



APPROVED: December 9, 2019

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

November 19, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Vice Chairperson Arnold
Commissioner Aranda
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:

Chairperson Ybarra

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the October 14, 2019 Planning Commission meeting.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve the minutes with a correction in Item No. 12 Adjournment to replace Commissioner Aranda's name with Chair Ybarra's, with the following vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 570-3

Revocation of Conditional Use Permit Case No. 705

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 570-3 and revocation of Conditional Use Permit Case No. 705 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 request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.811 for the revocation 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. 570-3, subject to the conditions of approval as contained within Resolution No. 142-2019; and
- Revoke Conditional Use Permit Case No. 705; and
- Adopt Resolution No. 142-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the applicant was representative Alexander Lou.

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

Commissioner Aranda inquired about the diagram on page 4 of the staff report. Planning Consultant Laurel Reimer explained that the attached diagram was an exhibit provided by the applicant to demonstrate that the applicant had an easement for the length of the lease.

Vice Chair Arnold opened the Public Hearing at 6:11 p.m. and requested if the applicant would like to address the Planning Commission. Mr. Alexander Lou commented that he had nothing to add as Mr. Reimer's report was very thorough.

Vice Chair Arnold 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, Vice Chair Arnold closed the Public Hearing at 6:13 p.m. and requested a motion and second for Item No.

6.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Conditional Use Permit Case No. 570-3, Revocation of Conditional Use Permit Case No. 705, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 571-3

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 571-3 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. 571-3, subject to the conditions of approval as contained within Resolution No. 143-2019; and
- Adopt Resolution No.143-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold 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 Alexander Lou.

Vice Chair Arnold called upon the Commissioners for questions and/or comments. There being none, Vice Chair Arnold opened the Public Hearing at 6:18 p.m. and asked if the applicant would like to approach the podium to address the Planning Commission.

Representative Alexander Lou commented that he was here to answer any questions that the Planning Commission may have. There being no further questions or anyone wishing to speak from the audience, Vice Chair Arnold closed the Public Hearing at 6:19 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 571-3, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 803

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 803 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. 803, subject to the conditions of approval as contained with Resolution No. 144-2019; and
- Adopt Resolution No. 144-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission. Present in the audience was the Applicant Oscar Motta.

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

Commissioner Carbajal inquired if any competitions would be held at this location and if so, would parking be impacted. Planning Consultant Jimmy Wong replied that according to the applicant's business description no competitions will be held; however, the applicant's activities are held after business hours.

Commissioner Jimenez inquired about the required parking and the number of available stalls. Mr. Jimenez inquired should another tenant move into the business complex how would the parking be met. Planning Consultant Jimmy Wong replied that should a new tenant move-in a parking analysis would have to be submitted for Planning Department

approval.

Commissioner Aranda inquired about the parking conditions imposed upon the Applicant. Planning Consultant Jimmy Wong replied that he personally conducted a parking count of the complex and noted that the parking lot was visibly empty and believes that parking will not be an issue. Commissioner Aranda further requested that a condition be added to prohibit any customers be allowed to park across the street. Code Enforcement Officer Luis Collazo replied that the area across the street is gated and there is no access to parking.

Vice Chair Arnold opened the Public Hearing at 6:29 p.m. and requested if the applicant would like to address the Planning Commission. Mr. Oscar Motta addressed the Planning Commissioners respectfully requesting that the Planning Commission approve his business entitlement. Commissioner Carbajal inquired if competitions would be held at this location. Mr. Motta replied that no competitions will be held at this location and that his clients travel outside of the City for competitions. Vice Chair Arnold also indicated that any competition held would be considered a special event and would require a special event permit.

Vice Chair Arnold asked if anyone in audience would like to comment on Item No. 8. There being no one, Vice Chair Arnold 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. 803, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

9. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) Case No. 82732

Development Plan Approval (DPA) Case No. 967

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map Case No. 82732; Development Plan Approval Case No. 967; and related Environmental Documents, 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 consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's TPM request meets all criteria as set forth in the State's Subdivision Map Act, for granting a Tentative or Final Parcel Map; and

- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, 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 Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967, subject to the conditions of approval as contained within Resolution No. 145-2019; and
- Adopt Resolution No. 145-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Consultant Vince Velasco to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant, were representatives Mohammed Shalaby, Project Manager, Rosendo Solis, Director of Development, Brendan Kotler, Sr. Vice President of Development, and Alex Rocha, Environmental Consultant.

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

Commissioner Aranda commented that Planning Consultant Vince Velasco presented a very thorough report and presentation and had no questions.

