



APPROVED: May 13, 2019

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

April 8, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present: Chairperson Aranda
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern

Members absent: Vice Chairperson Ybarra

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the March 11, 2019 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve the minutes of March 11, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the March 11, 2019 meeting
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 and Emily Murray, Legal Counsel for American Tower.

Planning Intern Claudia Jimenez on behalf of Planning Consultant Laurel Reimer distributed various handouts with different versions of the monopole facility located at 10400 Orr & Day Road.

Planning Consultant Laurel Reimer addressed the Planning Commissioners' comments and concerns from the March 11, 2019 meeting and exhibited the various versions of the monopole depicted on the hand-outs.

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

Commissioner Arnold requested clarification on how many additional antennas would be allowed to be added to this monopole. Planning Consultant Laurel Reimer replied that the FCC has adopted a number of rules and regulations regarding co-locating but it mostly likely would not occur at this site since it has not happened in the past 25 years, Ms. Reimer assumed it is likely due to the height of the monopole being too short and the required radio frequencies. Commissioner Arnold inquired if the monopole could increase the height. Planning Consultant Laurel Reimer replied that the monopole could increase the height but the current monopole could not withstand the height increase structurally

and the entire monopole would have to be replaced and at that time the City would require the new monopole to be stealth.

Chair Aranda reopened the Public Hearing at 6:17 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 introduced his colleague Emily Murray. Mr. Allen thanked Planning Consultant Laurel Reimer for all her hard work on her presentation. Mr. Allen further stated that the simulations presented before the Planning Commission would economically be feasible to satisfy the request of the City without replacing the entire monopole. Representative Emily Murray stepped forward to address the Planning Commission and addressed the letters sent addressing the Federal Law over wireless towers and expressed American Towers legal position on this matter and asked the Planning Commissioners if anyone had any questions regarding her letters.

Commissioner Arnold commented that any color other than the monopole's current color would be obtrusive.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:20 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Jimenez to remove Condition No. 2, seconded by Commissioner Arnold to approve Conditional Use Permit Case No. 496-5, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 790

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 790, 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. 790, subject to the conditions of approval as contained with Resolution No. 119-2019; and
- Adopt Resolution No. 119-2019, 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, Jeremy Siegal of EWA on behalf of AT&T.

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

Commissioner Arnold commented that the applicant is doing a great job on creating a better looking facility than what is currently present.

Chair Aranda opened the Public Hearing at 6:28 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Jeremy Siegal approached the podium to address the Planning Commissioners. Mr. Siegal thanked Planning Consultant Laurel Reimer for her excellent presentation. Mr. Siegal commented that his team went through a few design reviews before deciding on the final design which they are very happy with.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:30 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 790, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Categorically Exempt –CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 799

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 799 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 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. 799, subject to the conditions of approval as contained with Resolution No. 121-2019; and
- Adopt Resolution No. 121-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Intern Claudia Jimenez to present Item No. 8 before the Planning Commission. Present in the audience was Jenna D'Agostino for J5 Infrastructure Partners for AT&T.

Chair Aranda called upon the Commissioners for questions and/or comments. There being none, Chair Aranda opened the Public Hearing at 6:32 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Jenna D'Agostino approached the podium to address the Planning Commissioners. Ms. D'Agostino thanked Planning Intern Claudia Jimenez for her great presentation. Ms. D'Agostino commented that only two WCS filters are being replaced to assist with the wireless frequency.

There being no questions and/or comments, Chair Aranda closed the Public Hearing at 7:33 p.m. requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 799, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

General Rule Exemption - CEQA Guidelines Section 15061(b)(3)

Resolution 120-2019 - Wireless Design Guidelines

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Wireless Design Guidelines, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project qualifies for a General Rule Exemption; and
- Adopt Resolution No. 120-2019, which incorporates the Planning Commission's actions regarding this matter.

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

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

Chair Aranda inquired about the Flagpole section within the Wireless Design Guidelines and the requirement to maintain a US Flag on a flagpole.

Commissioner Arnold commented about the requirements of lighting requirements of a US Flag, etc.

A discussion ensued regarding the US Flag Code.

There being no further questions and/or comments, Chair Aranda opened and closed the Public Hearing at 6:47 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, with the addition of a Condition for Flags on Flagpoles, seconded by Commissioner Jimenez, Resolution 120-2019 - Wireless Design Guidelines, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

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. 638-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a recycling/collection 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 Conditional Use Permit Case No. 638-4 be subject to a compliance review in five (5) years, on or before, April 8, 2024, 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. 693-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a meat 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 Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 693-3 be subject to a compliance review in five (5) years, on or before April 8, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

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

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

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

11. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal requested a letter be sent to the Sister City Committee excusing her absence for the Sister City meeting today since she is attending the Planning Commission meeting.

Commissioner Carbajal also met the new owners of S&P Restaurant who are making positive changes. Commissioner Carbajal also indicated that they would be sponsors of the Art Fest.

Commissioner Jimenez indicated that he is the head coach of SFHS JV Baseball team which is undefeated 8-0 and won today's game.

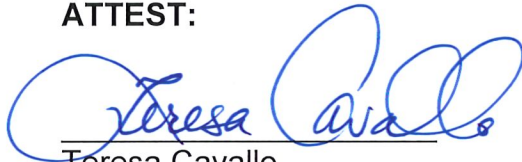
Staff:

Planning Consultant Laurel Reimer announced that her and her husband just received the keys to their new home.

12. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 6:58 p.m. to the next Planning Commission meeting scheduled for May 13, 2019 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ralph Aranda
Chairperson


Date