



APPROVED: June 10, 2019

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

May 13, 2019

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Ybarra
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez

Staff:

Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Al Fuentes, Public Works Consultant

Members absent:

None

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the April 8, 2019 Planning Commission meeting

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve the minutes of April 8, 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

Amendment of Conditional Use Permit Case No. 466

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 466 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 Amendment of Conditional Use Permit Case No. 466, subject to the conditions of approval as contained within Resolution No. 124-2019; and
- Adopt Resolution No. 124-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 6 before the Planning Commission. Present in the audience were Salvation Army representatives Lt. Ryan Bearchell and Director Mayra Chaidez.

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

Commissioner Carbajal inquired about the on-site parking. Planning Consultant Vince Velasco replied that all existing parking accommodates all staff and Salvation Army residents. Commissioner Carbajal also inquired about the living quarter arrangements. Planning Consultants Vince Velasco discussed the various living arrangement options.

Vice Chair Ybarra inquired about the waiting list. Planning Consultant Vince Velasco deferred to the Applicant's Representatives.

Chair Aranda opened the Public Hearing at 6:11 p.m. and asked if the Applicant's Representatives would like to approach the podium to address the Planning Commission. The Applicant's Representative Lt. Ryan Bearchell, approached the podium and responded to Vice Chair Ybarra's question regarding the waiting list. Lt. Bearchell further elaborated on the need of the addition due to homeless problem on the rise. Lt. Bearchell

introduced the Whittier Salvation Army Director Mayra Chaidez. Ms. Chaidez explained the programs that they work with and how they prioritize.

A conversation ensued regarding the selection process to house those in need and how to stabilize the families in need.

Commissioner Carbajal commented on what a wonderful program the Salvation Army operates.

Chair Aranda called upon anyone in the audience wishing to speak. The following Whittier residents came forward:

Anthony Gonzalez and Jeff Haffey. Both residents expressed their concerns about Salvation Army residents parking in front of their homes and illegally crossing Washington Boulevard, which is a major street, with their children. Both residents also requested the possibility of a traffic light to be installed at that nearest corner for the safety of the residents.

Director Mayra Chaidez thanked both residents for their concerns and indicated that the Salvation Army is strict about their residents maintaining vehicle insurance, a driver's license and abiding by the law to allow them to park a vehicle in the center's parking lot. Ms. Chaidez also indicated that the Salvation Army is open to installing cameras for security, etc. Ms. Chaidez further invited the residents in attendance to please contact her at any time to address their concerns.

Lt. Bearchell noted that he will have staff relay to residents to be mindful of the law and to work as a team to control the situation of the "jay walkers"

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:35 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Arnold, seconded by Vice Chair Ybarra to approve Amendment of Conditional Use Permit Case No. 466, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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. 609-2

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding

Conditional Use Permit Case No. 609-2 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. 609-2, subject to the conditions of approval as contained within Resolution No. 125-2019; and
- Adopt Resolution No. 125-2019, 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 inquired about the landscaping being trampled at this location. Planning Consultant Laurel Reimer replied that whomever removed Clear Wire from this location was not careful with the surrounding landscaping.

Chair Aranda opened the Public Hearing at 6:44 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 6:45 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 609-2, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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. 798

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 798 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 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 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. 798, subject to the conditions of approval as contained with Resolution No. 122-2019; and
- Adopt Resolution No. 122-2019, 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 Representative Jenna D'Agostino for J5 Infrastructure Partners for AT&T.

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

Vice Chair Ybarra inquired about the palm trees being replaced. Planning Intern Claudia Jimenez replied that the palm trees are currently tethered to the monopole. A discussion ensued regarding tree replacement requirements around monopalms.

Chair Aranda opened the Public Hearing at 6:52 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 further questions and/or comments, Chair Aranda closed the Public Hearing at 6:53 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 798, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

NEW BUSINESS

9. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Conformity - GPC 2019-01

Recommendation: That the Planning Commission:

- Find that the sale of the subject 1.26-acre parcel conforms to the City of Santa Fe Springs General Plan; and
- Find that the sale of the subject 1.26-acre parcel is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3) - Activities Covered by General Rule; and
- Adopt Resolution No. 123-2019, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

Chair Aranda called upon Senior Planner Cuong Nguyen to present Item No. 9. Present in the audience on behalf of the City of Santa Fe Springs was Al Fuentes, Consultant.

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

Commissioner Ybarra inquired about the exact parcel being sold. Senior Planner Cuong Nguyen showed Commissioner Ybarra the exact parcel being sold on the maps from the presentation slides. Commissioner Ybarra inquired about legal noticing for the sale of this parcel. Both the Director of Planning Wayne Morrell and Senior Planner Cuong Nguyen replied that noticing was not required and a discussion ensued regarding land use.

Commissioner Arnold inquired about the possibility of the use being changed by the potential buyer. Senior Planner Cuong Nguyen replied that the property owner will have to come before the Planning Commission for a Zone Change if such use is not allowed under the existing A-1 Zone.

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

It was moved by Commissioner Arnold, seconded by Commissioner Jimenez, General Plan Conformity - GPC 2019-01, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Carbajal, and Jimenez
Nayes: Ybarra
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. 611-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a church 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. 611-4 be subject to a compliance review in ten (10) years, on or before, May 13, 2029, 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. 671-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an ambulance service use, if conducted in strict compliance with the conditions of approval, will not 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 Plan
- Require that Conditional Use Permit Case No. 671-3 be subject to a compliance review in three (3) years, on or before, May 13, 2021, to ensure that 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 Arnold nominated Planning Consultant Laurel Reimer "The Telecommunications Queen".

Chair Aranda thanked Planning Consultant Laurel Reimer for assisting a business customer at the counter.

Staff:

Senior Planner Cuong Nguyen notified the Commissioners that Waba Grill on Norwalk Boulevard has been replaced by Hironori Ramen Restaurant.

12. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:13 p.m. to the next Planning Commission meeting scheduled for June 10, 2019 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ralph Aranda
Chairperson


Date