Vice Chair Arnold opened the Public Hearing at 6:41 p.m. asked if the applicant's representative would like to approach the podium to address the Planning Commission. Mr. Rosendo Solis of Bridge Development thanked the Planning Commission for considering the Development Plan Approval.

Vice Chair Arnold had a few questions regarding the traffic study and asked if the traffic engineer was present. Being that the traffic engineer was not present Alex Rocha from Blodgett and Baylosis Environmental Planning volunteered to answer Vice Chair Arnolds questions. Vice Chair Arnold asked about the area being developed and commented about the traffic congestion on and around Carmenita Road and traffic ratings for the surrounding intersections. Mr. Arnold commented that the traffic report was prepared using the Level of Service (LOS) basis because the City had not adopted the new standard for trips. Alex Rocha indicated that the State has not mandated the new trip standard.

A discussion ensued about the trip counts.

Vice Chair Arnold also inquired about a left hand turn into the facility. Planning Consultant Vince Velasco replied that trucks would be allowed to make left hand turns.

A discussion ensued regarding parking circulation.

Senior Planner Cuong Nguyen noted that a condition has been imposed and accepted by the applicant. Planning Consultant Vince Velasco read condition of approval No. 17

that addresses left turns.

A discussion ensued regarding the conditions of approvals regarding left turns.

Another discussion ensued regarding LOS and Vehicle Miles Traveled (VMT).

Vice Chair Arnold asked if anyone in audience would like to comment on Item No. 9. There being no further questions, Vice Chair Arnold requested a motion and second for Item No. 9.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez approve Tentative Parcel Map (TPM) Case No. 82732, Development Plan Approval (DPA) Case No. 967, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

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. 59

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

B. CONSENT ITEM

Conditional Use Permit Case No. 109-3

A compliance review to allow the continued operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family Planned Development Overlay, Zone. (MRK Partners)

C. CONSENT ITEM

Conditional Use Permit Case No. 610-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 10600 Painter Avenue (APN: 8059-001-018) in the M-2, Heavy Manufacturing, Zone. (HTS Environmental Services)

D. CONSENT ITEM

Conditional Use Permit Case No. 727-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 13722 Carmenita Road (APN: 8059-005-016) in the M-2, Heavy Manufacturing, zone.

(Daniel Busbee for Advanced Chemical Transport, Inc.)

E. CONSENT ITEM

Conditional Use Permit Case No. 776-2

A compliance review to allow the continuation of storage of lubricants in excess of 100,000-gallons or more, up to 162,000-gallons, on property located at 12904 Park Street (APN: 8011-017-025) in the M-2, Heavy Manufacturing, Zone.

(Ron Van De Pol, Van De Pol Enterprises, LLC.)

Vice Chair Arnold requested a motion and second for Consent Items Nos. 10A-10E.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to approve Consent Item Nos. 10A – 10E and the recommendations regarding this item, which passed by the following vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

11. SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

Vice Chair Arnold asked Senior Planner Cuong Nguyen to present the thirteen (13) photo entries.

The Planning Commissioners voted on the photos as follows:

1st place – Photo No. 8

2nd place – Photo No. 13

3rd place – Photo No. 9

Senior Planner Cuong Nguyen notified the Planning Commissioners that both Director of Planning Wayne Morrell and Code Enforcement Officer Luis Collazo donated the cash prize monies.

12. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that he is in the process of making cuts to the Varsity Baseball team and that he is a new grandpa with his granddaughter Salena Rose.

Commissioners Aranda and Arnold wished everyone a happy Thanksgiving.

Commissioner Carbajal inquired about a business along Los Nietos Road that has trucks queuing along Los Nietos Road in the center aisle. Code Enforcement Officer Luis Collazo indicated that the City has had meetings to discuss this activity and will monitor this business and bring them back in for reconsideration.

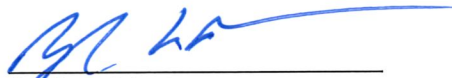
Staff:

City Staff wished everyone a Happy Thanksgiving.

Planning Secretary Teresa Cavallo invited the Planning Commissioners to the City's Annual Christmas Breakfast and announced that Vice Chair Arnold would be recognized for 5 years of service.

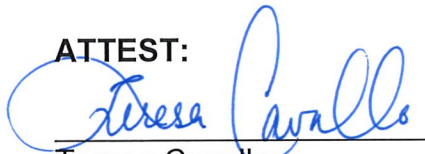
13. ADJOURNMENT

Vice Chair Arnold adjourned the meeting at 7:12 p.m. to the next Planning Commission meeting scheduled for December 9, 2019 at 6:00 p.m.

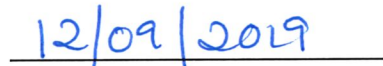


Acting Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary



Date

