



APPROVED: February 12, 2020

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

January 13, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Ybarra called upon Vice Chair Arnold 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
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: Mayor William Rounds

Members absent: Commissioner Aranda

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the December 9, 2019 Planning Commission meeting

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

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 532-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 532-1 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 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. 532-1, subject to the conditions of approval as contained within Resolution No. 148-2020; and
- Adopt Resolution No. 148-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Assistant Planner Claudia Jimenez to present Item No. 6 before the Planning Commission. Present in the audience was the Applicant's Representative Alexander Lew.

Chair Ybarra called upon the Commissioners for questions and/or comments. The Commissioners did not have any questions and/or comments.

Chair Ybarra opened the Public Hearing at 6:07 p.m. and asked if the Applicant's Representative Alexander Lew would like to approach the podium to address the Planning Commission. The Applicant's Representative Alexander Lew approached the podium and stated that he had no comment but that the staff report was accurate as presented.

There being no one from the audience wishing to speak and the Planning Commission having no further questions, Chair Ybarra closed the Public Hearing at 6:08 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Vice Chair Arnold to approve Conditional Use Permit Case No. 532-1, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard Adams II 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. 541-3

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 541-3 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 Ordinance 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 Ordinance 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. 541-3, subject to the conditions of approval as contained within Resolution No. 149-2020; and
- Adopt Resolution No. 149-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Assistant Planner Claudia Jimenez on behalf of Planning Consultant Laurel Reimer to present Item No. 7 before the Planning Commission. Present in the audience was the Applicant's Representative Gerald Ko.

Chair Ybarra called upon the Commissioners for questions and/or comments. The Commissioners did not have any questions and/or comments.

Chair Ybarra opened the Public Hearing at 6:13 p.m. and asked if the Applicant's Representative Gerald Ko would like to approach the podium to address the Planning Commission. The Applicant's Representative Gerald Ko approached the podium and indicated that he read through the Conditions of Approval which are acceptable to the applicant.

There being no one from the audience wishing to speak and the Planning Commission having no further questions, Chair Ybarra closed the Public Hearing at 6:13 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Vice Chair Arnold to approve Conditional Use Permit Case No. 541-3, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Absent: Aranda

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15361(b)(3) – General Rule
Conditional Use Permit (CUP) Case No. 795

Zone Variance (ZV) Case No. 82

Zone Variance (ZV) Case No. 84-87

Development Agreement (DA) No. 01-2020

Recommendation: That the Planning Commission:

- Continue Conditional Use Permit Case No. 795, Zone Variance Case No. 82, Zone Variance Case Nos. 84-87, and Development Agreement No. 01-2020 to the Planning Commission meeting of February 12, 2020.

Chair Ybarra called upon Senior Planner Cuong Nguyen who explained the request for a continuance for Item No. 8 before the Planning Commission.

Chair Ybarra opened the Public Hearing at 6:15 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to continue Conditional Use Permit (CUP) Case No. 795, Zone Variance (ZV) Case No. 82, Zone Variance (ZV) Case No. 84-87, Development Agreement (DA) No. 01-2020, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Aranda

9. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1, and Section 15303, Class 3

Amendment of Development Plan Approval (DPA) Case No. 847

Modification Permit (MOD) Case No. 1316

Modification Permit (MOD) Case No. 1320

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment of Development Plan Approval Case No. 847, Modification Permit Case No. 1316, and Modification Permit Case No. 1320, 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 Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and

- Find that the applicant's MOD requests meet the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance, for the granting of a Modification Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), and Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Amendment of Development Plan Approval Case No. 847, Modification Permit Case No. 1316 and Modification Permit Case No. 1320, subject to the conditions of approval as contained within Resolution No. 151-2020; and
- Adopt Resolution No. 151-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Vince Velasco to present Item No. 9 before the Planning Commission. Present in the audience was the Applicant and their Architect Mustafa Bdaiwi.

Chair Ybarra called upon the Commissioners for questions and/or comments. The Commissioners did not have any questions and/or comments.

Vice Chair Arnold inquired if there was a maximum allowance of grasscrete. Planning Consultant Vince Velasco replied that there was none according to code.

A discussion ensued regarding the grasscrete area and parking for this site.

