



APPROVED: April 9, 2018

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

March 12, 2018

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Vice Chairperson Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

Commissioner Arnold

4. **ORAL COMMUNICATIONS**

None

MINUTES

5. Approval of the minutes of the February 20, 2018 Planning Commission meeting

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes of February 20, 2018 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the February 20, 2018 Planning Commission meeting
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, thereafter close the Public Hearing; and
- Find and determine that Tentative Parcel Map No. 82014 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and
- Find that Tentative Parcel Map No. 82014, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Find that Tentative Tract Map No. 82014 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Tract Map No. 82014, subject to the conditions of approval as stated in this report; and
- Actions regarding Tentative Parcel Map No. 82014 be embodied in Resolution No. 68-2018

Chair Jimenez opened the Public Hearing at 6:04 p.m. and called upon Director of Planning Wayne Morrell to present Item No. 6 before the Planning Commission. Director of Planning Wayne Morrell notified the Planning Commission that present in the audience was Bob LaRue the owner of Geezers who submitted a letter to the Planning Commission which addressed his concerns regarding Tentative Parcel Map No. 82014. A copy of Mr. LaRue's letter was distributed to each Planning Commissioner and would become a part of the record.

Commissioner Mora requested clarification on the project and parking structure locations. Director of Planning Wayne Morrell explained the perpetual parking easement and agreement between the City and Geezers Restaurant. Mr. Morrell further explained that the former City Manager met with Mr. LaRue to discuss his concerns; however, it has not been determined if a parking structure is required at this time. The City would like a parking structure for future use.

Vice Chair Aranda inquired about Mr. LaRue's concerns regarding the proposed parking structure. Director of Planning Wayne Morrell replied that since the City's meeting with Mr. LaRue things have changed. A parking structure was being implemented for the steel craft and hotel development projects; however, since steel craft has withdrawn their development proposal a parking structure is not being developed at this time. The City may look at housing a retail use for a parking structure.

Vice Chair Aranda further inquired about the purpose of the parking structure. Mr. Morrell replied that the purpose of the parking structure was to provide more parking for the hotel. Also, to provide more parking for the steel craft project, which is similar to the ones in

Long Beach and Las Vegas. The City has a vision of a downtown Santa Fe Springs in the area owned by the City.

Commissioner Ybarra had concerns about the sculpture garden future. Mr. Morrell replied that the hotel will be responsible for the sculpture garden and the maintenance of the sculpture garden. The sculpture garden will not be removed and will remain at its present location; however, possibly some art pieces maybe relocated. Mr. Morrell further commented that the sculpture garden is being addressed as an amenity to the hotel.

Chair Jimenez inquired if the hotel developer will be responsible for the maintenance of the art pieces as well. A discussion ensued about the future maintenance of the snake fountain and other art pieces located within the sculpture garden.

Chair Jimenez requested if there was anyone in the audience wishing to speak on this matter. The owner of Geezers Restaurant, Bob LaRue, addressed the Planning Commission. Mr. LaRue expressed his concerns about the sculpture garden being underutilized but more so about the parking structure blocking his restaurant from public view along Telegraph Road. Mr. LaRue did not object to the hotel development and actually supported the project; however, he would like the City to consider the parking structure be set back away from Telegraph Road as to not block his restaurant exposure along Telegraph Road.

Vice Chair Aranda inquired about the parking requirements for the hotel. Mr. Morrell indicated that the City decided to utilize the City of Anaheim's parking standards since they have more experience dealing with large hotels since Disneyland is located in the City of Anaheim. Vice Chair Aranda requested further clarification regarding the parking structure and hotel parking requirements. Mr. Morrell indicated that once the hotel development project is finalized and Hilton comes before the Planning Commission for approval there might be a chance that additional parking maybe required.

Commissioner Ybarra inquired about the height of the hotel. Mr. Morrell replied that the hotel is proposed to be developed along Norwalk Boulevard and there is a Planning setback requirement that if the building height is 75 ft then the building has to be set back 75 ft.

Vice Chair Aranda expressed that parking is readily available across the street at the back, across the bridge, etc. if there isn't enough parking for weekend events.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:44 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 Tentative Parcel Map No. 82014, and the recommendations regarding this matter, as well as the letter from Geezers regarding development concerns for future development, which passed by the following vote:

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

Absent: Arnold

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

7. PUBLIC HEARING

Conditional Use Permit (CUP) Case No. 497-4

Recommendation: That the Planning Commission:

- Find that the proposed changes to the existing precious metal reclamation facility operations, if it continues to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Find and determine that the proposal meets the criteria for "new construction of limited small new facilities", pursuant to Section 15303-Class 3 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
- Approve Amendment of CUP 497, subject to the conditions of approval as stated within the staff report.

Chair Jimenez called upon the Director of Planning Wayne Morrell to address the Planning Commissioners. Present in the audience was the City of Cerritos Current Planning Manager Robert Lopez. The City of Santa Fe Springs is requesting to continue this item out of respect for the City of Cerritos so that the City of Cerritos may have an opportunity to tour Heraeus Precious Metal facility to receive a better understanding of the process and what is involved.

