



APPROVED: July 8, 2019

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

June 10, 2019

1. **CALL TO ORDER**

Chairperson Aranda called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Aranda
Vice Chairperson Ybarra
Commissioner Carbajal
Commissioner Jimenez

Staff:

Richard L. Adams, II City Attorney
Cuong Nguyen, Senior Planner
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement Officer

Members absent:

Commissioner Arnold

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the May 13, 2019 Planning Commission meeting

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve the minutes of May 13, 2019 as submitted, with the following vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nayes: None

Absent: Arnold

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 800

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 800 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. 800, subject to the conditions of approval as contained with Resolution No. 127-2019; and
- Adopt Resolution No. 127-2019, 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 on behalf of the applicant, was Iron Mountain's architect, Manuel Fuentes.

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

Commissioner Carbajal inquired if there would be an increase in traffic and if new employees would be hired or transferred from their current location. Planning Consultant Jimmy Wong referred to the counts provided by traffic consultant and deferred the business operations plan to the applicant.

Chair Aranda opened the Public Hearing at 6:11 p.m. and asked if the Applicant's Representative would like to approach the podium to address the Planning Commission. The Applicant's representative, Manuel Fuentes, approached the podium and responded to Commissioner Carbajal's question regarding the operations of the business. Mr. Fuentes indicated that Iron Mountain was relocating from an existing facility in the City of Pico Rivera to the subject property in Santa Fe Springs.

A discussion ensued regarding Iron Mountain's business operations and the type of materials being handled.

Chair Aranda inquired about the overall number of trucks used and the number of trucks that will be stored at the Santa Fe Springs location. Mr. Fuentes replied that Iron Mountain has 40 different locations and the Santa Fe Springs location will only handle the materials

portions of the operations and 24 trucks are designated to be stored at the Santa Fe Springs location.

Mr. Fuentes thanked Planning and Building staff for all their assistance and expediting their project.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:15 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 800, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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. 801

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 801 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. 801, subject to the conditions of approval as contained with Resolution No. 128-2019; and
- Adopt Resolution No. 128-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Intern Claudia Jimenez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant, was Representative Gerald Ko, of SBA Communication Corporation on behalf of Sprint.

Chair Aranda opened the Public Hearing at 6:20 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Mr. Gerald Ko

approached the podium and introduced himself.

There being no one wishing to speak and having no questions, Chair Aranda closed the Public Hearing at 6:21 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Ybarra, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 801, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

Zoning Text Amendment – Required Parking

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Required Parking (Ordinance No. 1103) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Adopt Resolution No. 126-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1103, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

Chair Aranda called upon Planning Consultant Vince Velasco to present Item No. 8 before the Planning Commission.

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

Commissioner Jimenez inquired about a three-bedroom home converting their garage and the need for another garage. Planning Consultant Vince Velasco explained that the subject ZTA only related to one and two bedroom homes. For three bedroom homes or greater, the homeowner will need to build a new garage in its place.

Commissioner Carbajal inquired about the two-bedroom homes in her surrounding area and the existing garage conversions that may be affected by this code change.

A discussion ensued regarding the proposed changes to the City code and how it will affect two-bedroom homeowners and homes with existing garage conversions throughout the City.

Commissioner Aranda inquired about the possibility of contacting and/or reaching out to two-bedroom homeowners. Senior Planner Cuong Nguyen replied that the City does have a list of the one and two bedroom homes and can provide noticing to said homeowners but also suggest the consideration for placing a similar notice within the City newsletter as an alternative.

A discussion ensued regarding the noticing of residents, ADU's, parking requirements for ADU's and legal non-confirming carports.

Senior Planner Cuong Nguyen explained the reason for the code change to allow garage conversions for one and two bedroom homes and also why the City is proposing to eliminate the existing option for carports.

Vice Chair Ybarra inquired about the statistics for this code change.

Chair Aranda opened the Public Hearing at 6:58 p.m. and asked if anyone would like to speak in this matter. There being no one to speak and having no further questions and/or comments, Chair Aranda closed the Public Hearing at 6:58 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Ybarra to recommend that the City Council deny the proposed Ordinance No. 1103 as presented. Vice Chair Ybarra's motion initially died for lack of a second.

After further discussion ensued, it was moved again by Vice Chair Ybarra, seconded by Commissioner Carbajal to recommend that the City Council deny the Zoning Text Amendment and the recommendations related to this matter, which was called by the following roll call vote:

Ayes: Carbajal and Ybarra
Nayes: Aranda
Absent: Arnold
Abstained: Jimenez

At the direction of the City Attorney, Commissioner Aranda re-opened the Public Hearing at 7:00 p.m. so that the Planning Commissioners may provide direction to Planning Staff regarding the Zoning Text Amendment.

Chair Aranda requested a motion to continue Item No. 8 to the July 8, 2019 Planning Commission meeting, which was moved by Commissioner Carbajal and seconded by Vice Chair Ybarra, which was approved with the following vote:

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

CONSENT ITEMS

9. 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. 5

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. 5, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 6

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. 6, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 58

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. 58, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

D. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 61

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. 61, and request that this matter be brought back in five-years, before June 10, 2024, for another compliance review report.

E. CONSENT AGENDA

Conditional Use Permit Case No. 593-4

- Find that the continued operation and maintenance of an open storage yard use involving the storage of heavy construction vehicles, construction equipment, and construction material, 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. 593-4 be subject to a compliance review in five (5) years, on or before June 10, 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. 9A through 9E.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve Consent Item Nos. 9A through 9E and the recommendations regarding this item, which passed by the following vote:

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

10. ANNOUNCEMENTS

Commissioners:

Chair Aranda announced that he has taken a Consulting Position with Goals Soccer to seek locations for expansion.

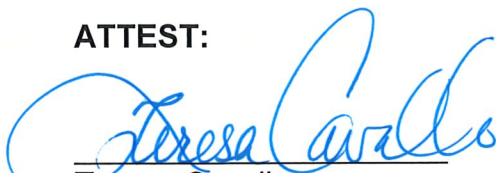
Staff:

Senior Planner Cuong Nguyen notified the Commissioners that staff was awarded a grant for the City's active transportation plan and will be formulating a committee and will be seeking assistance from any commissioners express an interest to serve on such committee.

11. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:10 p.m. to the next Planning Commission meeting scheduled for July 8, 2019 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ralph Aranda
Chairperson

7-8-19
Date

