



APPROVED:

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

July 8, 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 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
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Andrew Gonzales, Planning Intern

Members absent:

Commissioner Arnold

4. **ORAL COMMUNICATIONS**

None

5. **MINUTES**

Approval of the minutes for the June 10, 2019 Planning Commission meeting

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve the minutes of June 10, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Conditional Use Permit Case No. 748-4

Modification Permit Case No. 1248-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 748-4, Modification Permit Case No. 1248-1 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 objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the requested amendment to the existing CUP meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that the requested amendment to the existing MOD meets the criteria set forth in §155.695 of the Zoning Regulations, for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, 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 Conditional Use Permit Case No. 748-4 and Modification Permit Case No. 1248-1, subject to the conditions of approval as contained with Resolution No. 129-2019; and
- Adopt Resolution No. 129-2019, 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 Javier Weckmann, Engineering Consultant.

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

Commissioner Ybarra inquired about the size of the parking stalls. Planning Consultant Jimmy Wong replied that the parking stalls would be the standard trailer size parking stalls.

Chair Aranda opened the Public Hearing at 6:15 p.m. and asked if the Applicant's Representative would like to approach the podium to address the Planning Commission. The Applicant's representative, Javier Weckmann, Engineering Consultant approached the podium and notified the Commissioners that the property was a former landfill and that they have designed the project to improve the landfill and develop the use of the land. Mr. Weckmann further explained that this project will allow for better control systems and allow for the maintenance of the landfill now that FedEx is developing the land. Mr.

Weckmann also indicated that this project is a blueprint for other landfills within the City and thanked the City for their assistance.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:19 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Ybarra, seconded by Commissioner Jimenez to approve the Adoption of Mitigated Negative Declaration, Conditional Use Permit Case No. 748-4 and Modification Permit Case No. 1248-1, 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 - (Continued from Planning Commission Meeting of June 10, 2019)

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. 7 before the Planning Commission.

Chair Aranda reminded the Planning Commissioners that the Public Hearing remained opened from the June 10, 2019 Planning Commission meeting and called upon the Planning Commissioners for questions and/or comments.

Chair Aranda inquired about the difference between single car and double car garage conversions and how the new Zone Text Amendment would affect. Planning Consultant Vince Velasco replied that residents considering a garage conversion can still do so under the new Zone Text Amendment. Chair Aranda further inquired about limiting the type of garage conversion for detached and attached garages and how homes with various bedroom counts are affected by the new Zone Text Amendment. A discussion ensued.

Chair Aranda requested particular wording within the Ordinance to address his concerns.

There being no one wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:40 p.m. and requested a motion and second for Item No. 7.

It was moved by Chair Aranda, seconded by Commissioner Jimenez to approve Zoning Text Amendment – Required Parking with the provision that the existing home be no more than a two (2) bedroom with an attached single car garage, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

CONSENT ITEMS

8. 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. 232-8

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of truck storage facility, with ancillary outdoor equipment storage use, 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. 232-8 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT AGENDA

Conditional Use Permit Case No. 501-9

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an open storage use involving empty truck trailers, 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. 501-9 be subject to a compliance

review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT AGENDA

Conditional Use Permit Case No. 553-7

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an open storage use involving empty truck trailers, 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. 501-9 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

D. CONSENT AGENDA

Conditional Use Permit Case No. 661-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an unmanned wireless telecommunication 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 will be consistent with the goals, policies, and programs of the City's General Plan; and
- Find that Conditional Use Permit Case No. 661-1 shall be valid for a period of ten (10) years, until July 8, 2029. Approximately three (3) months before July 8, 2029, American Tower Corporation, and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

E. CONSENT AGENDA

Conditional Use Permit Case No. 771-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a tire recycling facility with open storage use, 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 Plan
- Require that Conditional Use Permit Case No. 771-3 be subject to a compliance review in one (1) years, on or before, July 8, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

F. CONSENT AGENDA

Conditional Use Permit Case No. 400-7

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of an automobile dismantling and salvage yard, 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. 400-7 be subject to a compliance review in ten (10) years, on or before July 8, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Consent Agenda Item No. 8F was pulled for further discussion per Chairperson Aranda's request. Chair Aranda indicated that he had comments and concerns regarding Consent Agenda Item No. 8F.

Chairperson Aranda requested a motion and second for Consent Items Nos. 8A through 8E.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Consent Item Nos. 8A through 8E and the recommendations regarding this item, which passed by the following vote:

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

Chair Aranda expressed his comments and concerns regarding Consent Agenda Item No. 8F and requested that a compliance review be conducted within five (5) years instead of ten (10) years as indicated within the staff report. Chair Aranda felt that five (5) years would be best considering the issues presented within the staff report presented for Consent Agenda Item No. 8F.

That being said Chair Aranda moved, seconded by Commissioner Ybarra to approve Consent Agenda Item No. 8F with the condition to reduce the compliance review time from ten (10) years to five (5) years and the recommendations regarding this item, which passed by the following roll call vote:

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

9. ELECTION OF OFFICERS FOR 2019-2020

The bylaws require the election of Commission Officers.

Director of Planning Wayne Morrell declared the office of Chairperson vacant and called for nominations. Commissioner Aranda nominated Vice Chair Ybarra and Commissioner Jimenez seconded the nomination. Vice Chair Ybarra accepted the

nomination. Nominations for Chairperson were closed. Having no further nominations, Vice Chair Ybarra was nominated the new Planning Commission Chairperson with the following roll vote:

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

Director of Planning Wayne Morrell declared the office of Vice Chairperson vacant and called for nominations. Newly appointed Chair Ybarra nominated Commissioner Ken Arnold and Commissioner Carbajal nominated Commissioner Jimenez. Due to Commissioner Arnold's absence and after much discussion it was decided to defer the nominations for Vice Chairperson until the August 12, 2019 Planning Commission meeting.

10. ANNOUNCEMENTS

Commissioners:

Commissioner Ybarra inquired about the time length to process an Entertainment Permit. Planning Director Wayne Morrell explained the permitting process and deferred Commissioner Carbajal's questions to Code Enforcement Officer Luis Collazo.

Commissioner Jimenez indicated that he attended a conference in Washington DC and notified everyone that the Little Lake School District has 9 schools that are considered Honor Roll schools and that the Junior High Schools within the district are considered top 60 within the United States.

Commissioner Aranda thanked everyone for allowing him to serve as the Planning Chairperson. Everyone thanked Commissioner Aranda for his leadership.

Staff:

Senior Planner Laurel Reimer introduced Andrew Gonzales, the newly appointed Planning Intern.

Senior Planning Laurel Reimer also invited everyone to the upcoming Active Transportation 101 meeting and distributed the invitation.

11. ADJOURNMENT

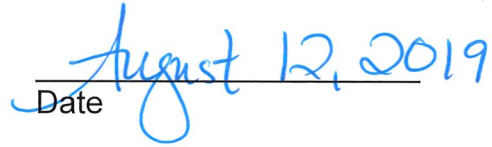
Chairperson Aranda adjourned the meeting at 6:55 p.m. to the next Planning Commission meeting scheduled for August 12, 2019 at 6:00 p.m.


Frank Ybarra
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary


Date