



APPROVED: September 10, 2018

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

August 13, 2018

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Aranda called upon Vice Chair Mora to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez
Commissioner Ybarra

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Camillia Martinez, Planning Intern
Luis Collazo, Code Enforcement

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. **PUBLIC HEARING (continued from July 9, 2018 PC meeting)**

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78232

Development Plan Approval Case Nos. 930, 931, 932, and 933

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, and after receiving all public comments, continue this matter to the Planning Commission meeting of September 10, 2018.

Chair Aranda called upon Planning Consultant Laurel Reimer who informed the Planning Commission that the applicant has requested that this matter be continued to the September 10, 2018 Planning Commission Meeting.

Having no comments and/or questions, Chairperson Aranda requested a motion and second for Item No. 5.

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to continue Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932, and 933, and the recommendations regarding these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines §15311 (Class 11)

Conditional Use Permit (CUP) Case No. 791

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 791 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 Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's proposed project meets the criteria for "Accessory Structures" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15311-Class 11 of CEQA; consequently, no other environmental documents are required by law; and
- Approve Conditional Use Permit Case No. 791, subject to the conditions of approval as contained with Resolution No. 86-2018; and
- Adopt Resolution No. 86-2018, which incorporates the Planning Commission's findings and actions regarding this matter

Chair Aranda opened the Public Hearing at 6:04 p.m. and called upon Planner Consultant Vince Velasco to present Item No. 6 before the Planning Commission.

Planning Consultant Vince Velasco noted that the Resolution wording was changed per the City Attorney's request.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none.

Vice Chair Mora commented that the monument does not allow for sidewalk traffic.

Planning Consultant Vince Velasco replied that the monument sign does not connect to a sidewalk.

Commissioner Jimenez inquired if the buildings are addressed differently as indicated in the plans. Planning Consultant Vince Velasco replied that he was not aware of the City's Building Inspector assigning any addresses to this project. Director of Planning Wayne Morrell also replied that any currently standing buildings on the subject property would be demolished and the Building Inspector will assign one of the addresses indicated on the plans or an entirely new addresses if the property owner request such.

Commissioner Arnold inquired about the height of the berm on the monument sign. Planning Consultant Vince Velasco replied that the Zoning Code does not address the height of the berm.

Chair Aranda requested clarification on the number of signs and if there is an easement for this location. A discussion ensued regarding the location of the property line,

Chair Aranda asked if anyone present in the audience wished to speak on this matter. There being no one wishing to speak and having no further questions, Chairperson Aranda closed the Public Hearing at 6:17 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra, seconded by Vice Chair Mora to approve Conditional Use Permit (CUP) Case No. 791, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

CONSENT ITEMS

7. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 11

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. 11, and request that this matter be brought back before August 13, 2023, 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. 11

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. 11, and request that this matter be brought back before August 13, 2023, 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. 60

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. 60, and request that this matter be brought back before August 13, 2023, 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. 66

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. 66, and request that this matter be brought back before August 13, 2023, 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

Conditional Use Permit Case No. 453-7

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a drive-in theater and swap meet operation, 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. 453-7, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

F. CONSENT ITEM

Conditional Use Permit Case No. 655-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an open storage yard for trucks and truck trailers, 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; and
- Require that Conditional Use Permit Case No. 655-3, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

G. CONSENT ITEM

Conditional Use Permit Case No. 687-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an indoor gymnastic school and indoor recreational use, 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; and
- Require that Conditional Use Permit Case No. 687-1, be subject to a compliance review in five (5) years, on or before, August 13, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

H. CONSENT ITEM

Conditional Use Permit Case No. 751-3

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 751, 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.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 751, until August 13, 2019, subject to the original conditions of approval as contained within this staff report.

Chairperson Aranda requested clarification on Consent Item Nos. 7F and 7G. A typo was found within the staff report for Item No. 7F which was corrected. Also, within the

staff report for Item No. 7G, Chair Aranda noted that an incorrect address and case number was listed within the body of the staff report. Staff made note to correct the report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 7A-G and a report on 7H.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Consent Item Nos. 7A, 7B, 7C, 7D, 7E, 7F and 7G and the recommendations regarding these items, which passed by the following vote:

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

Chair Aranda requested an explanation about the time extension and the time frame be given to the applicant. Planning Consultant Vince Velasco replied that staff discussed and decided that it was best to extend the CUP from date of the meeting instead of the actual date the CUP expired, which was within six (6) months, then have to bring it back before the Planning Commission for another extension in six (6) months.

A discussion ensued regarding the number of time extensions and time frames to complete the project.

Director of Planning Wayne Morrell requested that the applicant be called upon to address the Planning Commissions' questions regarding the number of time extensions.

Rick Landis on behalf of Newport Diversified, Inc., addressed the Planning Commissions' concerns. Mr. Landis replied that receiving approvals from CalTrans was one of the hurdles that delayed the project. The project is currently in plan check with the City's Building Department and there was a change that is currently under review, however, he does not anticipate the project delaying longer than 6 months.

Commissioner Arnold inquired about the correction that was being requested from the Building Department. Director of Planning Wayne Morrell clarified that the correction being requested is a result of the plans being submitted separately for the billboard and the cladding for the billboard.

Chairperson Aranda requested a motion and second for Consent Items No. 7H.

It was moved by Commissioner Arnold, seconded by Vice Chair More to approve Consent Item No. 7H and the recommendations regarding these items, which passed by the following vote:

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

8. ANNOUNCEMENTS

Commissioners:

Chair Aranda announced that he will be working at the City of Glendora as Interim Director of Community Services.

Staff:

None.

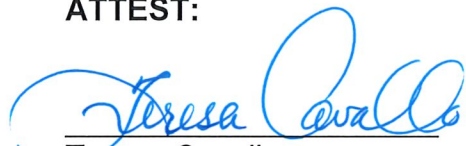
9. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 6:30 p.m.



Ralph Aranda
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary



Date