



APPROVED: October 15, 2018

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

September 10, 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 Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Mora
Commissioner Arnold
Commissioner Jimenez

Staff:

Ivy M. Tsai, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Camillia Martinez, Planning Intern
Luis Collazo, Code Enforcement

Members absent:

Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

A. Approval of the minutes for the July 9, 2018 Planning Commission meeting

B. Approval of the minutes for the August 13, 2018 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve the minutes of July 9, 2018 and August 13, 2018 as submitted, with the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nayes: None
Absent: Ybarra

PUBLIC HEARING

6. PUBLIC HEARING (continued from July 9, 2018 and August 13, 2018 PC meetings)

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, 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 programs of the City's General Plan; and
- Find that Tentative Parcel Map No. 78232 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) 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 Tentative Parcel Map No. 78232 and Development Plan Approval Case Nos. 930, 931, 932 and 933, subject to the conditions of approval as contained within Resolution 82-2018; and
- Adopt Resolution No. 82-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda stated the continued Public Hearing is still open at 6:04 p.m. and called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience was the applicant and their many representatives and consultants.

Chair Aranda called upon the Commissioners for questions and/or comments.

Vice Chair Mora inquired about an abandoned oil well and the reason for its abandonment. Planning Consultant Laurel Reimer commented that DOGGR (Division of Oil, Gas and Geothermal Resources) governs all oil wells and would not allow for the development of a project unless an oil well was abandoned to current standards. Planning Consultant Laurel Reimer deferred to Chuck Hawkins (Consultant for the Applicant), who replied that it was not economical to keep the oil well since it is not producing and it would be beneficial to abandon the well correctly and develop the area.

Commissioner Jimenez inquired if the landscaping on the corner of development would

mimic the opposite corner or would an art piece be installed in that portion. Planning Consultant Laurel Reimer replied that there is an easement dedicated to the City, the City can dictate what can be done in that area. The landscaping for the overall site will mimic what has been planted at the Villages.

Commissioner Arnold had a few questions for the environmental consultant. Commissioner Arnold inquired about the current grade and level of service for the intersection of the project. Environmental Consultant Marc Blodgett replied that the grade level for the intersection is acceptable for the City of Santa Fe Springs and will not change. Commissioner Arnold inquired if any of the left-hand turn lanes were considered. Mr. Blodgett replied that they did a worst case analysis and the changes that will be implemented will better improve access to the project site. Commissioner Arnold complimented the project managers for mitigating the traffic in that area and installing the deceleration lane and right and left-hand turn lanes where indicated. Commissioner Arnold commented that those lanes will enhance the viability of that intersection.

Chair Aranda inquired about the oil wells that will continue to produce oil and what will occur to those oil wells once they cease to produce. Planning Consultant Laurel Reimer deferred to Jackson Washburn of Breitburn Operating LP to respond to Chair Aranda's inquiry. Mr. Washburn replied that Breitburn Operating LP would have to apply for a permit to abandon the well from the proper State and Local agencies. They would then remove all above ground well equipment and match the surface to its surroundings, such as landscaping or parking lot paving. Mr. Washburn further stated that he would like to thank staff, especially Director of Planning Wayne Morrell and Planning Consultant Laurel Reimer for all their hard work.

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 6:35 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Jimenez, seconded by Commissioner Arnold to approve 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, and Mora
Nays: None
Absent: Ybarra

City Attorney Ivy M. Tsai read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

CEQA Categorical Exemption - Class 3: New Construction or Conversion of Small Structures

Conditional Use Permit Case No. 109-2

Recommendation: That the Planning Commission:

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

Conditional Use Permit Case No. 109-2 and, thereafter, close the Public Hearing; and

- Find and determine that the proposed Conditional Use Permit Case No. 109-2 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 155.716 of the City Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that Conditional Use Permit Case No. 109-2 meets the criteria for "New Construction or Conversion of Small Structures", pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a categorically-exempt project, pursuant to Section 15305–Class 3 of CEQA; Consequently, no other environmental documents are required by law; and
- Approve Conditional Use Permit Case No. 109-2, subject to the conditions of approval as contained within Resolution 88-2018; and
- Adopt Resolution No. 88-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 7 before the Planning Commission. Present in the audience was the applicant and the applicant's architect.

Chair Aranda called upon the Commissioners for questions and/or comments.

Vice Chair Mora inquired if this was the only recreational facility within the complex. Planning Consultant Jimmy Wong replied that yes it was and this facility would be used for recreational purposes as well as office space.

Chair Aranda opened the Public Hearing at 6:44 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Architect Michael Silva approached the podium and replied that the recreational/community facility is part of a larger project to remodel the 156 unit complex.

Chair Aranda inquired about the use of the office space. Architect Michael Silva replied that it would be used as a leasing office to collect rents since management currently does not have one and they are using two apartment units for rent collections. Management will be converting those units back to apartments to rent.

