



APPROVED: March 11, 2019

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

February 12, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

Chairperson Aranda introduced the newly appointed Planning Commissioner Carbajal and invited her to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present: Chairperson Aranda
Commissioner Carbajal
Commissioner Ybarra

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Jimmy Wong, Planning Consultant
Claudia Jimenez, Planning Intern

Members absent: Commissioner Arnold
Commissioner Jimenez (Excused)

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

To be approved at the Planning Commission Regular Meeting of March 11, 2019

6. **PUBLIC HEARING**

Adoption of Mitigated Negative Declaration
Tentative Parcel Map Case No. 82566
Development Plan Approval Case No. 963
Modification Permit (MOD) Case No. 1310

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map Case No. 82566, Development Plan Approval Case No. 963, Modification Permit Case No. 1310 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 Tentative Parcel Map Case No. 82566 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in §154.07 of the Subdivision Regulations for the granting of a tentative or final map; 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
- 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
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map Case No. 82566, Development Plan Approval Case No. 963; and Modification Permit Case No. 1310, subject to the conditions of approval as contained with Resolution No. 112-2019; and
- Adopt Resolution No. 112-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 6 before the Planning Commission. Present in the audience was the Developer and the Applicant's Environmental Consultant to answer any questions the commissioners and audience may have.

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

Commissioner Ybarra commented that the property is overdue for development and inquired about the 8' high wrought iron fence. He would like to know if the fence will be see through or screened. Jimmy stated at this point, he doesn't know for sure; however, it would need to meet standards. Commissioner Ybarra commented that see through would be nice/preferred.

Jimmy Wong stepped up to the podium to announce that staff received a letter at City Hall on February 12, after the review period was over. The letter had been presented to

all the commissioners and will be made part of the records.

Chair Aranda opened the Public Hearing and asked if the applicant would like to approach the podium to address the Planning Commission. Mr. Hoonie Kang, the developer's representative, approached the podium to answer questions and comments. There were no questions or comments; therefore, Mr. Kang was excused.

Chair Aranda asked if anyone present in the audience wished to speak on this matter. Jordan Sisson from the law firm Lozeau Drury approached the podium. He raised concerns about two warehouse projects being developed simultaneously, catty corner from each other, and in his opinion, without a full vetting of Environmental Impact. The environmental attorney felt that an EIR is necessary to disclose and analyze whether the MND has flaws or red flagged. He urged the commissioners to vote no; furthermore, he requested to be notified via USPS and e-mail of any upcoming environmental public notices.

Another representative, Eric Shaw, who represent four of the seven property owners north of this property, had issues with DPA 963 & MOD 1310. He raised concerns and brought up an example of Goodman Development on Bloomfield. Eric felt that location should have more dense trees coverage, some artwork and walking and additional landscape near walkway and setbacks. Furthermore, he wants to ensure that the cell tower, next to the railroad tracks, when the development is completed, that it doesn't interfere with the cell tower.

Chair Aranda offered the Environmental Consultant to rebuttal first. Environmental Consultant Officer Bryan Hamilton with Blodgett Baylosis stepped up to the podium. Bryan stated that his team fully and thoroughly vetted and confirmed the lead agency, which is the City of Santa Fe Springs, did performed due diligence to a level less than significant, 10,000 metric ton per year threshold project air emission. Both sites 3 & 4 were identified as different project.

Next up is the Developer representative, Hoonie Kang, who stepped up as the second applicant representative to rebuttal. Hoonie stated that the applicant is providing more landscape than is required by code. All active wells will have screen around them, in addition to the wrought iron fence. There will be a joint use area as well as exclusive use area since Maverick continue to need access for their truck. Per Hoonie, the intent at this time is to make the wrought iron fence a see through.

Commissioner Ybarra inquired whether there will be a sidewalk along Telegraph Road, Jimmy Wong showed a rendering in the presentation depicting a sidewalk, heading east on Telegraph.

Commissioner Carbajal inquired about site 1 & 2, whether there are plans for those two sites to be developed. Director of Planning, Mr. Morrell, stated that he's been with the City for 29 years and the subject of site 1 & 2 has never been brought up. Rick with CBRE stated that he's been working on this property for approximately 20 years now and identified site 1 as located on the n/w corner of Shoemaker & Florence. Site 2 is along Bloomfield.

