



APPROVED: October 14, 2019

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

September 9, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: Chairperson Ybarra
Vice Chairperson Arnold
Commissioner Aranda
Commissioner Jimenez – arrived at 6:05 p.m.

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Consultant
Claudia Jimenez, Planning Intern

Members absent: Commissioner Carbajal

4. ORAL COMMUNICATIONS

None

5. MINUTES

Minutes for the August 12, 2019 Planning Commission meeting will be provided at the October 14, 2019 Planning Commission meeting for approval.

PUBLIC HEARING

- 6. PUBLIC HEARING - Continued from the 08-12-2019 Planning Commission Meeting**
Categorically Exempt – CEQA Guideline Section 15061(b)(3)
Resolution No. 132-2019

Recommendation: That the Planning Commission:

- Take no action.

Chair Ybarra noted that the Public Hearing was still open with regards to Item No. 6; however, no action is required at this time as this matter will be brought before the Planning Commission at a later date.

7. PUBLIC HEARING - Continued from the 08-12-2019 Planning Commission Meeting
Categorical Exempt – CEQA Guidelines Section 15321, Class 21
Revocation of Conditional Use Permit Case No. 724

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21 (Enforcement Actions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Determine one (1) of the following actions:
 - a. Find that the proposed work schedule is acceptable and allow the applicant up to July 13, 2020 to implement all items necessary to be in full compliance with the Conditions of Approval.
 - b. Find that the proposed work schedule is unacceptable and either recommend necessary changes or allow the applicant a final opportunity to work with staff to devise a plausible schedule to present to the Planning Commission for consideration.
 - c. Find that the proposed work schedule is severely unacceptable, and therefore, proceed with the Revocation of Conditional Use Permit Case No. 724.
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Vince Velasco to present Item No. 7 before the Planning Commission. The applicant, Peter Lake, was present in the audience.

Planning Consultant Vince Velasco provided an update regarding Item No. 7 and what has taken place thus far between Staff and the applicant, Mr. Lake.

Planning Consultant Vince Velasco distributed the revised schedule that Mr. Lake provided to the City on September 8, 2019.

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

Chair Ybarra reminded everyone that the Public Hearing is still open and asked the applicant Mr. Lake to step forward to discuss his submitted proposal/schedule. Mr. Lake explained his proposal/schedule to the Planning Commissioners and indicated that he is hopeful that the Planning Commissioners find it acceptable.

Mr. Arnold inquired about the decision to move forward with either a Lot Line Adjustment and/or Parcel Map. Planning Consultant Vince Velasco clarified Public Work's determination to allow a Lot Line Adjustment.

A discussion ensued regarding the design of the building and the possible entitlements that could apply to Mr. Lake's building/property.

Director of Planning Wayne Morrell explained to the Planning Commissioners that should they decide to not require Mr. Lake to re-clad his building then they would be setting a precedence. Mr. Morrell suggested that the Planning Commission consider allowing Mr. Lake to re-clad his buildings in stages which would still technically satisfy the Condition of Approvals.

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

It was moved by Commissioner Aranda, seconded by Vice Chair Arnold to approve Conditional Use Permit Case No. 724 with the first option within Staff's Recommendations, which finds that the proposed work schedule is acceptable, however, the Planning Commission requested that staff provide an update of all accomplishments made at the March 9, 2020 Planning Commission Meeting, whereby the Commission will evaluate the progress and either recommend necessary changes and/or allow the applicant one last opportunity to work with staff to devise an absolute final schedule to present to the Planning Commission for their consideration, and the recommendations regarding this matter, which passed by the following roll call vote:

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1 Conditional Use Permit Case No. 802

A request to upgrade the existing equipment for an existing 50'-tall monopole wireless telecommunications facility located at 8739 Millergrove Drive (APN: 8178-037-019) within the M-2, Heavy Manufacturing Zone. (Eukon Group, on behalf of Verizon Wireless)

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 802 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. 802, subject to the conditions of approval as contained with Resolution No. 135-2019; and
- Adopt Resolution No. 135-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Intern Andrew Gonzales to present Item No. 8 before the Planning Commission. Present on behalf of the applicant, was Peter Hilger of Eukon Group.

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

Vice Chair Arnold inquired if the City may require the cell company to install a stealth design. Planning Consultant Laurel Reimer clarified that per the City's ordinance, there is a 20 year amortization period but Ms. Reimer indicated that once said period is over then the cell company will have to install a stealth design.

A discussion ensued regarding the regulations for the streamline approval process as imposed by the FCC and the limitations in which the City can impose a stealth design.

Chair Ybarra opened the Public Hearing at 6:30 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant's representative Peter Hilger notified the Planning Commissioners that Verizon Wireless agrees with Staff's recommendation with regards to Conditional Use Permit Case No. 802.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:31 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Conditional Use Permit Case No. 802, and the recommendations regarding this matter, which passed by the following roll call vote:

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

9. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1 Conditional Use Permit Case No. 690-1

A request for a ten-year permit approval and equipment upgrades of the existing monopalm wireless telecommunications facility located at 9810 Painter Avenue. (APN: 8167-028-028) within the M-1-PD, Light Manufacturing – Planned Development Zone. (SBA Monarch Towers I, LLC on behalf of T-Mobile)

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 690-1 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. 690-1, subject to the conditions of approval as contained with Resolution No.136-2019; and
- Adopt Resolution No. 136-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Intern Claudia Jimenez to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the applicant was Gerald Koh of SBA Monarch Towers I, LLC.

