APPROVED: November 19, 2018

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

November 7, 2018

1. **CALL TO ORDER**
Chairperson Aranda called the meeting to order at 5:02 p.m.

2. **PLEDGE OF ALLEGIANCE**
Chairperson Aranda called upon the newly elected Little Lake School Board member and Planning Commissioner Jimenez to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:	Chairperson Aranda Commissioner Arnold Commissioner Jimenez
Staff:	Richard L. Adams, II City Attorney Wayne Morrell, Director of Planning Cuong Nguyen, Senior Planner Laurel Reimer, Planning Consultant Vince Velasco, Planning Consultant Teresa Cavallo, Planning Secretary Camillia Martinez, Planning Intern Luis Collazo, Code Enforcement
Members absent:	Vice Chairperson Mora Commissioner Ybarra
Council:	Richard Moore

4. **ORAL COMMUNICATIONS**
None

PUBLIC HEARING

5. PUBLIC HEARING

CEQA –Initial Study/Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 938
Conditional Use Permit (CUP) Case No. 788
Modification Permit (MOD) Case Nos. 1301-1303

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 938; Conditional Use Permit Case No. 788; Modification Permit Case Nos. 1301-1303 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 §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 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 Initial Study/Mitigated Negative Declaration (IS/MD) 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. 938; Conditional Use Permit Case No. 788; Modification Permit Case Nos. 1301-1303, subject to the conditions of approval as contained with Resolution No. 99-2018; and
- Adopt Resolution No. 99-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Director of Planning Wayne Morrell to present Item No.5 before the Planning Commission. Present in the audience was the applicant, the applicant's environmental consultant, architects and consultant.

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

Commissioner Jimenez inquired about the hotel setbacks. Director of Planning Wayne Morrell confirmed that the setback will be at 12 feet.

Commissioner Arnold commented that looking at the overall aerial of the Sculpture Garden and the north of the hotel location was it considered to utilize the open space by the bridge as parking. Mr. Morrell replied that the parcel was purposely left out because there is a well located on that parcel of land and to develop that parcel, even with asphalt, would require the developer to go through the Department of Oil and Gas which has very restrictive development requirements.

Chair Aranda commented that the City has required the developer to build at a minimum a AAA Diamond hotel and inquired if Staff has placed a condition regarding this minimum development requirement. Mr. Morrell replied the City has addressed this matter within the DDA, as well as, within the conditions of approval. Chair Aranda also inquired if Staff anticipates any issues with acquiring any additional parking. Mr. Morrel replied that the City owns the adjacent 40-acres and the parking across the bridge on the northeast corner but before occupancy the developer must show that they have acquired additional parking but the parking requirements still stands.

Chair Aranda recessed the meeting at 5:41 p.m.

Chair Aranda convened the meeting at 5:45 p.m.

Chair Aranda opened the Public Hearing at 5:45 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The applicant's Architect Aram Alajajian approached the podium to address the Planning Commission. Mr. Alajajian commented that his firm currently has seven (7) hotel under construction throughout the Los Angeles area. Mr. Alajajian suggested that the Planning Commissioners view his firm's newest hotel project online that recently opened, the Hyatt Hotel in Glendale. Mr. Alajajian further stated that this site is very unique and did not want to ruin the Sculpture Garden, the wanted to make the hotel a part of the Sculpture Garden and keep the green space left undeveloped due to the well where it can be utilized for future art pieces. Mr. Alajajian also addressed the parking issues. Mr. Alajajian further stated his firm's wants to make this project iconic and appreciates the Planning Commission's support.

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 5:55 p.m. and requested a motion and second for Item No. 5.

City Attorney Richard L. Adams addressed the Planning Commission regarding the erroneously omitted Conditional Use Permit findings from Resolution 99-2018. Mr. Adams further stated that the Planning Commission will need to approve the Resolution with an amendment that the CUP findings will be added afterward.

It was moved by Commissioner Jimenez, seconded by Commissioner Arnold to approve Development Plan Approval (DPA) Case No. 938, Conditional Use Permit (CUP) Case No. 788, Modification Permit (MOD) Case Nos. 1301-1303, and the amended resolution with the CUP findings, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

6. **PUBLIC HEARING**

Alcohol Sales Conditional Use Permit Case No. 75

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 75, and thereafter close the Public Hearing.
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 75 subject to the conditions of approval contained within this report.

Chair Aranda called upon Code Enforcement Officer Luis Collazo Director of Planning Wayne Morrell to present Item No.6 before the Planning Commission.

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

Chair Aranda opened the Public Hearing at 5:56 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 5:56 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Alcohol Sales Conditional Use Permit Case No. 75, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

Conditional Use Permit Case No. 364-7

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 364, will not be detrimental to persons and/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. 364 (until November 7, 2019), subject to the original conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 662-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a college and theological seminary, 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. 662-1, be subject to a compliance review in one (1) year, on or before, November 7, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Aranda requested a motion and second for Consent Items Nos. 7A and 7B.

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

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

8. ANNOUNCEMENTS

Commissioners:

Chair Aranda congratulated Commissioner Jimenez on being newly elected to the little Lake City School Board.

Staff:

None.

9. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 5:58 p.m. to an adjourned Planning Commission meeting scheduled for November 19, 2018 at 6:00 p.m.

Ralph Aranda
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

11-19-18
Date