



APPROVED: November 19, 2019

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

October 14, 2019

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 6:00 p.m.; however, due to technical difficulties the meeting began at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present: Chairperson Ybarra
Vice Chairperson 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
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement

Members absent: Commissioner Aranda

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the following Planning Commission meetings:

- A. August 12, 2019
- B. September 9, 2019

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve the minutes of August 12, 2019 and September 9, 2019 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 77

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 77, and thereafter close the Public Hearing;
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law;
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 77 subject to the conditions of approval contained within Resolution No. 138-2019 (attached).

Chair Ybarra called upon Code Enforcement Luis Collazo to present Item No. 6 before the Planning Commission.

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

Commissioner Arnold inquired if an existing CUP was entitled for this use. Code Enforcement Officer Luis Collazo replied that a CUP was not required as the warehouse use and distribution is allowed within the M-2 Zone without a CUP.

Chair Ybarra opened the Public Hearing at 6:10 p.m. and asked if anyone in audience would like to comment on Item No. 6. There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:10 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Alcohol Sales Conditional Use Permit Case No. 77, and the recommendations regarding this matter, which passed by the following roll call vote:

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

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 662-2

Modification Permit Case No. 1197-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1 and, thereafter, close the Public Hearing; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 of the City's Zoning Regulations for the granting of a Modification Permit; and
- Find that the proposed church activities within the existing college and theological seminary, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; 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
- Require that Conditional Use Permit Case No. 662, be subject to a compliance review in one (1) year, on or before October 14, 2020, to ensure that the existing and proposed uses are still operating in strict compliance with the conditions of approval as contained within this staff report; and
- Approve Amendment of Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1, subject to the conditions of approval as contained within Resolution No. 139-2019; and
- Adopt Resolution No. 139-2019, 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. Present in the audience on behalf of the applicant were representatives Architect Myung Chung and President Sang Lee.

Planning Consultant Vince Velasco mentioned that the City received one comment from the City of Cerritos Planning Department requesting a copy of the agenda and reports related to this item, which were sent to their attention. Director of Planning Wayne Morrell commented that he received another comment requesting that all parking be maintained within the site and that no parking spill over to the western portion of the site. Planning Consultant Vince Velasco also notified the Planning Commissioners that a Condition of Approval has been implemented that should the patrons of this property be caught parking anywhere other than their site, then this item will be brought before the Planning Commission for revocation.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none, Chair Ybarra opened the Public Hearing at 6:19 a.m. and asked if the applicant would like to approach the podium to address the Planning Commission. Architect Myung Chung wanted to thank Planning Staff, especially Planning Consultant Vince Velasco. Mr. Chung was also happy to see Director of Planning Wayne Morrell was still working for the City as he was the initial Planner for the school's entitlement. Mr. Chung also addressed the parking issue and pledged that should parking become an issue the school would be happy to install a mechanical system; however, the school is web-based with most classes being held online.

Commissioner Jimenez commented that he frequents the local restaurant in the same parking complex and sees no issue with regards to parking.

There being no one wishing to speak and having no further questions, Chair Ybarra closed the Public Hearing at 6:24 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Conditional Use Permit Case No. 662-2 and Modification Permit Case No. 1197-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

NEW BUSINESS

8. NEW BUSINESS

Categorically Exempt – CEQA Guidelines Section 15305, Class 5
Lot Line Adjustment Case No. 2019-01

Recommendation: That the Planning Commission:

- Find that Lot Line Adjustment Case No. 2019-01 meets the criteria for a “Minor Alterations to Land Use Limitations” categorical exemption pursuant to Section 15305, Class 5 the California Environmental Quality Act (CEQA); and
- Find that the applicant’s Lot Line Adjustment request meets the criteria set forth in Section 66412 of the State’s Subdivision Map Act; and
- Find that the subject Lot Line Adjustment Case No. 2019-01 is consistent with the City’s General Plan, Zoning Regulations and building ordinance; and
- Approve Lot Line Adjustment Case No. 2019-01; and
- Adopt Resolution No. 141-2019 which incorporates the Planning Commission’s findings and actions regarding the matter.

Chair Ybarra called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission. Present in the audience on behalf of the applicant was representative Engineer Serge Bonaldo with Bonaldo Engineering.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none Chair Ybarra asked if the applicant's representative would like to approach the podium to address the Planning Commission. Mr. Bonaldo expressed that the ownership is in acceptance of the Conditions of Approval and thanked staff.