Chair Ybarra opened the Public Hearing at 6:30 p.m. and asked if the Applicant or their Representative Architect Mustafa Bdaiwi would like to approach the podium to address the Planning Commission. The Applicant's architect Mustafa Bdaiwi approached the podium and the Planning Commission for hearing this matter and thanked the City for their wonderful Staff. Mr. Bdaiwi indicated that he tried to improve on the site and what they have to work with at his site. The Planning Commissioners commented on what a wonderful building design and what an enhancement it will be to the area.

There being no one from the audience wishing to speak and the Planning Commission having no further questions, Chair Ybarra closed the Public Hearing at 6:32 p.m. and requested a motion and second for Item No. 9.

It was moved by Vice Chair Arnold, seconded by Commissioner Carbajal to approve Amendment of Development Plan Approval (DPA) Case No. 847, Modification Permit (MOD) Case No. 1316, Modification Permit (MOD) Case No. 1320, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

10. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82709

Specific Plan Amendment Case No. 1

Development Plan Approval (DPA) Case No. 964

Recommendation: That the Planning Commission:

- Continue Tentative Parcel Map (TPM) No. 82709; Specific Plan Amendment Case (SPA) No. 1; and Development Plan Approval (DPA) Case No. 964 to the Planning Commission meeting of February 12, 2020.

Chair Ybarra called upon Planning Consultant Jimmy Wong who explained the request for continuance for Item No. 10 before the Planning Commission.

Chair Ybarra opened the Public Hearing at 6:33 p.m. and requested a motion and second for Item No. 10.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to continue Tentative Parcel Map (TPM) No. 82709, Specific Plan Amendment Case No. 1, Development Plan Approval (DPA) Case No. 964, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Aranda

NEW BUSINESS

11. NEW BUSINESS – Continued from the December 9, 2019 Planning Commission Meeting

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Modification Permit Case No. 1323

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 155.694 of the City's Zoning Regulations for the granting of a Modification; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1323, subject to the conditions of approval as contained within Resolution No. 147-2019; and
- Adopt Resolution No. 147-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Jimmy Wong to present Item No. 11 before

the Planning Commission. Present in the audience was the Applicant Jose Cardenas.

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

Vice Chair Arnold inquired about the last Modification that was presented before the Planning Commission. Planning Consultant Jimmy Wong replied that it was MOD 1226 but was unaware when it was presented before the Planning Commission.

A discussion ensued about building code requirements for a porte cochere.

Commissioner Carbajal inquired about the carport ordinance that was presented at a prior Planning Commission meeting. Planning Consultant Vince Velasco replied that the carport ordinance was pulled from the Agenda has not been brought back for consideration.

Chair Ybarra requested if the Applicant would like to comment. The Applicant Jose Cardenas did not have a comment.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to continue Modification Permit Case No. 1323, 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

12. 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. 614-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a bleach production and chlorine 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 614-3 be subject to a compliance review in four (4) years, on or before January 13, 2024, 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 Item No. 12A.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Consent Item No.12A and the recommendations regarding this item, which passed by the following vote:

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

13. PRESENTATION

A Presentation of 2019 Planning and Development Department Accomplishments

Chair Ybarra called upon Senior Planner Cuong Nguyen to present the Planning and Development Department Accomplishments for calendar year 2019 before the Planning Commissioners.

14. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold indicated that he was recognized for his 5 years of service on the Planning Commission.

Commissioner Carbajal expressed the loss of her mother Annie Carbajal and thanked Staff for the lovely card. Planning Commissioners and Staff expressed their condolences to Commissioner Carbajal and her family.

Commissioner Carbajal further commented that she would like to see the City's leash laws addressed as her sister and dog were attacked by a dog that was not on a leash.

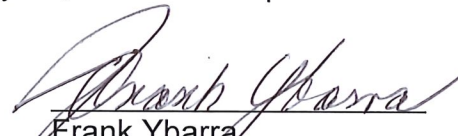
Commissioner Jimenez thanked Staff for his Christmas card and wished everyone a Happy New Year.

Staff:

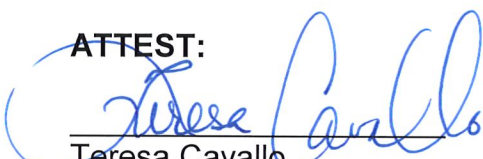
Senior Planner Cuong Nguyen invited Planning Commissioners to the City's Walking Tour.

15. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 7:02 p.m. to the next Adjourned Planning Commission meeting scheduled for February 12, 2020 at 6:00 p.m.


Frank Ybarra
Chairperson

ATTEST:


Teresa Cavallo
Planning Secretary

02/12/2020
Date