chairperson Jimenez closed the Public Hearing at 6:40 p.m. and requested a motion on Item Nos. 6, 7, and 8.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Aranda to approve Development Plan Approval Case No. 922 and Modification Permit Case No. 1279, Lot Line Adjustment No. 2017-02, and Revocation of Conditional Use Permit Case No. 507 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez

Nayes: None

Absent: Mora and Ybarra

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

PUBLIC HEARING

9. Categorically Exempt – CEQA Guideline Section 15332, Class 32 Development Plan Approval Case No. 926

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 926, 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 City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find and determine that the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA); therefore, no additional environmental analysis is required by law; and
- Approve Development Plan Approval Case No. 926, subject to the conditions of approval as contained within the staff report.

Chairperson Jimenez opened the Public Hearing at 6:41 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant was Environmental Consultant Alex Rocha of Blodgett Baylosis Environmental Planning.

Vice Chairperson Aranda inquired if a parking study was done since the parking seems close to capacity. Planning Consultant Jimmy Wong replied that there are one hundred parking spaces exceeding the required parking spaces based on the current zoning code. Planning Consultant Vince Velasco also indicated that the code does not require a parking study if it is deemed that the applicant is providing more than enough parking spaces then required.

Having no one wishing to speak on this matter and having no further comments or questions, Chairperson Jimenez closed the Public Hearing at 6:48 p.m. and requested a motion on Item No. 9.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Development Plan Approval Case No. 926 and the recommendations regarding this item, which passed by the following vote:

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

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

PUBLIC HEARING

10. CEQA Categorical Exemption - Class 5 (Minor Alterations in Land Use Limitations) Lot Line Adjustment No. 2017-03

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment No. 2017-03, and thereafter close the Public Hearing; and
- Determine that Lot Line Adjustment No. 2017-03 meets the criteria for "Minor Alterations to Land Use Limitations", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305-Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that Lot Line Adjustment No. 2017-03 is consistent with the City's General Plan, and Zoning, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2017-03.

Chairperson Jimenez opened the Public Hearing at 6:49 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 10 before the Planning Commission.

Having no one wishing to speak on this matter and having no comments or questions, Chairperson Jimenez closed the Public Hearing at 6:53 p.m. and requested a motion on Item No. 10.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Aranda to approve Lot Line Adjustment No. 2017-03 and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, and Jimenez

Nayes: None

Absent: Mora and Ybarra

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

CONSENT ITEMS

11. CONSENT ITEMS

A. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 14

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Entertainment Conditional Use Permit Case No. 14 and request that this matter be brought back before October 9, 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. 17

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, 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. 17, and request that this matter be brought back before October 9, 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. 34

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, 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. 34, and request that this matter be brought back before October 9, 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

Alcohol Sales Conditional Use Permit Case No. 39

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, 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. 39, and request that this matter be brought back before October 9, 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.

E. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 67

Recommendation: That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, 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. 67, and request that this matter be brought back before October 9, 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.

F. CONSENT ITEM

Conditional Use Permit Case No. 660-1

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. 660 be subject to a compliance review in ten (10) years, on or before October 9, 2027, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this report.

It was moved by Vice Chairperson Aranda, seconded by Commissioner Arnold to approve Consent Item Nos. 11A-11F and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

12. The following announcements were made:

Commissioners made the following announcements:

- Vice Chairperson Aranda commented about the Relay for Life event and complimented staff for all their hard work and well written staff reports.
- Commissioner Arnold announced that he was recently notified that he has been chosen for Santa Fe Springs Residential Citizen of the Year.
- Chairperson Jimenez thanked both Laurel and Cuong for showing him a good time at the APA in Sacramento.

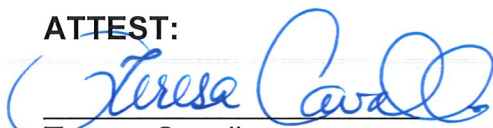
Staff made the following announcements:

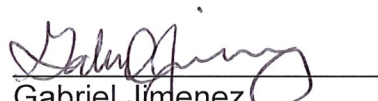
- Planning Consultant Vince Velasco announced the Smart Gardening Workshop details and invited all the Commissioners.
- Both Planning Consultants Jimmy Wong and Laurel Reimer introduced the new Planning Intern Jesus Torres-Campos.
- Planning Consultant Laurel Reimer announced National Community Planning Month and welcomed the Commissioners to view the display later in the week.

13. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 7:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Gabriel Jimenez
Chairperson

11-20-17
Date