Chair Jimenez opened the Public Hearing at 6:47 p.m. and asked if anyone present in the audience wished to speak on this matter.

Vice Chair Aranda inquired if the applicant was informed of the continuance, etc. Senior Planner Cuong Nguyen replied that the representative for Heraeus Precious Metal Facility, Peter Eckert, was present in the audience and was open to continue this matter and offered the City of Cerritos a tour of the site.

Having no one wishing speak, Chairperson Jimenez requested a motion and second for Item No. 7.

It was moved by Vice Chair Aranda, seconded by Commissioner Ybarra to continue Conditional Use Permit Case No. 497-4 to the next regularly scheduled Planning Commission Meeting on April 9, 2018, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: Arnold

NEW BUSINESS

8. NEW BUSINESS

2017 General Plan Housing Element Annual Progress Reports

Recommendation: That the Planning Commission:

- Recommend that the City Council authorize staff to forward the 2017 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Chair Jimenez called upon Housing Consultant Karen Warner to present Item No. 8 before the Planning Commission.

Having no questions or comments, Chair Jimenez requested a motion and second for Item No. 8.

It was moved by Commissioner Mora, seconded by Vice Chair Aranda to approve the 2017 General Plan Housing Element Annual Progress Reports, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Aranda, Jimenez, Mora and Ybarra

Nayes: None

Absent: Arnold

9. NEW BUSINESS

Request for General Plan Conformity Finding – Sale of Firestone Boulevard Remnant Parcel

Recommendation: That the Planning Commission:

- Find that the City's sale of the remnant parcel on the Southerly side of Firestone Boulevard, adjacent Westerly to Shoemaker Avenue, conforms to the City's General Plan.
- Find that Pursuant to the California Environmental Quality Act (CEQA), Staff has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment and is therefore considered to be exempt from CEQA pursuant to CEQA Guidelines section 15062-Activities Covered by General Rule. A Notice of Exemption has been prepared pursuant to CEQA Guidelines section 15062 – Notice of Exemption. If the project is approved, the Notice of Exemption will be filed with the county clerk of Los Angeles County.

Chair Jimenez called upon Planning Director Wayne Morrell to present Item No. 9 before the Planning Commission.

Director of Planning Wayne Morrel explained that the staff report was amended to include environmental findings explaining that this sale is categorically exempt. Mr. Morrell addressed the findings within his presentation to the Planning Commissioners.

Commissioner Mora inquired if Enterprise is already utilizing the property. Mr. Morrell

replied that yes Enterprise is already utilizing the property and the property has no value to the City.

Vice Chair Aranda inquired about the option of charging Enterprise rent. Mr. Morrell replied that the City did not want the liability or a long-term lease. Vice Chair Aranda inquired if the entire property tax would be re-accessed and Mr. Morrell indicated that yes they would.

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

It was moved by Commissioner Ybarra, seconded by Vice Chair Aranda to approve Request for General Plan Conformity Finding – Sale of Firestone Boulevard Remnant, and the recommendations regarding this matter, along with the correction as to the CEQA findings, which passed by the following vote:

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

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. 766-2

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a small group (20-30 clients) personal fitness training use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 766-2 be subject to a compliance review in five (5) years, on or before March 12, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 768-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a restaurant with a drive-thru, 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.

- Require that Conditional Use Permit Case No. 768, be subject to a compliance review in five (5) years, on or before, March 12, 2023, to ensure the use is still operating in strict compliance with the conditions of approval as contained with this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 772-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an indoor recreational 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.
- Require that Conditional Use Permit Case No. 772-1, be subject to a compliance review in five (5) years, on or before, March 12, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Aranda to approve Consent Item Nos. 10A, B, and C and the recommendations regarding these items, which passed by the following vote:

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

ANNOUNCEMENTS

11. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Ybarra expressed his concerns regarding the drive-thru traffic at the Starbucks located at the Promenade.
- Chair Jimenez wished everyone a Happy St. Patrick's Day and a Happy Easter.

Staff made the following announcements:

- Planning Consultant Vince Velasco wished everyone a Happy St. Patrick's Day and a Happy Easter.
- Senior Planner Cuong Nguyen explained to the Planning Commissioners the new staff report format and Resolutions format.
- Planning Secretary Teresa Cavallo polled the Planning Commissioners about receiving the Environment Executive Summary Report along with the Environmental Impact Report on a CD for all future projects.
- Director of Planning Wayne Morrell announced that the entire 1.2 million square feet of the Goodman Logistics Center will be leased.

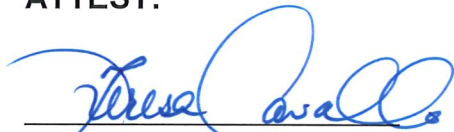
12. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 7:17 p.m.



Gabriel Jimenez
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary

4-9-18

Date