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

Chair Ybarra opened the Public Hearing at 6:36 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant's representative Gerald Koh did not wish to address the Planning Commission and thus did not approach the podium.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:36 p.m. and requested a motion and second for Item No. 9.

It was moved by Vice Chair Arnold, seconded by Chair Ybarra to approve Conditional Use Permit Case No. 690-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

10. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Trucking Use Time Extension No. 4

A request to allow the continued operation and maintenance of an existing nonconforming cross-dock freight transfer facility located at 12250 Clark Street within the M-2, Heavy Manufacturing Zone. (Crown Enterprises, Inc.)

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Revocation of Conditional Use Permit Case No. 724 and, thereafter, close the Public Hearing; and
- Find that pursuant to Section 15321, Class 21, of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Adopt Resolution No. 134-2019, which incorporates the Commission's findings and actions regarding this matter; and
- Find that the subject aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, has been exercised contrary to the conditions of approval. Consequently, the action to revoke and nullify Conditional Use Permit Case No. 724 complies with the requirements and provisions under section 155.811(B).
- Revoke and nullify Conditional Use Permit Case No. 724.

Chair Ybarra called upon Planning Consultant Laurel Reimer to present Item No. 10 before the Planning Commission. Present on behalf of the applicant was Michael Samhat and Vice President Kevin Kalczynski.

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

Chair Ybarra opened the Public Hearing at 6:48 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission. The applicant's representative, Vice President Kevin Kalczynski, thanked staff for doing a thorough job presenting this item before the Planning Commission. Mr. Kalczynski provided a brief history of their efforts to date and notified the Planning Commissioners that the subject terminal located at 12250 Clark is imperative to his company. Mr. Kalczynski also indicated that he was in agreement with staff's recommendation.

Chair Ybarra asked if there was anyone wishing to speak on this matter. The following constituents addressed the Planning Commission and provided their comments on the noise and safety concerns related to this Trucking Use Time Extension:

David Pully
Mauricio Novoa

The constituents were not opposed to the Trucking Use Time Extension, but did ask that the Planning Commission take the comments seriously and commit to solving the issues that they have brought forth.

Commissioner Aranda asked staff if there are any recommendations regarding the constituents concerns to mitigate the noise. Director of Planning Wayne Morrell notified the Planning Commissioners that the City has a noise ordinance and that noise levels will need to be investigated. Mr. Morrell further stated that the surrounding residents were notified when they purchased their homes that they were purchasing in an area surrounded by active industrial properties.

A discussion ensued regarding the constituent's concerns. Vice President of Crown Enterprises Kevin Kalczynski came back to the podium to address the concerns. Mr.

Kalczynski replied that Crown Enterprises is committed to working with the community members to rectify their concerns and that Crown Enterprises takes their concerns very seriously. Mr. Kalczynski requested that the constituents meet with him after the meeting to exchange contact information and to speak further about their concerns.

There being no further questions or comments, Chair Ybarra closed the Public Hearing at 7:03 p.m. and requested a motion and second for Item No. 10.

It was moved by Vice Chair Arnold, seconded by Commissioner Aranda to approve Trucking Use Time Extension No. 4, and the recommendations regarding this matter, which passed by the following roll call vote:

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

CONSENT ITEMS

11. 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 – Continued from the 08-12-2019 Planning Commission Meeting Conditional Use Permit Case No. 776-2

Recommendation: That the Planning Commission:

- Take no action.

B. CONSENT AGENDA

Conditional Use Permit Case No. 592-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a drive through fast food restaurant, 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. 592-3 be subject to a compliance review in ten (10) years, on or before September 9, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chairperson Ybarra mentioned that Consent Agenda Item No. 11A was pulled by staff to allow the applicant additional time to satisfy the conditions imposed by Public Works Department. That being said Chairperson Ybarra requested a motion and second for Consent Agenda Item No. 11B.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Consent Item No. 11B and the recommendations regarding this item, which passed by the following vote:

Ayes: Arnold, Aranda, Jimenez, and Ybarra

Nayes: None

Absent: Carbajal

12. ANNOUNCEMENTS

Commissioners:

Commissioner Aranda announced that he will not attend the October 14, 2019 Planning Commission meeting as he will be in Dubai for vacation.

Staff:

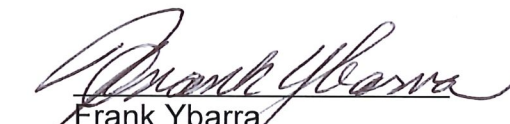
Planning Consultant Laurel Reimer informed the Planning Commissioners that in honor of Planning Month the Planning Department is having the photo contest again this year and asked if the Planning Commissioners could help spread the news.

Director of Planning Wayne Morrell congratulated Planning Intern Andrew Gonzales on his first presentation.

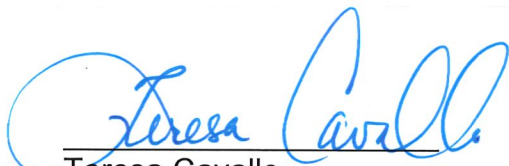
Mr. Morrell further announced that the Planning Commissioners will be receiving tablets very soon and that staff will also schedule necessary training for the Commissioners.

13. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:07 p.m. to the next Planning Commission meeting scheduled for October 14, 2019 at 6:00 p.m.


Frank Ybarra
Chairperson

ATTEST:


Teresa Cavallo
Planning Secretary


Date