There being no further questions, Chair Ybarra requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Chair Ybarra to approve Lot Line Adjustment Case No. 2019-01, and the recommendations regarding this matter, which

passed by the following roll call vote:

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

9. NEW BUSINESS

Modification Permit Case No. 1313

Recommendation: That the Planning Commission:

- Find that the proposed project, 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
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find that pursuant to Section 15302, Class 2 (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1313, subject to the conditions of approval as contained within approval as contained within Resolution No. 140-2019; and
- Adopt Resolution No. 140-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant were representatives Lang Cottrell and Jeff Hamilton.

Senior Planner Cuong Nguyen commented that staff sent a courtesy notice to adjoining properties, which no comments were received. Staff also reached out to the City of Norwalk. City of Norwalk's Planning Manager sent an email, which Mr. Nguyen distributed to the Planning Commissioners, requesting that the City consult with the City's traffic engineer regarding the possible obstruction at the Bloomfield Avenue driveway. City of Norwalk further requested that a none obstructing fencing material be utilized. City Staff agreed with the City of Norwalk's recommendation. City Staff recommended a wrought iron fence be used within that driveway area to the applicant who is also in agreement of such fencing material.

A discussion ensued regarding the fencing, fencing material and fencing location.

Chair Ybarra asked if the applicant's representative would like to approach the podium to address the Planning Commission. Mr. Hamilton expressed that both Cuong and Wayne have done an exceptional job and have spent significant time on this project.

There being no further questions, Chair Ybarra requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Chair Ybarra to approve Modification Permit Case No. 1313, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

Alcohol Sales Conditional Use Permit Case No. 25

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 15

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 26

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

D. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 33

That the Planning Commission, based on Staff's compliance review report, find

that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before October 14, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

E. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 54

Compliance review for Alcohol Sales Conditional Use Permit Case No. 54 to allow the continued operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13017 La Dana Court, in the M2, Heavy Manufacturing Zone, located within the Consolidated Redevelopment Project Area. (Specialty Cellars/Robert Castellani)

F. CONSENT ITEM

Conditional Use Permit Case No. 485-3

- Find that the continued operation and maintenance of a compressed gas repackaging 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. 485-3 be subject to a compliance review in ten (10) years, on or before October 14, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

G. CONSENT ITEM

Conditional Use Permit Case No. 692-3

- Find that the continued operation and maintenance of a truck service and repair 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. 692-3 be subject to a compliance review in ten (10) years, on or before October 14, 2029, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

H. CONSENT ITEM

Conditional Use Permit Case No. 770-3

- Find that the continued operation and maintenance of an indoor banquet 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. 770-3 be subject to a compliance review in three (3) years, on or before October 14, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Chair Ybarra requested a motion and second for Consent Items Nos. 10A-10H.

Commissioner Carbajal inquired about Bruce's ASCUP and if there were any police reports pertaining to the restaurant. Code Enforcement Luis Collazo commented that there was 3-4 pages of police reports but none pertaining to the alcohol use.

It was moved by Chair Ybarra, seconded by Commissioner Jimenez to approve Consent Item Nos. 10A – 10H and the recommendations regarding this item, which passed by the following vote:

Ayes: Arnold, Carbajal, Jimenez, and Ybarra

Nayes: None

Absent: Aranda

11. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold wished everyone a Happy Halloween.

Commissioner Carbajal mentioned that it was her birthday next week, which everyone wished her a Happy Birthday.

Staff:

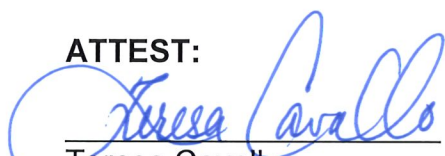
Cuong Nguyen reminded the Planning Commissioners that in correlation with Planning Month the Planning Department is holding it's 2nd Annual Photo Contest with a prize, etc.

Vince Velasco commented that the Planning Department in collaboration with CalPoly San Luis Obispo Planning Students is preparing a draft for the health and wellness element as part of the City's comprehensive General Plan update.

12. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 6:56 p.m. to the next Planning Commission meeting scheduled for November 19, 2019 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ralph Aranda
Acting Chairperson

12/09/2019
Date