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 6:45 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Conditional Use Permit Case No. 109-2, and the recommendations regarding these matters, which passed by the following roll call vote:

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

City Attorney Ivy M. Tsai read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 928

Conditional Use Permit (CUP) Case No. 796

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 928 and Conditional Use Permit Case No. 796 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
- 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; and
- Approve Development Plan Approval Case No. 928, subject to the conditions of approval as contained with Resolution No. 87-2018; and
- Adopt Resolution No. 87-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 8 before the Planning Commission. Present in the audience was the applicant William Chavez and the applicant's architect.

Chair Aranda called upon the Commissioners for questions and/or comments.

Commissioner Arnold inquired about the architectural design and elevations that were attached to the staff report. Commissioner Arnold indicated that the site plan shows a zero lot line with an overhang on the elevations page. Director of Planning Wayne Morrell replied that the plans included in the staff report were conceptual in nature and that overhang issue will be addressed in the Building Department Plan Check phase.

Commissioner Arnold also congratulated the Property Owner William Chavez and designer on the design and for developing the property.

Chair Aranda opened the Public Hearing at 6:57 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant William Chavez addressed the Planning Commission and commented that he is a local business owner and looks forward to beginning the project.

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 6:59 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Vice Chair Mora to approve Development Plan Approval (DPA) Case No. 928 and Conditional Use Permit (CUP) Case No. 796, and the recommendations regarding these matters, which passed by the following roll call vote:

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

City Attorney Ivy M. Tsai read the City's appeal process to inform the Planning Commission and public.

NEW BUSINESS

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5
Modification Permit Case No. 739-2

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; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.697 of the City's Zoning Regulation for the granting of a Temporary Modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 739-2, subject to the conditions of approval as contained within Resolution No. 89-2018; and
- Adopt Resolution No. 89-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Intern Camillia Martinez to present Item No. 9 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments.

Commissioner Arnold commented that he was familiar with the site and wanted to know if the applicant had intentions of removing the existing canopies and buildings located within the staging areas. Planning Intern Camillia Martinez replied that the applicant is in the process of removing the canopies and permitting their outdoor equipment.

Chair Aranda addressed the date on the hearing notice. Director of Planning Wayne Morrell replied that the notice was only sent to the four (4) adjacent property owners and none of them contacted the City regarding this matter.

Having no further questions or comments, Chairperson Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Modification Permit Case No. 739-2, and the recommendations regarding these matters, which passed by the following roll call vote:

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

10. NEW BUSINESS

General Plan Conformity-GPC 2018-002: Consideration of a finding that the sale of a single-family dwelling at 9735 Bartley Avenue (APN: 8006-022-900) in the R-1, Single-Family Residential, Zone, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

Recommendation: That the Planning Commission:

- Find that the sale of the single-family dwelling at 9735 Bartley Avenue, conforms to the City of Santa Fe Springs General Plan; and
- Find that the sale of the single-family dwelling at 9735 Bartley Avenue is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-Activities Covered by General Rule; and
- Adopt Resolution No. 90-2018, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

Chair Aranda called upon Director of Planning Wayne Morrell to present Item No. 10 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments.

Commissioner Arnold inquired about the Housing Acquisition Rehabilitation Program Lottery and if a Santa Fe Springs family had already been selected. Director of Planning Wayne Morrell thanked Planning Secretary Teresa Cavallo for doing an excellent job working with the selected family, agents, and contractors and getting this project to a point before the City Council to approve the Purchase Agreement.

A discussion ensued regarding the Housing Affordability Restrictions.

Having no further questions or comments, Chairperson Aranda requested a motion and second for Item No. 10.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve General Plan Conformity-GPC 2018-002, and the recommendations regarding these matters, which passed by the following roll call vote:

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

CONSENT ITEMS

11. 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

Alcohol Sales Conditional Use Permit Case No. 31

Recommendation: 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. 31, and request that this matter be brought back before September 10, 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. 57

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. 57, and request that this matter be brought back before September 10, 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

Conditional Use Permit Case No. 770-2

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 770, 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. 770 (until September 10, 2019), subject to the original conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 11A, 11B and 11C.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to approve Consent Item Nos. 11A, 11B, and 11C and the recommendations regarding these items, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, and Mora

Nayes: None

Absent: Ybarra

12. ANNOUNCEMENTS

Commissioners:

None.

Staff:

Planning Intern Camillia Martinez announced that Azar Event Center will be opening within the next month or two and the former tile store located on the corner of Florence Avenue and Norwalk Boulevard is now a Party Supply Rental Store.

Planning Secretary Teresa Cavallo announced that her niece Karina Gomez took the oath to join the United States Marines Corps and has left to the Marine Recruit Depot at Parris Island, South Carolina.

13. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:22 p.m. to an adjourned Planning Commission meeting scheduled for October 15, 2018.



Ralph Aranda
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary

10-15-18

Date