Commissioner Carbajal also inquired about the art fees. Director Morrell said that it is up to the developer on whether they choose to do a public art piece or pay the 1% developer's fees. It's one or the other.

Chairperson Aranda closed the Public Hearing and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra with the condition that the fence be see through and to add in the conditional use. Staff requested amendment to remove Condition 16 by attaching the letter that was handed out to the Commissioners earlier. It was seconded by Commissioner Carbajal for the Adoption of Mitigated Negative Declaration, to approve Tentative Parcel Map (TPM) Case No. 82566, Development Plan Approval (DPA) Case No. 963, and Modification Permit (MOD) Case Nos. 1310, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82567

Development Plan Approval (DPA) Case Nos. 957-962

Zone Change (ZC) Case No. 138

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82567; Development Plan Approval Case Nos. 957-962; Zone Change Case No. 138; 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 Tentative Parcel Map No. 82567 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's DOA requests meet the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Find that Zone Change Case No. 138 satisfies the criteria and conditions set forth in Section §155.829 et seq. of the City Code for the granting of a Change of Zone request and thus, recommend that the City Council approve said Change of Zone; and

- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve the Tentative Parcel Map No. 82567; Development Plan Approval Case Nos. 957-962; and Zone Change Case No. 138, subject to the conditions of approval as contained with the Resolution No. 114-2019; and
- Adopt Resolution No. 114-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. Commissioner Carbajal inquired if there was a traffic study done on the impact on Telegraph Road. Chair Aranda asked for clarification if it's true that the Telegraph Road driveway is not accessible to truck and it was confirmed to be true.

Chair Aranda opened the Public Hearing and asked if the applicant would like to approach the podium to address the Planning Commission. Hoonie Kang stepped up to the podium to answer question, there being no questions/comments, Mr. Kang stepped down.

Jordan Sisson on behalf of Lozeau Drury stepped up to the podium for a rebuttal. He contends we don't know who the future tenants will be, it could be a fulfillment center such as Amazon. He stated that we need to notify the public more than 20 days in advance and only file MMD upon final appeal. He asserted that we don't have an EIR here, only MND.

Environmental Consultant Marc Blodgett, of Blodgett Baylosis, rebutted with respect to item #1 of Lozeau Drury rebuttal. Marc stated we do not agree with the fulfillment assessment. The floor area is nowhere near the square footage of a fulfillment center; furthermore, it is not designed for a large fulfillment center or warehouse. Amazon is not a true comparison. As for rebuttal #2 from Mr. Sisson, of Lozeau Drury, Marc said that it only has 4 pages dealing with greenhouse gas and those variables can be easily duplicated. As to the reference of fragmenting projects due to geographical locations, they are different. One is a single building and the other is a series of seven (7) buildings. Site 4 is tailored to that and the traffic impact, air quality and noise is well below the threshold that AQMD use of significant impact. Marc also doesn't agree with the assertion to not file a NOD until appeal. He reiterated that the City need to file NOD within the 5-day period. Marc stated that Bryan Hamilton is the principal author for site 4 and Marc is the principal author for site 3. Marc said that should the property remain in its present state, it would be a major concern in the absence of development. Mr. Blodgett also said that an EIR is not done because it is not warranted.

Vince wish to reiterate that every tenant would be required to come before the Planning Department for a business license and will be vetted then for condition of use.

City Attorney, Richard Adams II, suggested making a motion to move staff recommendations. Additionally, he suggested staff mail and/or e-mail the attorney representing Lozeau Drury, the public hearing notices regarding this project from this point on.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 7.

It was motioned by Commissioner Ybarra to move staff recommendations and he also thanked the developer for bringing this to our City. Commissioner Carbajal seconded, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, and Ybarra

Nayes: None

Absent: Arnold and Jimenez

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

8. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 789

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 789, and thereafter close the Public Hearing; 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
- 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 programs 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
- Approve Conditional Use Permit Case No. 789, subject to the conditions of approval as contained with Resolution No. 115-2018; and
- Adopt Resolution No. 115-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 8 before the Planning Commission. The applicant representative, Jeremy Seagal is here on behalf of AT&T to answer any questions or comments.

