



APPROVED: April 8, 2019

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

March 11, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: Chairperson Aranda
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez
Commissioner Ybarra

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement
Noe Negrete, Director of Public Works
Robert Garcia, Public Works Manager

Members absent: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the November 19, 2018, December 10, 2018 and February 12, 2019 Planning Commission meetings

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to approve the minutes of November 19, 2018, the minutes of December 10, 2018, and the minutes of February 12, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 496-5

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 496-5 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 will be 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
- 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. 496-5, subject to the conditions of approval as contained within Resolution No. 118-2019; and
- Adopt Resolution No. 118-2019, 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 David Allen, representative for applicant American Tower.

Commissioner Ybarra inquired why this monopole was not disguised as a palm tree or another type of vegetation. Planning Consultant Laurel Reimer replied that the City's cell tower standards does not call for such with an existing cell tower. Director of Planning Wayne Morrell also indicated that when this cell tower was approved the City's cell tower standards consisted of one page, which has since changed.

A discussion ensued regarding the guidelines, the possibility of doing a drop and swap for this monopole.

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

Chair Aranda opened the Public Hearing at 6:18 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Representative David Allen, approached the podium and indicated that the applicant agrees with the Conditions of Approval and spoke about the possibility of concealing the monopole but would need to confirm with his engineering team regarding stealth requirements and maintaining the same level of service.

A discussion ensued about concealing the monopole and adding a condition of approval to stealth the monopole.

City Attorney Richard Adams indicated that there are a number of legal matters to review under Federal Laws. Mr. Adams further stated that if the Planning Commission would like to review the stealth matter further they will need to continue this item.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:27 p.m. and requested a motion and second for Item No. 6.

Commissioner Ybarra requested that Item 6 be continued to the April 8, 2019 Planning Commission to discuss stealth of the monopole, the associated costs and the engineering requirements.

City Attorney Richard Adams advised Planning Chair Ralph Aranda to reopen the Public Hearing at 6:28 p.m. to continue Item 6 so that it would not have to be re-noticed.

Representative David Allen agreed with continuing Item No. 6 and returning back to the Planning Commission to address their requests.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to continue Conditional Use Permit Case No. 496-5 to the April 8, 2019 Planning Commission meeting, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration Development Plan Approval Case No. 946

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 946 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 programs 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 a Development Plan Approval; and
 - Approve and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program 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 Development Plan Approval Case No. 946, subject to the conditions of approval as contained within Resolution 117-2019; and
 - Adopt Resolution No. 117-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 7 before the Planning Commission. Present in the audience was the applicant, Ed Fineman and the applicant's representatives Jeremy Krout, Konnie Dobрева, Meghan Macias, and Andrea Arcilla of EPD and Architect Mike Gill of RGA.

Planning Consultant Laurel Reimer distributed a comment letter received from Stephan Wandel of Golden Springs Development along with a response letter from the Applicant to the Planning Commissioners.

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

Commissioner Carbajal was concerned about the environmental and traffic impact on the surrounding area. Commissioner Carbajal was also concerned about the unknown end user. Planning Consultant Laurel Reimer replied that depending on the end user they may have to come before the Planning Commission for approval and may have to provide environmental and traffic analysis for their use.

Commissioner Arnold commented if there was an estimate of the number of employees being employed at this facility and the total of parking stalls being provided. Planning Consultant Laurel Reimer replied that an employee count would be determined by the end user and 193 parking stalls are being provided.

Chair Aranda inquired about the type of wall division between the high school and property. Ms. Reimer replied that currently a chain link fence divides the two properties but that an 8 foot concrete wall would be constructed.

Chair Aranda opened the Public Hearing at 6:50 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Jeremy Krout approached the podium to address the Planning Commissioners. Mr. Krout thanked staff for their efforts and the Planning Commission for their time. Mr. Krout addressed the comments received from the letter by Stephan Wandel of Golden Springs Development.

Stephan Wandel of Golden Springs Development approached the podium opposing the project and reiterated the comments stated within his letter distributed to the Planning Commissioners.

Traffic Consultant Konnie Dobрева approached the podium to address everyone's concerns regarding the traffic analysis. Ms. Dobрева commented that there was substantial evidence to support the traffic analysis provided and that a historical base line was used, as a reference point, which was backed by technical studies based on the buildings square footage.

