



APPROVED: November 19, 2018

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

October 15, 2018

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 6:02 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 – arrived at 6:05 p.m.

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
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement

Members absent:

Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the September 10, 2018 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Vice Chair Mora to approve the minutes of September 10, 2018 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15302, Class 2
Development Plan Approval (DPA) Case No. 867
Conditional Use Permit (CUP) Case No. 131-7
Zone Variance (ZV) Case No. 70

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, and Zone Variance Case No. 70 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 a 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 request meets the criteria set forth in §155.675 of the Zoning Regulations, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 867, Conditional Use Permit Case No. 131-7, and Zone Variance Case No. 70, subject to the conditions of approval as contained with Resolution No. 96-2018; and
- Adopt Resolution No. 96-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 6 before the Planning Commission.

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

Commissioner Arnold inquired if both the applicant and staff looked into reducing the landscaping to gain some of the required parking. Planning Consultant Vince Velasco deferred to Director of Planning Wayne Morrell who replied that they did not since they looked at a before and after of the landscaping and it did not make sense to reduce the landscaping.

Chair Aranda opened the Public Hearing at 6:24 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Having no one present in the audience. 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 Vice Chair Mora, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 867, Conditional Use Permit (CUP) Case No. 131-7, Zone Variance (ZV) Case No. 70, 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.

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Lot Lines Adjustment 2018-01

Development Plan Approval Case No. 939 & 940

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 2018-01; Development Plan Approval Case No. 939; and Development Plan Approval Case No. 940, 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
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Lot Line Adjustment Case No. 2018-01; Development Plan Approval Case No. 939; and Development Plan Approval Case No. 940, subject to the conditions of approval as contained with the attached Resolution No. 94-2018; and
- Adopt Resolution No. 94-2018, 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's representative Jason Hines of Overton Moore Properties and applicant's architect and environmental consultant.

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

Commissioner Arnold inquired about the correspondence from the Sanitation District. Planning Consultant Jimmy Wong replied that the calculations and information provided within the Mitigated Negative Declaration that needed to be updated.

Chair Aranda requested clarification about the wall being install between the residences and the project property. Planning Consultant Jimmy Wong replied that the wall will be a new 6 ft. wall which code allows.

Chair Aranda opened the Public Hearing at 6:28 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's representative Jason Hines of Overton Moore Properties approached the podium and thanked the Planning Commission for having him and thanked City Staff. This is his third project within the City.

Vice Chair Mora inquired if the building was going to remain for be demolished. Mr. Hines replied the entire property was going to be demolished and two (2) new buildings were being built in its place.

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 6:30 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Vice Chair Mora to approve Lot Lines Adjustment 2018-01, Development Plan Approval Case No. 939 & 940, 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

Lot Line Adjustment Case No. 2018-04

Development Plan Approval Case Nos. 942-943

Modification Permit Case Nos. 1293-1296

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 2018-04, Development Plan Approval Case Nos. 942-943; Modification Permit Case Nos. 1293-1296 and related Environmental Documents, 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 §155.695 and §155.696 of the 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; and
- Approve Lot Line Adjustment Case No. 2018-04, Development Plan Approval Case Nos. 942-943; and Modification Permit Case Nos. 1293-1296, subject to the conditions of approval as contained with Resolution No. 91-2018; and
- Adopt Resolution No. 91-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Senior Planner Cuong Nguyen to present Item No. 8 before the Planning Commission. Present in the audience was the applicant's representative Ignacio Crespo of OC Engineering.

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

Vice Chair Mora commented about the antiquated corner lot regulations and if the City's Planning Department is looking to modify those regulations. Senior Planner Cuong Nguyen replied that is one of the items on the Planning Department's "to do" list.

Chair Aranda opened the Public Hearing at 7:47 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Architect Ignacio Crespo addressed the Planning Commission and thanked the Planning Commission for their support in bringing this project forward since they strive on bringing great projects into the City.

