



APPROVED: March 12, 2018

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

February 20, 2018

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:01 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Jimenez called upon Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Arnold
Commissioner Mora
Commissioner Ybarra

Staff:

Yolanda Summerhill, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Camilla Martinez, Planning Intern
Teresa Cavallo, Planning Secretary

Members absent:

None

4. **ORAL COMMUNICATIONS**

MINUTES

5. Approval of the minutes of the December 11, 2017 and January 8, 2018 Planning Commission meetings

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to approve the minutes of January 8, 2018 as submitted and the minutes of December 11, 2017 with

the correction as noted by Vice Chair Aranda, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15332, Class 32
Development Plan Approval Case No. 917-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Development Plan Approval Case No. 917-1, and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case No. 917-1 is consistent with the purpose, intent, goals and policies set forth in the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City Zoning Regulations for the granting of a Development Plan Approval; and
- Find and determine that Development Plan Approval Case No. 917-1 is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA), therefore no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Development Plan Approval Case No. 917-1, subject to the conditions of approval as contained within Resolution 67-2018; and
- Adopt Resolution No. 67-2018, which incorporates the Planning Commission's findings and recommendation regarding this matter.

Chair Jimenez opened the Public Hearing at 6:05 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 6 before the Planning Commission. Present in the audience was the applicant and on behalf of the applicant their representative Roy Furuto of Furuto Rubio & Associates.

Commissioner Arnold complimented Architect Roy Furuto's design on this project and for all of his work he has done within the City of Santa Fe Springs.

Chair Jimenez also complimented the contemporary building design.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. Having no one wishing speak, Chairperson Jimenez closed the Public Hearing at 6:14 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Aranda, seconded by Commissioner Mora to approve Development Plan Approval (DPA) Case No. 917-1, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

City Attorney Yolanda Summerhill read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

Development Plan Approval Case No. 914-1 and Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 914-1, and thereafter close the Public Hearing; and
- Find that Development Plan Approval Case No. 914-1 is consistent with the purpose, intent, goals and policies set forth in 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 approval of Development Plan Approval Case No. 914-1 is consistent with the previously-adopted Initial Study/Mitigated Negative Declaration/ Mitigation Monitoring and Reporting Program (IS/MND/MMRP) for Development Plan Approval Case No. 914, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Development Plan Approval Case No. 914 will have significant adverse effects that cannot be mitigated to levels of insignificance and therefore, no additional environmental documents are required for Development Plan Approval Case No. 914-1; and
- Approve Development Plan Approval Case No. 914-1, subject to the conditions of approval as contained within Resolution No. 66-2018; and
- Adopt Resolution No. 66-2018, which incorporates the Planning Commission's findings and recommendations regarding this matter.

Chair Jimenez opened the Public Hearing at 6:15 p.m. and called upon Planning Intern Camilla Martinez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant was David Sestak of Rexford Industrial.

Commissioner Arnold inquired about the parking requirements since the building size has increased. Planning Intern Camilla Martinez replied that the applicant is maintaining an adequate amount of parking for the building size as required by Planning Standards.

Vice Chair Aranda inquired about the reduction in landscaping. Planning Intern Camilla Martinez replied that landscaping requirements are being met as required also. Vice Chair Aranda also inquired about the reason for these reductions being due to the discovery of oil wells on the property site and does that impact the CEQA findings. Ms. Martinez replied that the environmental report does call out the oil wells; however, they are located within the parking lot and two of the landscaped areas. Planning Consultant Laurel Reimer commented that developers have to undergo an extensive review process before construction work and unfortunately the oil wells were not discovered in the prior Planning approval process but were not overlooked this time around. Developers can construct over oil wells; however the Division of Oil, Gas & Geothermal Resources

(DOGGR) would like the applicant to abandon the oil wells to current standards at a great expensive, so flipping the building footprint avoids all of the oil wells which is a part of the CEQA document and does not affect the CEQA document as well.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter.

David Sestak of Rexford Industrial approached the Planning Commission to thank the Director of Planning Wayne Morrell and his staff with this challenging project. He appreciates everyone's efforts to bringing this project to development.

Having no one further wishing speak, Chairperson Jimenez closed the Public Hearing at 6:26 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Development Plan Approval (DPA) Case No. 914-1, and the recommendations regarding this matter, which passed by the following vote:

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

City Attorney Yolanda Summerhill read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Revocation of Conditional Use Permit Case No. 753

Recommendation: That the Planning Commission:

- That the Planning Commission table this matter.

Chair Jimenez opened the Public Hearing at 6:27 p.m. and called upon Planning Director Wayne Morrell present Item No. 8 before the Planning Commission.

Director of Planning Wayne Morrell informed the Planning Commission that the applicant was notified of the Revocation Process and finally came in and met with staff to address the issues and concerns. The recommendation is to table this matter and if there is an issue or concern we will notice this matter for a hearing in the future.

City Attorney Yolanda Summerhill informed the Planning Commission that the Planning Commission refrain from having any discussion on Item No. 8 since the applicant was notified that this matter would be removed from the Planning Commission Agenda and the matter will be re-noticed should action be required in the future.

Per City Attorney Yolanda Summerhill no action was required and no action was taken.

9. PUBLIC HEARING

Tentative Parcel Map No. 82014 and Environmental Document

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82014 and, after receiving all public comments, continue this matter to the Planning Commission meeting of March 12, 2018.

Chair Jimenez opened the Public Hearing at 6:29 p.m. and called upon Planning Director Wayne Morrell to present Item No. 9 before the Planning Commission.

Director of Planning Wayne Morrell explained that the Public Hearing Notice had the incorrect Parcel information and was missing the assessor parcel number within the notice and staff is, therefore, requesting a continuance to the next Planning Commission of March 12, 2018.

Chair Jimenez requested a motion and second for Item No. 9.

It was moved by Commissioner Mora, seconded by Vice Chair Aranda to continue Tentative Parcel Map No. 82014 to the March 12, 2018 Planning Commission meeting which passed by the following vote:

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

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. 775-1

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 775, 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. 775, until February 20, 2019, subject to the original conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Consent Item No. 10A and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

11. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Arnold wished Jimmy a Happy Chinese New Year.

Staff made the following announcements:

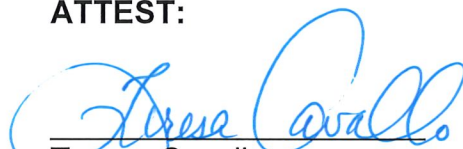
- Planning Intern Camilla Martinez was thankful to be back in California after studying abroad in Scotland for four (4) months.

12. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 6:33 p.m.


Gabriel Jimenez
Chairperson

ATTEST:


Teresa Cavallo
Planning Secretary


Date