Traffic Engineer Ms. Macias mentioned the signalized intersection at the end of the cul-de-sac would alleviate some of the traffic flow and how the traffic calculations were calculated.

A discussion ensued regarding the requirements for a CUP for a future use at this location and peak traffic hours and trips.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 7:12 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Ybarra, seconded by Chair Aranda to approve Development Plan Approval Case No. 946, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams, II read the City's appeal process.

NEW BUSINESS

8. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)
2018 General Plan Housing Element Annual Progress Reports

Recommendation: That the Planning Commission:

- Find and determine that the Annual Progress Report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3) of the CEQA Guidelines. The 2018 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.
- Recommend that the City Council authorize staff to forward the 2018 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 Aranda called upon City Housing Consultant Karen Warner to present Item No. 8

before the Planning Commission.

Chair Aranda thanked Housing Consultant Karen Warner for her Housing Presentation.

Chair Aranda called upon the Commissioners for questions and/or comments. There being no questions and/or comments, Chair Aranda requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve 2018 General Plan Housing Element Annual Progress Reports, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Modification Permit Case No. 1312

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 155.694 of the City's Zoning Regulation for the granting of a Modification; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1312, subject to the conditions of approval as contained within Resolution No. 116-2019; and
- Adopt Resolution No. 116-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 9. Present in the audience was applicant JJ Espinoza.

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

Commissioner Arnold inquired about the property size and the County Assessor's map.

A discussion ensued regarding the Assessor's Data Map and the actual size of the property.

Commissioner Ybarra inquired if this property was affected by the freeway expansion.

Planning Consultant Jimmy Wong replied that this property was not affected by the freeway expansion.

Chair Aranda called upon the Applicant and requested if he would like to approach the podium to address the Planning Commission. The Applicant JJ Espinoza approached the podium and indicated that the garage conversation was to accommodate his sister-in-law who would be moving-in to assist with child care.

There being no further questions and/or comments, Chair Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez Modification Permit Case No. 1312, and the recommendations regarding these matter, which passed by the following roll call 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

Alcohol Sales Conditional Use Permit Case No. 41

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 41, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 73

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 73, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 74

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 74, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

D. CONSENT ITEM

Conditional Use Permit Case No. 589-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a meat (sausage) processing 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 Ordinance and consistent with the goals, policies and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 589-4 be subject to a compliance review in five (5) years, on or before March 11, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

E. CONSENT ITEM

Development Plan Approval Case No. 914-2

Recommendation: That the Planning Commission:

- Find and determine that granting a two (2) year time extension of Development Plan Approval No. 914-2 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, polies, and programs of the City's General Plan; and
- Approve a two (2) year time extension of Development Plan Approval Case No. 914-2, until March 11, 2021, subject to the original conditions of approval for Development Plan Approval Case No. 914-2.

Chairperson Aranda requested a motion and second for Consent Items Nos. 10A – 10E.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve Consent Item Nos. 10A - 10E and the recommendations regarding this item, which passed by the following vote:

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

11. ELECTION OF VICE CHAIRPERSON

The bylaws require the election of Commission Officers. The Vice Chairperson will serve for the remainder of the term.

Director of Planning Wayne Morrell declared the office of Vice Chairperson vacant and called for nominations. Commissioner Arnold nominated Commissioner Ybarra for Vice Chairperson. Commissioner Jimenez seconded the nomination. Commissioner Ybarra accepted the nomination. Having no further nominations, nominations for Vice Chairperson were closed. Commissioner Ybarra was unanimously voted the new Planning Commission Vice Chairperson.

12. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that he is SFHS JV Head Coach and they are currently 3-0.

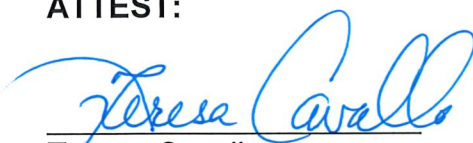
Staff:

Planning Secretary Teresa Cavallo announced that today was her daughter Anissa's 17th Birthday.

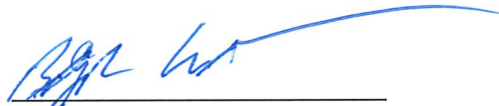
13. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:40 p.m. to the next Planning Commission meeting scheduled for April 8, 2019 at 6:00 p.m.

ATTEST:



Teresa Cavallo
Planning Secretary



Ralph Aranda
Chairperson

4-8-19

Date