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

Commissioner Ybarra commented that the palm fronds look real. Ms. Reimer agreed that they are looking better. Chair Aranda commented that he didn't see the support building. Laurel commented it's there but difficult to see unless you know what to look at. She said if you look closely, there's a ramp underneath the equipment room.

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach the podium to address the Planning Commission. Jeremy said that the tech paints the equipment to match the prongs and that they will add 12 prongs to make it fuller.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 8.

It was motioned by Commissioner Ybarra and seconded by Commissioner Carbajal, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit Case No. 792

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 792 and the related Environmental Document; 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 programs of the City's General Plan; and
- Find that the Negative Declaration, 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 environmental; 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
- Adopt Resolution No. 113-2019, which incorporates the Planning Commission's findings and actions regarding this matter; and
- Recommend that the City Council adopt Resolution No. 9621, to approve and adopt the proposed Negative Declaration and to approve Conditional Use Permit Case No. 792 subject to the conditions of approval as contained within Resolution No. 9621; and
- Recommend that the City Council adopt Ordinance No. 1099, to approve a development agreement by and between the City of Santa Fe Springs and General Outdoor Advertising.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 9 before the Planning Commission.

Chair Aranda called upon the Commissioners for questions and/or comments. Commissioner Ybarra inquired about lighting. Commissioner Carbajal inquired about the City receiving income from the billboards...

Chair Aranda opened the Public Hearing and asked if the Applicant would like to approach the podium to address the Planning Commission. Rod Lynch of General Outdoor Advertising went up to the podium to answer questions or comments.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing and requested a motion and second for Item No. 9.

It was motioned by Commissioner Ybarra and seconded by Commissioner Carbajal, which passed by the following roll call vote:

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

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

10. NEW BUSINESS

Modification Permit Case No. 1309

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 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that pursuant to Section 15311, Class 11 (Construction or placement of minor structures accessory to existing facilities), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1309, subject to the conditions of approval as contained within approval as contained with Resolution No. 111-2019; and
- Adopt Resolution No. 111-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Senior Planner Cuong Nguyen to present Item No. 10 before the Planning Commission. The Planning Department is recommended to allow Santa Fe Auto Salvage to maintain the sign, although at 30" it is larger than the 24" allowed. Applicant George Gonzalez is in the audience to answer any questions or comments.

Having no questions or comments, Chair Aranda requested a motion and second for Item

No. 10.

It was moved by Commissioner Carbajal, seconded by Commissioner Ybarra to approve for the sign to stay as is, which passed by the following vote:

Ayes: Aranda, Carbajal and Ybarra
Nayes: None
Absent: Arnold & Jimenez

CONSENT ITEMS

11. 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. 738-2

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a non-profit trade school, 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. 738, be subject to a compliance review in five (5) years, on or before August 10, 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. 756-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a service station and convenience market, 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. 756-3 be subject to a compliance review in five (5) years, on or before January 14, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chair Aranda requested a motion and second to move both Consent Items 11A & 11B to the March 11, 2019 Planning Commission Regular Meeting.

It was moved by Commissioner Ybarra, seconded by Commissioner Carbajal, which passed by the following vote:

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

12. PRESENTATION

Planning Highlights of 2018

13. ANNOUNCEMENTS

Commissioners:

Chair Aranda once again welcomed Commissioner Francis Carbajal on being newly appointed to the Planning Commission.

Staff:

Cuong explained and enunciated the correct pronunciation of his first and last name. The enunciation of his first and last name sounds nothing like the way it should be; however, he stuck with it because it's been mispronounced so many variety of ways. The Commissioners joked that we should stick to referring to Cuong as "Hey You".

Richard Adams introduced Carmen Vasquez, an associate from Jones and Mayer to the Planning Commission and staff. Ms. Vasquez resides in Downey and may assist Richard with the legal process.

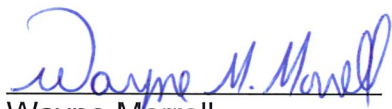
14. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:56 p.m.

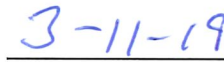


Ralph Aranda
Chairperson

ATTEST:



Wayne Morrell
Acting Planning Secretary



Date