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 7:48 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Lot Line Adjustment Case No. 2018-04, Development Plan Approval Case Nos. 942-943, Modification Permit Case Nos. 1293-1296, 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. 1106-2

A request for a Modification of Property Development Standards to not provide fifteen (15) required parking stalls related to a proposed mezzanine addition temporarily at 12246 Hawkins Street (APN: 8005-015-042), within the M-2, Heavy Manufacturing, Zone. (Jarrow Industries)

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 considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1106-2, subject to the conditions of approval as contained within Resolution No. 95-2018; and
- Adopt Resolution No. 95-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

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

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chairperson Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Modification Permit Case No. 1106-2, and the recommendations regarding these matters, which passed by the following vote:

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

10. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15305, Class 5

Modification Permit Case No. 1298

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 considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1298, subject to the conditions of approval as contained within Resolution No. 92-2018; and
- Adopt Resolution No. 92-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 10 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chairperson Aranda requested a motion and second for Item No. 10.

It was moved by Vice Chair Mora, seconded by Commissioner Jimenez to approve Modification Permit Case No. 1298, and the recommendations regarding these matters, which passed by the following vote:

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

11. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3)-Activities Covered by General Rule
General Plan Conformity-GPC 2018-003:

Recommendation: That the Planning Commission:

- Find that the sale of the single parcel of 46,790 sq. ft. (Gross) and created by Parcel Map No. 82014, conforms to the stated provisions of the City of Santa Fe Springs General Plan; and
- Find that the sale of the single parcel of 46,790 sq. ft. (Gross) and created by Parcel Map No. 82014, 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. 93-2018, 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. 11 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chairperson Aranda requested a motion and second for Item No. 11.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve General Plan Conformity-GPC 2018-003, and the recommendations regarding these matters, which passed by the following vote:

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

CONSENT ITEMS

12. 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. 69

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. 69, and request that this matter be brought back before October 8, 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. 70

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. 70, and request that this matter be brought back before October 8, 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.

Chairperson Aranda requested a motion and second for Consent Items Nos. 12A and 12B.

It was moved by Vice Chair Mora, seconded by Commissioner Arnold to approve Consent Item Nos. 12A and 12B and the recommendations regarding these items, which passed

by the following vote:

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

13. SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

Senior Planner Cuong Nguyen was called upon to present the Citywide Photo Contest entries to the Planning Commissioners for selection. The first place \$100 cash prize was generously donated by Director of Planning Wayne Morrell.

After much discussion and voting it was decided that the following photos were selected the winners:

Photo # 3 – Fire Engine in Red Ribbon Parade – First Place Winner of \$100
Photos # 1 and # 7 – Heritage Park and the “Pink” Bridge were tied for Second place

After a generous donation by Code Enforcement Officer Luis Collazo the second place winners will also receive a \$50 prize each.

14. ANNOUNCEMENTS

Commissioners:

Commissioner Arnold announced that he will be riding in the Red Ribbon Parade as Citizen of the Year.

Commissioner Jimenez announced that his 13 year old baseball team is ranked number one in the state and 4th in the nation.

Chair Aranda wished those running for council best of luck.

Staff:

Planning Consultant Laurel Reimer introduced Planning Intern Claudia Jimenez.

Planning Consultant Laurel Reimer also shared that the American Planning Association awards “The Great Places” award and she will be visiting one of them is Galena, Illinois and one of the local places that received one of the awards is the Orange Circle in Orange County.

Code Enforcement Officer Luis Collazo wished everyone a Happy Halloween.

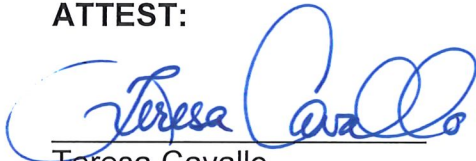
15. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:35 p.m. to an adjourned Planning Commission meeting scheduled for November 7, 2018 at 5:00 p.m.



Ralph Aranda
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary



Date