



APPROVED: March 11, 2019

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

December 10, 2018

1. CALL TO ORDER

Chairperson Aranda called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: Chairperson Aranda
Vice Chairperson Mora
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
Camillia Martinez, Planning Intern
Claudia Jimenez, Planning Intern

Members absent: Commissioner Ybarra

Council: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Since there were no minutes to review, the Commissioners collectively decided to move onto item #6, the first Public Hearing item on the agenda

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 684-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 684-1, 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 CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 684-1, subject to the conditions of approval as contained with Resolution No. 109-2018; and
- Adopt Resolution No. 109-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant, Laurel Reimer, to present Item No. 6 before the Planning Commission. Present in the audience was the applicant, Mr. Franklin Orozco of 5C Pro, and Mr. James Lee of Crown Castle

Chair Aranda opened the Public Hearing and asked the applicant to come forward to address the Planning Commission. Both the applicant and the representative of Crown Castle approached the podium to request considerations to extend the use beyond the standard 10 years, specifically proposing a 15 year extension of the subject Permit.

Commissioner Aranda deferred the request to staff and the City Attorney, Mr. Richard Adams, to see if it can be extended beyond the 10 years. Ms. Reimer stated that the wireless ordinance restricts permit time limits to 10 years based on typical wear and tear of wireless facilities. Attorney Adams researched and confirmed that it cannot be extended beyond the 10 years.

Chair Aranda asked if anyone present in the audience wished to speak on this matter.

Having no one wishing to speak and no further questions, Chairperson Aranda closed the Public Hearing and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Vice Chairperson Mora to approve Conditional Use Permit (CUP) Case No. 684-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit (CUP) Case No. 793

Zone Variance (ZV) Case No. 70-1

Zone Variance (ZV) Case No. 81

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding CUP Case No. 793; Zone Variance Case No. 70-1; Zone Variance Case No. 81; 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 CUP request meets the criteria set forth in §155.379(B), §155.384(C) and §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's ZV requests meet the criteria set forth in §155.379(C) and §155.675 of the Zoning Regulations, for the granting of a Zone Variance; and
- Approve and adopt the proposed Negative Declaration 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

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission. Vince informed the commissioners that he would be presenting both items #7 & #8 together, then the commissioners would consider items #7 & #8 together. Applicant representative Rafik Albert with EPD Solutions in Irvine was present in the audience for questions or comments.

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

Commissioners Mora and Arnold brought up concerns about the reduced parking for the hotel and the increased billboard height. Vince replied that the site hasn't had any issues regarding parking because the occupancy rate is around 82%. Regarding Commissioner Arnold's concern about other companies wanting the 60' variance, Director Morrell stated that not all properties would have the same visibility restriction. Per Wayne, there are currently two other billboard proposals beside this one, neither of which require a height variance.. Per Wayne, the 60' Variance would not set a precedent since we would only allow this due to obstruction of views, not for more revenues.

Chair Aranda opened the Public Hearing 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 and requested a motion for items 7 and 8.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve the recommendations regarding these matters, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Adoption of Negative Declaration

Resolution No. 107-2018

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Ordinance No. 1097 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
- Approve and adopt the proposed Negative Declaration 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
- Recommend that the City council adopt Ordinance No. 1097, approving a Development Agreement, in substantially the form attached, and said recommendation shall be embodied in Resolution No. 107-2018

***SEE ITEM NO. 7 ***

Chair Aranda stated that Item #8 will go to City Council for final approval.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve the recommendations regarding these matters, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit (CUP) Case No. 794

Modification Permit (MOD) Case No. 1304

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 794 & Modification Case No. 1304 and thereafter, close the Public Hearing; and
- Find and determine that the proposed indoor training facility use 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 CUP 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 MOD request meets the criteria set forth in Sections §155.697 of the City Zoning Regulations for the granting of a Temporary Modification Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt;
- Approve and adopt the proposed Negative Declaration 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
- Recommend that the City council adopt Ordinance No. 1097, approving a Development Agreement, in substantially the form attached, and said recommendation shall be embodied in Resolution No. 107-2018

Commissioner Arnold recused himself from this item since he was the architect on the project.

Chair Aranda called upon Planning Intern Camillia Martinez to present Item No. 9. Camillia stated that staff did receive one comment, a concern about allowing outdoor training. Camillia stated that conditions of approval #2 and #18 prohibit outdoor activities and training.

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

Commissioner Jimenez ask if staff was aware of the terms of the extended/additional parking agreement and if it can be terminated. Cuong reply that the property owner owns both parcels.

Chair Aranda asked if the business trains individuals or teams, the reply was both. Serve membership on a walk-in basis or membership fee, it all depends on the need of the clients.

Kirk Ayers with WeldCo has a spray booth on the property just to the west and it was his understanding that AQMD does not allow for physical activities to occur within 50' of spray booths. He requests that the AQMD be consulted before approving the CUP. Commissioner Jimenez asked for clarification on the AQMD rules. Neither Director Morrell nor Attorney Adams knew of any restrictions on activity near spray booths. Attorney

Adams suggested adding a condition of approval requiring that the applicant obtain approval from the AQMD to operate their facility.

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach the podium to address the Planning Commission. Ms. Delia, a resident of Montebello, spoke in support of the project. Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 9.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve the recommendations regarding this matter, with an added condition for the applicant to get it approval from the AQMD to operate near a spray booth,

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

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

CONSENT ITEMS

10. 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. 498-8

That the Planning Commission take the following actions:

Recommendation: That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a truck parking and maintenance facility, 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 the Conditional Use Permit Case No. 498 be subject to a compliance review in ten (10) years, on or before December 10, 2028, to ensure the use is still operating in strict compliance with the conditions of approval as contained within the staff report.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Consent Item No. 10A, which passed by the following vote:

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

Absent: Ybarra

11. ANNOUNCEMENTS

Commissioners:

Commissioner Mora announced that this would be his last meeting as a Planning Commissioner as he was recently elected to serve on the City Council. He thanked everyone for the honor of serving on this Commission. Congratulations were shared by the other Commissioners. Holiday wishes were expressed and shared among fellow Commissioners as well as staff.

Staff:

Congratulatory messages were extended to newly elected Councilman Mora from staff. Holiday wishes were also shared all around from staff to Commissioners. Lastly, Wayne extended an open invitation to all Commissioners to join the Planning staff in our Annual Christmas Luncheon.

12. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:05 p.m.



Ralph Aranda
Chairperson

ATTEST:


Acting Commission Secretary
Date

